

RESOLUTION NO. INSERT ZA RESO NO.

**RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA
APPROVING MINOR DESIGN REVIEW TO MODIFY THE PREVIOUSLY APPROVED
PLANS FOR BURBANK APARTMENTS FOR THE STRUCTURES LOCATED AT 1120,
1130, 1140 FENWAY DRIVE & 1499 YANKEE DRIVE SANTA ROSA, APN: 125-361-091,
FILE NO. DR25-008**

WHEREAS, on February 5, 2020, the Zoning Administrator approved the Design Review for the attached housing included in the Burbank Avenue Subdivision. The project was comprised of 62 single-family detached units, 12 single-family attached duets, and a 64-unit, multi-structure, apartment complex. The apartment buildings were limited to a height of 35 feet. and

WHEREAS, pursuant to Zoning Code Section 20-62, on February 18, 2020, an application appealing the Zoning Administrator's decision was filed; and

WHEREAS, on June 4, 2020, the Design Review Board denied the Appeal and upheld the Zoning Administrator decision to grant Design Review for multifamily structures included in the Burbank Subdivision; and

WHEREAS, on February 10, 2025, an application was submitted to Planning and Economic Development requesting revisions to the approved design of the apartment structures to allow the gables to reach a height of 36'2" and modify two parking spaces for motorcycle parking; and

WHEREAS, per Zoning Code Section 20-30.070(D), *with Design Review approval, the building height limits of the applicable zoning district may be exceeded by towers, gables, spires, cupolas, water tanks, and similar structures, including mechanical appurtenances provided no portion of the structure that is over the height limit shall cover an area greater than 15 percent of the building footprint area;* and

WHEREAS, the proposed increase in gable height does not exceed 15 percent of any of the building footprints; 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). At its meeting of June 4, 2020, the Design Review Board found the project consistent with the General Plan, the Roseland Area / Sebastopol Specific Plan, and the City's Design Guidelines (Resolution No. 20-1008). The project has been reviewed in compliance with the Zoning Code. The additional height is permitted pursuant to Section 20-30.070(D), and the parking exceeds requirements pursuant to Zoning Code Table 3-4.

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. The minor change to the approved roof height will not be a noticeable difference from the previously approved architecture, and the change in parking design will not impact the project esthetically.
3. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments. The minor revision is for a height change, which will not be readily noticeable from the public right of way.
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood. The increase in building height will not be readily noticeable from the public right of way.
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.
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. The project has been reviewed by the Fire Department, Building and Planning. No issues were raised and the project has been conditioned appropriately.
7. The project has been found in compliance with the California Environmental Quality Act (CEQA). On June 4, 2020, the Design Review Board granted Design Review for multifamily structures included in the Burbank Subdivision finding the project in compliance with CEQA. Pursuant to Government Code Section 65457, the project is statutorily exempt from CEQA because the project is consistent with Roseland Area/Sebastopol Specific Plan. The minor changes proposed to building height and parking spaces will not present any further environmental impacts.

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. Submit revised plans to the Building Division reflecting the changes approved by the Zoning Administrator.
2. Comply with all conditions of approval outlined in Design Review Board Resolution No. 20-1008, accept as modified by the Zoning Administrator's action.
3. No signs are approved as part of the Project. Signs will require separate Planning and Building permits.
4. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
5. 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 May 1, 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