RESOLUTION NO. INSERT ZA RESO NO.

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING MINOR DESIGN REVIEW AND MINOR PARKING REDUCUTION FOR THE BLENTECH EXPANSION FOR THE PROPERTY LOCATED AT 2899 DOWD DRIVE SANTA ROSA, APN: 943-134-030, FILE NO. DR24-045

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 September 24, 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). The parcel is designated General Industry, which is intended to provide areas for manufacturing and distribution activities. The project is consistent with the Roseland Area / Sebastopol Road Specific Plan because it will support an existing local small business. The plans have been reviewed in compliance with development standards set forth in the Zoning Code. The project is consistent with the Design Guidelines as the proposed addition is located on the west elevation (the back side of the building), incorporates similar exterior materials, and is not readily visible from the public right-of-way.
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 design is appropriate for the architecture and scale of the site. The design of the proposed addition incorporates materials consistent with the existing development, and the area is located on the west elevation (the side of the building) where it is not readily visible from the public right-of-way.
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 there is not change propose to the existing use; the proposed expansion will improve functionality of the existing use.
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the proposed addition is located on the rear

elevation where it is not readily visible for the public right-of-way, and the existing landscaping screen services areas.

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 addition matches the materials and color of the existing building.
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 was reviewed by Building, Engineering Development Services, Planning, and the Fire Department, and has been conditioned appropriately.
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 it involves minor modifications to 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. Comply with all conditions of approval as shown in the Engineering Development Services Exhibit A, dated February 19, 2025, attached hereto and incorporated herein.
2. No signs are approved as part of the Project. Signs will require separate Planning and Building permits.
3. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
4. 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 April 3, 2025. 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"
2/19/2025

Blentech building expansion
DOWD DR (2899)
DR24-045

I. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Division of the Planning & Economic Development 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. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans received 2/19/25:

PUBLIC EASEMENT DEDICATION

1. All public easement dedications shall be granted by separate instrument.
2. Prior to the issuance of any Encroachment Permit a public utility easement (PUE) per STD 230 G along both frontages shall be submitted as a fully executed irrevocable offer of dedication with original signatures of owners and notaries in approved recordable form.
3. All costs associated with map, plan, easement, plat, legal description, and/or support document preparation shall be the sole responsibility of the developer.

PUBLIC STREET IMPROVEMENTS

4. All public and private improvements, both on-site and off-site; all rights-of-way and easement acquisitions, be they on-site or off-site; and all removal, relocation, or undergrounding of existing public utilities and any coordination thereof required or necessitated as a result of the review and approval of the project and the cost thereof shall be the obligation of the developer unless express written provision to the contrary is agreed to by the City. The full installation of all such required improvements to the satisfaction of the City Engineer shall be completed prior to the acceptance of the improvements by the City.

5. Prior to the issuance of the Building Permit, an Encroachment Permit shall be obtained from Engineering Development Services of the Planning and Economic Development Department prior to beginning any work within the public Right-of-Way or for any work on utilities located within public easements.

6. Talmadge Dr shall be improved as an Avenue with a contiguous sidewalk along the entire project frontage. The applicant shall install a 5-feet wide contiguous sidewalk connecting to the existing sidewalk at the intersection with Dowd Dr. The sidewalk shall be allowed to narrow to a minimum of 4-feet clearance around all obstacles and driveway locations per STD 230 G.
7. Any broken curb, gutter and/or sidewalk shall be replaced per current City standards.
8. Existing streets being cut by new services will require edge grinding per City Standard 209, trenching per Standard 215, and an A.C. overlay.
9. New services (electrical, telephone, cable or conduit) to new structures shall be underground.

STORM DRAINAGE

10. Drainage facilities and drainage easements shall be provided to the satisfaction of the City Engineer or the Chief Engineer of the Sonoma County Water Agency at the developer's expense.
11. Drainage facilities shall be designed per the Flood Control Design Criteria manual of the Sonoma County Water Agency. If flows exceed street capacity, flows shall be conducted via an underground drainage system (with minimum 15" diameter and maximum 72" diameter pipe sizes) to the nearest approved downstream facility possessing adequate capacity to accept the runoff, per the City's design requirements. Such runoff systems shall be placed within public street right-of-way wherever possible.
12. Concentrated drainage flows shall not be permitted to cross sidewalks. Standard 406 sidewalk drains shall be provided. Sidewalk drains shall be privately maintained by the owners of the frontage property.

GRADING (from Building Division memo dated 01-07-2025)

13. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
14. Obtain building permits for the proposed project.
15. The detectable warning locations shown on the plans do not meet minimum code requirements, but can be corrected during the building permit review process.
16. If/when the additional 14 parking spaces are added, an additional accessible parking space will be required unless the spaces meet one of the code exemptions.
17. Landings for man-doors into/out of the proposed addition/alteration are to be separated from the vehicular way and have appropriate detectable warnings at flush transitions to the vehicular way.

FIRE (from Fire Department memo dated 01-06-2025)

Blentech Corp manufactures commercial food cooking and preparation equipment that is sold worldwide. The company has manufactured this equipment in its existing 26,271 sf factory building for 37 years. This factory is a pre-engineered steel structure. Blentech sales are growing and increased manufacturing demands requires additional factory space. The present project will add a 75' x 60' addition of 4,500 sf to the manufacturing facility. The new expansion will be of the same pre-engineered construction as the existing factory.

Applicant is advised that the following Fire Department **Standard Conditions** apply to this project:

18. Fire service features for buildings, structures and premises shall comply with all City adopted building standards, California Code of Regulations Title 24 Building Standards and Santa Rosa City Code.

19. City of Santa Rosa Fire Department Standard for Fire Safety During Construction shall be adhered to - https://www.srcity.org/DocumentCenter/View/38996/Fire-Safety-During-Construction

20. Applicant will be required to update their information, including business plan, site plan, and hazardous materials inventory (if changes proposed) on the California Environmental Reporting System (CERS) website.

21. The following separate plan submittals shall be submitted directly to the Santa Rosa Fire Department if they apply:

- NFPA 13 Automatic Fire Extinguishing System Modification
- NFPA 72 Fire Alarm Modification (if installed).

A. R. Jesús McKeag

PROJECT ENGINEER