

## **RESOLUTION NO. ZA-2024-023**

### **RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING MINOR DESIGN REVIEW FOR THE DRIVE LANE AND OTHER FRONTAGE IMPROVEMENTS FOR PF CHANGS RESTAURANT, LOCATED AT 1071 SANTA ROSA AVENUE, SANTA ROSA, APN: 010-660-001, FILE NO. DR23-019**

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 plans dated October 6, 2023, and official approved exhibit dated October 19, 2023; 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). The design is appropriate for its intended use and location. The project aligns with goal LUL-I of the Santa Rosa General Plan because the proposed project improvements will enhance accessibility of the commercial services along B Street and the proposed design will enhance the shopping mall center; and
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 proposed design was carefully considered and is appropriate for its location and use; and
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 modifications enhance the physical and visual connections of the shopping center's tenant spaces and Downtown Santa Rosa; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the parcel is surrounded by commercial uses and the proposed frontage improvements will promote visual interest for P.F. Chang's and the shopping center; and
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 some of the existing street trees that are located at

the project site will be protected and other landscaping elements will be planted, which encourages all elements of the streetscape; and

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 plans have been reviewed by City staff, including the Fire Department, Transportation and Public Works Department, Engineering Development Services and the Building Department, and the project has been conditioned appropriately in terms of public safety; and
7. The project has been found in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15301, the project is categorically exempt from CEQA because the proposed alterations involve a negligible expansion of the existing use.

Pursuant to CEQA Guidelines Section 15183, the project qualifies is statutorily exempt because it is consistent with the General Plan 2035 for which an Environmental Impact Report was certified by Council in 2009.

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. No signs are approved as part of the Project. Signs will require separate Planning and Building permits.
3. The Project shall comply with City Code Section 21-08, development requirements relating to public art.
4. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).
5. Tree Preservation notes and protection during construction notes shall be shown on the improvement plans and building plans. The tree driplines shall also be shown on each drawing with the attendant protection instructions.
6. Construction drawings submitted for issuance of a building permit shall include final landscape and irrigation plans, except where not required.
7. All landscaping must be continuously maintained in a healthy and attractive condition, free of weeds and debris, in accordance with the approved plans. Dead and dying plant materials shall be replaced with healthy specimens as necessary.

8. Compliance with all conditions as specified by the attached Exhibit "A" dated, October 19, 2023, attached hereto and incorporated herein.
9. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
10. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.

This Minor Design Review is hereby approved on June 20, 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: \_\_\_\_\_  
KRISTINAE TOOMIANS, ZONING ADMINISTRATOR