

RESOLUTION NO. ZA-2024-044

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING MINOR DESIGN REVIEW FOR A 640-SQUARE FOOT ADDITION AND EXTERIOR MODIFICATIONS FOR JUANITA'S MARKET LOCATED AT 1415 MAPLE AVE SANTA ROSA, APN: 009-353-025, FILE NO. DR24-019

WHEREAS, the Santa Rosa Zoning Administrator has completed review of the Minor Design Review application to allow the proposed project described above; and

WHEREAS, the Minor Design Review approval to allow the proposed project is based on the project description and official approved exhibit date stamp received May 23, 2024; and

WHEREAS, the matter has been properly noticed as required by Section 20-52.030.H.2.a and no request for a public hearing has been received;

NOW, THEREFORE, BE IT RESOLVED that in accordance with Section 20-52.030.I, the Zoning Administrator of the City of Santa Rosa finds and determines that:

1. The design and layout of the proposed development is of superior quality, and is consistent with the General Plan, any applicable specific plan, applicable Zoning Code standards and requirements, the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans) in that the proposed façade changes enhances the existing building's color and achieves the landscaping goals set forth in the City's Design Guidelines with the wall design at the perimeter of the project complimenting the architecture of the building;
2. The design is appropriate for the use and location of the proposed development and achieves the goals, review criteria and findings for approval as set forth in the Framework of Design Review in that the site is located on a heavily trafficked street providing a convenient place to shop for food products. The proposed changes will enhance the existing rundown structure and bring up to current standards;
3. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments in that the proposed changes are an upgrade to the existing structure,
4. The architectural design of the proposed exterior changes compatible with the character of the surrounding neighborhood in that the applicant agreed to incorporate some color into the East elevation so that residents are not viewing a solid yellow wall, and the proposal is an enhancement of the original facade;
5. The design of the proposed development will provide a desirable environment for its occupants, visiting public, and its neighbors through the appropriate use of materials, texture, and color and would remain aesthetically appealing and be

appropriately maintained in that the proposed East Elevation incorporates more color so that residents are not looking at a solid, yellow wall;

6. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity in that the project has been reviewed by the Engineering, Building, and the Fire Department, and no issues were raised;
7. The project has been found in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15303, the project is categorically exempt from CEQA because it involves a change in use where minor modifications will be made to the exterior of an existing facility.

This entitlement would not be granted but for the applicability and validity of each and every one of the below conditions and that if any one or more of the below conditions is invalid, this entitlement would not have been granted without requiring other valid conditions for achieving the purposes and intent of such approval. The approval of the project is contingent upon compliance with all the conditions listed below. Use shall not commence until all conditions of approval have been complied with. Additional permits and fees are/may be required. **It is the responsibility of the applicant to pursue and demonstrate compliance.**

Conditions of Approval

1. Obtain building permits for the proposed project.
2. Construction hours shall be limited to 8:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. Saturdays. No construction is permitted on Sundays and holidays.
3. No signs are approved as part of the Project. Signs will require separate Planning and Building permits.
4. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
5. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
6. Compliance with Engineering Development Services Exhibit "A" dated August 27, 2024, attached hereto and incorporated herein.
7. No permanent signs are approved as part of the Project. Signs will require separate Planning and Building permits.

This Minor Design Review is hereby approved on November 21, 2024. If conditions have not been met or if work has not commenced within 24 months from the approval date, this approval shall automatically expire and be invalid unless an application for extension is filed prior to expiration. This approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: _____
CONOR MCKAY, ZONING ADMINISTRATOR

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
August 27, 2024

Juanita Market 2
DR24-019

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Development Services Department's Standard Conditions of Approval dated August 27, 2008 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
- II. **Per City Code Section [18-12.015](#) (C), all properties including commercial and industrial parcels shall be subject to public improvement requirements when the value of any proposed building or site improvement exceeds \$200,000.00. A formal review of the valuation will commence during review of the building permit application. If the valuation is determined to be above the \$200,000 threshold, the project may be required to install or modify public improvements such as sidewalks, curb and gutter, pedestrian ramps, driveway approaches, planter strips and bike lanes. Additional right-of-way and easement dedications may also be required to support the current or future expansion of the roadway in order to meet adopted City Standards, General Plan requirements or area specific plans. Contact the Engineering Division of the Planning and Economic Development Department at 707-543-3200 to discuss specific requirements.**
- III. The Building Permit for this work may trigger undergrounding subject to Chapter 13-12 of the Santa Rosa City Code.
- IV. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received 5-23-24:

PUBLIC STREET IMPROVEMENTS

1. It is recommended that any non-standard sidewalk sections and driveway approaches along the property's frontage be upgraded to the current standard in order to ensure a compliant path of travel within the public right-of-way or public easements and to mitigate any potential trip hazards. Per City Code Section 13-32.020, the abutting property owner shall maintain the sidewalk in a manner that avoids creating a dangerous situation for the property owner and any members of the public utilizing the corridor.
2. An encroachment permit shall be obtained from the Planning and Economic Development Department prior to performing any work within or adjacent to the public right-of-way.

STORM WATER COMPLIANCE

3. Note on the plans submitted with the building permit application that “no debris, soil, silt, bark, slash, sawdust, rubbish, cement or concrete washings, oil or petroleum products, or other organic or earthen material from any construction or associated activity of whatever nature, shall be allowed to enter into or be placed where it may be washed by rainfall into the storm drain system. When operations are complete, any excess material or debris shall be removed from the work area.”
4. As applicable, the developer’s engineer shall comply with all requirements of the latest edition of the City Storm Water Low Impact Development Technical Design Manual.

