

RESOLUTION NO. INSERT ZA RESO NO.

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING MINOR DESIGN REVIEW FOR THE DRIVE LANE AND PARKING SPACES FOR THE SANTA ROSA MALL, 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 31, 2025, and official approved exhibit dated March 31, 2024; and

WHEREAS, the matter was properly noticed as required by Section 20-52.030.H.2.a ;and

WHEREAS, the proposed project was scheduled before the Zoning Administrator on June 20, 2024. On June 7, 2024, a request for a public hearing was received, and the item was continued to July 11, 2024, a date certain, to allow for re-noticing; and

WHEREAS, the proposed project was scheduled before the Zoning Administrator on July 11, 2024. The applicant requested to continue the item to a date uncertain, requesting that revisions be made to the Project; and

WHEREAS, the matter has been properly noticed as a public hearing pursuant to the City Code Chapter 20-66, as requested by the public.

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 and 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 project has been found consistent with both General Plan 2035, which was in effect at the time the project application was submitted, and General Plan 2050, which was adopted in June 2025. The project aligns with goal LUL-I of the Santa Rosa General Plan 2035 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. The project also aligns with Policy 3-1.2 of the Santa Rosa General Plan 2050 because the project includes two (2) general pickup and drop-off parking spaces to encourage carpooling/ridesharing; 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 project site is surrounded by commercial businesses, and the mall's frontage improvements will include available parking and curbside pickup/drop-off, which is similar to other businesses located within the Downtown Santa Rosa area. Four (4) accessible parking spaces are proposed, providing better accessibility to the mall for all ages and abilities; 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. Additionally, new bollards are proposed along B Street within the project area. These bollards will provide additional protection for pedestrians while maintaining adequate access for emergency services; 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 because it is a minor alteration of an existing facility and involves negligible expansion of an existing use.
 - Pursuant to CEQA Guidelines Section 15303, the project is categorically exempt because the project involves the construction of a small facility.
 - Pursuant to CEQA Guidelines Section 15183, the project is statutorily exempt because it is consistent with the General Plan 2050 for which an Environmental Impact Report was certified by the Council on June 3, 2025.

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. Obtain building permits for the proposed project.
4. No signs are approved as part of the Project. Signs will require separate Planning and Building permits.
5. The Project shall comply with City Code Section 21-08, development requirements relating to public art.
6. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).
7. 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.
8. Construction drawings submitted for issuance of a building permit shall include final landscape and irrigation plans, except where not required.
9. 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.
10. Compliance with all conditions as specified by the attached Exhibit "A" dated, March 31, 2024, attached hereto and incorporated herein.

This Minor Design Review is hereby approved on February 12, 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

Attachment 1 – Engineering Development Services Exhibit “A,” dated March 31, 2024.