

RESOLUTION NO.

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING MINOR DESIGN REVIEW FOR A 6-FOOT-TALL METAL FENCE AND A 6-FOOT-TALL WOOD SIDE-YARD FENCE WITH ENTRY GATES, FOR THE PROPERTY LOCATED AT 730 BENNETT VALLEY ROAD, SANTA ROSA, APN: 009-333-008, FILE NO. PLN25-0509

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

WHEREAS, the Minor Design Review approval to allow the proposed fence is based on the project description and official approved exhibit date stamped received on October 29, 2025; and

WHEREAS, the matter has been properly noticed as required by Section 20-52.050.E.2.a and no request for a public hearing has been received.

NOW, THEREFORE, BE IT RESOLVED that in accordance with Section 20-52.050.F, 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 parcel is designated as Office Commercial (CO) which implements the Office General Plan Land Use designation. The metal fence design provides ample transparency with visible activity on all publicly exposed façades of the commercial building; 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 design of the metal fence is transparent and there will be landscaping placed in front of the solid wood fence so that it avoids dominating the site. The existing landscaping has been conditioned to be maintained in good condition at all times; 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 fencing is accessory to the primary use. The metal fence is pleasant to the eye and will provide "eyes on the street" helping with visibility for the public along Bennett Valley Road and Grand Avenue; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that fences are a common feature found within the surrounding area. The fences will be placed more than six (6) feet away from the property lines, and there is existing landscaping between the fences and sidewalks to break up the massing of the fences; 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. The existing landscaping will soften any views of the fencing from neighboring property owners; 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 project plans have been reviewed by the Planning Division and have been conditioned appropriately. Staff's analysis has determined that the fences will not cause any safety issues or restrict access to utilities. The fences will be located outside of the vision triangle, and will not negatively affect pedestrian, bicycle or vehicular traffic; and
7. The project has been found in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 3 exemption under CEQA Guidelines Section 15303 (e) in that the proposed fences are small accessory structures.

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 applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
2. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
3. Landscaping materials in the area between the fence and sidewalk shall comply with [Zoning Code Section 20-34: Landscaping Standards](#), and shall be maintained in good condition at all times.

This Minor Design Review is hereby approved on November 20, 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