

**RESOLUTION NO. INSERT ZA RESO NO.**

**RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING MINOR DESIGN REVIEW FOR FENCE INSTALL FOR THE PROPERTY LOCATED AT 1750 NORTHPOINT PARKWAY SANTA ROSA, APN: 035-530-026, FILE NO. DR24-020**

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 on June 24, 2024; and

WHEREAS, on February 26, 2026, this project was presented to the Waterways Advisory Committee for consistency with adopted waterway plans, goals, and polices;

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 proposed fence supports Design Guideline Goal I, which promotes safe business and light industrial environments, by providing controlled access that deters unauthorized entry while maintaining visibility into the site. The proposed fence respects the existing natural features of the site by placing the fence in an area where a tree does not need to be removed; 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 fence design incorporates transparent, industrial-grade materials consistent with the architecture of the existing building and surrounding industrial development, allowing visibility into the site to support safety while avoiding a visually dominant feature;
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 existing vegetation along Roseland Creek provides natural screening, and the fence is set back from adjacent properties, and avoids impacts to existing trees, maintaining compatibility with surrounding development;

4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood, in that the fence design utilizes materials and forms consistent with the surrounding industrial area and is integrated into the site layout in a manner that reinforces the existing development pattern and maintains a cohesive and orderly appearance, while providing necessary site security;
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 project utilizes durable, low-maintenance materials that support long-term functionality and maintain visual quality over time, with existing vegetation along Roseland Creek providing additional screening;
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 Building, Engineering, and Fire and complies with applicable standards related to safety, access, and visibility. The location of the fence is away from public access, the use of open, transparent fencing materials reduces large continuous surfaces that are more susceptible to graffiti, thereby supporting long-term maintenance and visual quality of the site;
7. The project has been found in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15303 (e), the project is categorically exempt from CEQA because the project consists of the construction of a small, accessory structure. The proposed fence constitutes the construction of a small accessory structure with negligible environmental impact. None of the exceptions to the use of categorical exemptions set forth in CEQA Guidelines Section 15300.2 apply.

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. All improvements shall be constructed in accordance with the approved plans and conditions of approval. 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. 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.
5. 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.

This Minor Design Review is hereby approved on May 14, 2026. 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