STORM DRAINAGE

5. Any needed drainage facilities and drainage easements shall be provided to the satisfaction of the City Engineer and shall be designed per the Sonoma County Water Agency’s Flood Control Design Manual and the City of Santa Rosa Design and Construction Standards at the developer’s expense.

BUILDING

6. Obtain building permits for the proposed project.

WATER AND WASTEWATER

7. Demand fees may be required and shall be determined during review of the building permit application. Submit the type of use in each portion of the building (office, warehouse, lab, manufacturing, cultivation, etc.) and the square footage of each usage type with the building permit application. If the proposed use involves a cannabis growing operation, provide the number of plants and the estimated peak monthly water and sewer usage. The applicant may contact the Water Engineering Services division at (707)-543-4300 to obtain a preliminary fee calculation.
8. All irrigation and domestic water services shall be protected with a reduced pressure backflow device per City Standard 876. Backflow additions or upgrades shall be required as part of the building permit review. The location of all existing or proposed backflow devices shall be shown on the utility plan submitted with the building permit application.
9. The existing water service shall be sized to support any additional fire and domestic demand. If the building is not served by an automatic fire sprinkler system, it is possible that the proposed tenant improvement will require the installation of fire sprinklers within the building and a dedicated fire service per City Standard 880. All modifications to the existing water system shall be performed under an encroachment permit. The water service size shall be determined based on flow calculations submitted by the sprinkler designer.

10. Properties currently protected by automatic fire protection systems may have backflow devices on the dedicated fire service that do not meet current standards. All dedicated fire services shall be protected with a double detector check device per City Standard 880. Existing fire services protected by a single check device may require an upgrade per City Standard 880 as part of the tenant improvements. Contact Water Engineering Services at 707-543-4200 or email watereng@srcity.org to determine the existing backflow type and to understand the specific requirements that will be placed on the building permit application. Any upgrades to the backflow device shall be installed under an encroachment permit.
11. If the project involves the addition of a new fire service or modifications to an existing service, an approved Fire permit for the onsite dedicated fire line shall be obtained prior to issuance of the encroachment permit for the backflow device. The onsite permit application and plan should be submitted to the Fire Department prior to applying for the encroachment permit.
12. A sewer cleanout per City Standard 513/513A must be installed on the existing sewer lateral if one does not already exist. The location of the cleanout must be shown on the utility plan submitted with the building permit application. The type of cleanout and the placement shall be based on the depth of the existing lateral. The installation of the clean out must be performed under an encroachment permit.
13. If additions or modifications to the existing landscaping are proposed under the building permit application, a dedicated irrigation meter shall be installed to serve the existing or proposed landscaping if one does not already exist. The Director of Santa Rosa Water may approve a variance deferring the installation of the irrigation meter if special circumstances exist on the property that would result in the installation creating practical difficulties or unnecessary hardships.
14. If additional fire lines and water meters are required, Santa Rosa Water may require all individual existing and new water services to be consolidated and installed as a combination service per City Standard 870. Consolidation shall require the abandonment of any unused water services at the main. This determination will be made during review of the building permit application.
15. Any additions or modifications to the existing landscaping shall be consistent with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on December 1, 2015. Landscape plans will be reviewed during the building permit stage to determine compliance with the ordinance.

ENVIRONMENTAL COMPLIANCE

16. Tenant improvements performed in conjunction with a change of use or an expansion of an existing use may result in additional requirements associated with the discharge to the City's public wastewater system. Contact the Water Department's Environmental Compliance section at 707-543-3369 to determine the necessary permitting path and to better understand the specific requirements that will be brought forward during the review of the building permit application.

FIRE

17. Construction permits associated with the tenant improvements shall comply with all adopted building standards as described in Title 24 and City Code.
18. If the building is not served by an automatic fire protection system, the installation of fire sprinklers will be required as part of the tenant improvement. Sprinklers will be required throughout the building. The project may be exempt from the installation of sprinklers if there is no proposed change in use or occupancy and the following criteria are met:
 - a. The proposal is altering 50% or less of the existing gross floor area of the building.
 - b. The proposal involves the addition of 25% or less of the existing gross floor area of the building.
 - c. The proposal includes both alterations and additions to the building footprint that total 50% or less of the existing gross floor area of the building.

To verify that the project is consistent with the above, contact the Fire Department at 707-543-3500.

19. When fire sprinklers are required as part of the tenement improvement, a hydrant must be located within 100' of the required Fire Department Connection (FDC). If a hydrant does not exist within this distance a new hydrant may be required.
20. All proposed vehicle gates and traffic calming devices shall be reviewed and approved under a separate construction permit submitted directly to the Fire Department. All required permits must be obtained prior to the construction of any gates or traffic calming devices.
21. Twelve inch illuminated building address characters shall be provided per Fire Department standards. An illuminated address directory monument sign shall be provided at each entrance to the property.
22. Storage or use of any hazardous materials at the site will require a Hazardous Materials Inventory Statement to be submitted to the Fire Dept. for review via the California Environmental Reporting System (CERS). Materials in excess of the permit amounts will require a Hazardous Materials Management Plan to be submitted to the Fire Dept. for review and approval and may require payment of annual Hazardous Material Use or Hazardous Waste Generator permit fees.



A. R. Jesús McKeag

PROJECT ENGINEER