RESOLUTION NO. ZA-2023-036

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING MINOR DESIGN REVIEW FOR BUILDING AND SITE MODIFICATIONS FOR THE PROPOSED BUILDING MATERIALS SUPPLY USE FOR THE PROPERTY LOCATED AT 910 FRESNO DRIVE, SANTA ROSA, APN: 035-101-006, FILE NO. DR21-041

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 received April 5, 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 Retail and Business Services General Plan Land Use designation, the applicable Zoning Code standards and requirements, the City's Design Guidelines, and other applicable City requirements (e.g., City policy statements and development plans) in that the proposed modifications will improve the conditions of the existing site and buildings and remove a non-conforming accessory structure along the northerly property line; 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 City's Design Guidelines, Framework of Design Review, in that the proposed project will: integrate and incorporate the existing natural and built environments as an expression of the design concept; use form, massing, materials and detailing as an expression of the design concept; provides landscaping with appropriate use of landscape materials to articulates and define exterior public and private spaces as an expression of the design concept; create and contribute to and/or reinforces a sense of place; and, promotes responsible and sustainable use of resources; and
3. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments because it will improve mostly existing buildings and developed area with new landscaping, public improvements, exterior building improvements, driveways, and parking spaces; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood because: it maintains and enhances the existing materials and design; it removes a dilapidated accessory building which crosses an existing property line; and, it is in keeping with residential ranch style buildings in the area; 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 will remain aesthetically appealing and be appropriately maintained in that all of the proposed modifications are necessary repairs to exterior of the existing buildings and site and will significantly improve the existing conditions; 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 proposed modifications will substantially improve the existing conditions of the site consistent with current code requirements; and

7. The project has been found in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines 15303 (C), the project is categorically exempt as new construction less than 10,000 square feet in an area zoned for commercial uses. In addition, the project is categorically exempt pursuant to CEQA Guidelines Section 15332 as an infill project based on the following: 1) The project is consistent with the General Plan land use designation and the applicable zoning classification and regulations; 2) The project site is less than 5 acres in area and is located within the City limits, substantially surrounded by urban uses; 3) The site is not of value as a habitat for endangered, rare or threatened species according to the Biological Assessment prepared by Swift Biological Consulting, LLC, dated October 2022 – a summary of the study indicates that the portion of the site along Fresno Drive which will be improved, is a "no effects" area for Burke's goldfield, Sonoma sunshine, Sebastopol meadowfoam and the California Tiger Salamander, although future improvements and construction outside of the "no effects" area will require a separate Biological Assessment; 4) The project will not result in any significant effects related to traffic, noise, air or water quality; 5) The project can be adequately served by all required utilities and public services.

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. The colors used for exterior finishes of all buildings and the trash enclosure shall be earth tones, and the glass windows shall be a non-reflective glass.
3. The project shall comply with Engineering Development Services Exhibit A, prepared by Cleve Gurney, dated May 17, 2023, attached hereto and incorporated herein.

4. Building Permits plans must comply with Zoning Code Chapters 20-30 (Standards for All Development and Land Uses), 20-34 (Landscaping), 20-36 (Parking and Loading Standards), 20-42 (Standards for Specific Land Uses).

    4.1. Per Chapter 20-34 of the Zoning Code, landscaped areas shall include all unused areas visible from the street not intended for a specific use (e.g. the north of the northernmost storage building). Also, WELO calculations shall include all existing and proposed landscaped areas, per the requirements of Title 14, Chapter 14-30 (Water Efficient Landscape).

    4.2. Landscaping shall also comply with the Landscape Standards per Chapter 20-30 of the Zoning Code, including but not limited to the following: 1) Shade trees shall be placed at or near the ends of each row of parking (one shade tree at each end). The shade tree at the eastern end of the northern parking area shall be placed in a landscape finger ; 2) a landscaping strip of a depth matching the trash enclosure depth shall be added to the west side of the trash enclosure extending to the sidewalk behind the showroom (a shade tree for parking should be placed in this area to meet requirements of Item 1) above)

    4.3. Per §20-42.170, provide a solid gate for the trash enclosure using materials and colors consistent with and/or complimentary to the approved design.

    4.4. Continue the concrete curbing around the entire perimeter of the parking lot, including the east line of the parking lot.

5. Per City Code Section 21-08, the project shall comply with development requirements relating to public art.

6. Construction hours shall be limited to 8:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. Saturdays. No construction is permitted on Sundays and holidays.

7. Post a publicly visible sign at the primary Project construction entrance listing the permitted construction days and hours, complaint procedures and who to notify in the event of a problem. The sign shall also include a listing of telephone numbers to be used during regular construction hours and off-hours to contact both the City and the construction contractor regarding noise complaints.

8. No signs are approved as part of the Project. Signs will require separate Planning and Building permits.

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 July 6, 2023. 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: _____

SUSIE MURRAY, ZONING ADMINISTRATOR

Attachments:

Engineering Development Services Exhibit A, dated May 17, 2023