

RESOLUTION NO. INSERT ZA RESO NO.

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING MINOR DESIGN REVIEW FOR FENCING AND OTHER ASSOCIATED SITE IMPROVEMENTS FOR VINTAGE VETERINARY CARE FOR THE PROPERTIES LOCATED AT 1111 PETALUMA HILL ROAD AND 564 BARHAM AVENUE, SANTA ROSA, APNS: 038-112-028, 038-112-003, FILE NO. PLN25-0232

WHEREAS, a Minor Conditional Use Permit application was submitted to the Planning and Economic Development Department on June 25, 2025, and Planning staff determined that Minor Design Review was also required; and

WHEREAS, a Minor Design Review Permit application was submitted to the Planning and Economic Development Department on July 18, 2025; and

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 April 16, 2026; 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) in that the parcel is designated as General Commercial (CG), which implements the Retail and Business Services General Plan Land Use designation, and the proposed fencing along Barham Avenue provides transparency that allows visibility into the site and supports pedestrian safety along 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 fence design incorporates transparent materials and is set back from the property line with landscaping provided along Barham Avenue, allowing visibility into the site while maintaining a cohesive and unobtrusive presence consistent with the surrounding commercial development; 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 fence design incorporates transparency and is set back from the public right-of-way, maintaining

visibility and reducing visual impacts along Barham Avenue, and is not expected to adversely affect adjacent properties; and

4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the proposed fencing, landscaping, parking areas, and new awning are consistent with the scale and development pattern of surrounding commercial uses and contribute to a cohesive and orderly site layout; 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 the project includes replacing the existing awning with a new metal awning, redesigning parking areas, new landscaping, and lighting that have been conditioned to be maintained and directed to avoid spillover onto adjacent properties. The landscaped areas with ground cover, shrubs, and flowering plants are distributed along Petaluma Hill Road and Barham Avenue, softening the building edges and parking areas. Additionally, the open, decorative panel design of the fence proposed along Barham Avenue maintains visibility and transparency at the street edge, which is more appropriate for a public-facing frontage than a solid barrier; 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 has been reviewed by City staff, including Engineering, Transportation and Public Works, Planning, Fire, and Building, and has been conditioned appropriately. The fencing is located outside of the required vision triangles and will not adversely affect pedestrian, bicycle or vehicular circulation. A Traffic Memo prepared by Fehr & Peers, dated March 11, 2026, determined that the Project does not result in significant VMT impacts and is generally consistent with the City's applicable design standards; and
7. The Project has been found in compliance with the California Environmental Quality Act (CEQA).

The Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301 (Existing Facilities), which applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures involving negligible or no expansion of existing or former use. The proposed Project consists of minor site and building improvements to an existing developed property, including parking lot reconfiguration, replacement of awnings, installation of fencing and gates, and new landscaping, which represent minor alterations to an existing facility with no expansion of use.

The Project is also categorically exempt from CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures), which applies to the construction and location of limited numbers of new, small facilities or structures and the installation of small new equipment and accessory (appurtenant) structures. The proposed awnings, gate, fencing and related site improvements are accessory to the existing development and consistent with this exemption.

None of the exceptions to the use of categorical exemptions set forth in CEQA Guidelines Section 15300.2 apply to the Project.

In addition, the Project is eligible for streamlining pursuant to CEQA Guidelines Section 15183, as it is consistent with the General Plan 2050 for which an Environmental Impact Report was certified by Council on June 3, 2025. This section of CEQA provides that projects consistent with the development density and policies established by an adopted general plan for which an EIR was certified shall not require additional environmental review, except as might be necessary to evaluate whether the Project would result in project-specific significant effects that are peculiar to the Project or its site.

This approval is granted based on the applicability and validity of each of the conditions of approval set forth below. If any condition is determined to be invalid, this approval would not have been granted without the imposition of other conditions necessary to achieve the purposes and intent of this approval. The approval of the Project is contingent upon compliance with all the conditions listed below. The Project shall be constructed and maintained 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. 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. Compliance with Zoning Code Section 20-30.080: Outdoor Lighting.
4. Obtain building permits for the proposed Project.
5. Comply with all conditions as specified in the Engineering Development Services Exhibit A, dated April 16, 2026, attached hereto and incorporated herein.
6. No exterior signs are approved with this permit. A separate sign permit is required.
7. The Project shall comply with City Code Section 21-08, development requirements relating to public art.
8. 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.
9. 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.
10. 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>

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

- a. NFPA 13 Automatic Fire Extinguishing System Installation
- b. NFPA 24 Private Underground Fire Main
- c. NFPA 72 Fire Alarm Modification (if installed) or Fire Sprinkler Monitoring (min required).
- d. Emergency generator with fuel storage (if installed).

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

| ~~Attachment 1~~ Exhibit A – Engineering Development Services Exhibit “A,” dated April 30, 2026.