RESOLUTION NO. INSERT ZA RESO NO.

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING MINOR DESIGN REVIEW FOR MASAMIGOS MERCADO FOR THE PROPERTY LOCATED AT 2970 SANTA ROSA AVENUE, SANTA ROSA, APN: 044-280-079, FILE NO. DR24-009

WHEREAS, the Santa Rosa Zoning Administrator has completed review of the Minor Design Review application to allow the proposed project described above, including updated storefront windows, removal of awnings and installation of a wood trellis; a new outdoor seating area, a roman clay exterior finish; and new parapets; and; 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 December 16, 2024; 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) including the Santa Rosa Avenue Corridor Plan. The project is consistent with the General Plan land use designation of Retail and Business Services, which is intended for retail and business service enterprises, offices, and restaurants. The project plans have been reviewed with development standards for commercial structures within the CG (General Commercial) zoning district. The proposed project is consistent with the Design Guidelines in that the building frontages include wall plane projections and trellises to minimize a uniform appearance, and the second floor addition enhances the building's visual interest by creating a variation in the roof line; 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 expansion and remodel achieves superior design by creating visual interest and including "human scale" elements such as the trellises and outdoor seating areas. Both the primary and secondary frontage consist of a design that is inviting and reinforce a sense of place; 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 there is a recorded easement agreement for shared parking between the subject property and

the property directly to the north, which is sufficient for the increased parking demand resulting from the expansion; and

4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the proposed remodel will result in a building design of similar scale, style, and color to other businesses along Santa Rosa Avenue; 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 proposed modifications will significantly improve the existing conditions and update the appearance of the building; 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. According to the Transportation Impact Study prepared by W-Trans, dated March 4, 2025, the project would have a less-than-significant impact on safety, emergency response times, and vehicle miles traveled. Project plans have been reviewed by the Fire Department, Traffic Engineering, Engineering Development Services, Building and Planning, and has been conditioned appropriately; and

7. The project has been found in compliance with the California Environmental Quality Act (CEQA):

    - Pursuant to CEQA Guidelines Section 15301(e), the project is categorically exempt from CEQA because the addition will result in an increase of less than 10,000 square feet; public services and facilities are available to the project site; and the project site is not environmentally sensitive.

    - Pursuant to CEQA Guidelines Section 15332, the project is categorically exempt from CEQA because it is consistent with the General Plan; the project site is less than five acres and is surrounded by urban uses; the site has no value for endangered, rare, or threatened species; the project will not result in any significant effects related to traffic, noise, air quality, or water quality; and the site is already served by all required utilities and public services.

    - Pursuant to CEQA Guidelines Section 15183, the project is statutorily exempt because it is consistent with the General Plan for which an Environmental Impact Report was certified in 2009.

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 conditions as listed in Engineering Development Services "Exhibit A", dated January 29, 2025, attached hereto and incorporated herein.
2. Construction hours shall be limited to 8:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. Saturday. No construction is permitted on Sundays and holidays.
3. No signs are approved as part of the Project. Signs will require separate Planning and Building permits.
4. The Project shall comply with City Code Section 21-08, development requirements relating to public art.
5. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
6. 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 April 3, 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

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
1/29/25

Masamigas Mercado
SANTA ROSA AVE (2970)
DR24-009

I. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Division of the Planning & Economic Development Department's Standard Conditions of Approval dated August 27, 2008 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.

II. Developer's engineer shall comply with all requirements of the City Storm Water Low Impact Development Technical Design Manual in effect at the time this application was deemed complete. **The Title Sheet of the Civil Set (C1 of 5) shows that total new/replacement impervious surface is proposed to be 9,931 square feet. This is below the current trigger for LID requirements. If the Building Permit for this project is issued either with more total new/replacement impervious surface or after a change in that trigger LID requirements will be required.**

III. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on December 1, 2015.

IV. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received 12-16-24:

PUBLIC STREET IMPROVEMENTS

1. All public and private improvements, both on-site and off-site; all rights-of-way and easement acquisitions, be they on-site or off-site; and all removal, relocation, or undergrounding of existing public utilities and any coordination thereof required or necessitated as a result of the review and approval of the project and the cost thereof shall be the obligation of the developer unless express written provision to the contrary is agreed to by the City. The full installation of all such required improvements to the satisfaction of the City Engineer shall be completed prior to the acceptance of the improvements by the City.
2. An Encroachment Permit must be obtained from Engineering Development Services of the Planning and Economic Development Department prior to

beginning any work within the public Right-of-Way or for any work on utilities located within public easements.

3. Existing streets being cut by new services will require edge grinding per City Standard 209, trenching per Standard 215, and an A.C. overlay.
4. This project shall underground existing overhead utilities per section 13-12.250 of the Santa Rosa City Code.
5. New services (electrical, telephone, cable or conduit) to new structures shall be underground.
6. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.

STORM DRAINAGE

7. Drainage facilities and drainage easements shall be provided to the satisfaction of the City Engineer or the Chief Engineer of the Sonoma County Water Agency at the developer's expense.
8. Drainage facilities shall be designed per the Flood Control Design Criteria manual of the Sonoma County Water Agency. If flows exceed street capacity, flows shall be conducted via an underground drainage system (with minimum 15" diameter and maximum 72" diameter pipe sizes) to the nearest approved downstream facility possessing adequate capacity to accept the runoff, per the City's design requirements. Such runoff systems shall be placed within public street right-of-way wherever possible.
9. Concentrated drainage flows shall not be permitted to cross sidewalks, or slope areas subject to erosion problems.

GRADING (from Building Division Memo dated July 25, 2024)

10. Obtain building permits for the proposed project.

WATER AND WASTEWATER

11. Water and sewer systems and appurtenances thereto shall be designed to serve the project in accordance with the City of Santa Rosa Design and Construction Standards and shall be constructed to the satisfaction of the City Engineer.
12. This project is subject to the latest fees in effect at the time of connection or Building Permit issuance.
13. Design of hydrant locations shall be per City Standard 857, meet the Fire Code requirements and must be approved by the Fire Department for logistics and by Santa Rosa Water Department for maintainability.
14. Any existing water service that will not be used must be abandoned at the main per City Water System Design Standards Section XVIII, Abandonment of Water Mains and Services and City Standard 507 under an encroachment permit. The existing meter must be collected by the City Meter Shop.

15. Water Engineering provides mapping of private onsite water mains and fire hydrants for the Fire Department and processes the fee collection and meter installation for the fireline. Provide two copies of the approved onsite plans showing private firelines and private fire hydrant locations to the Utilities Engineering Division prior to requesting meter sets and commencing service. Refer to section XI.A of the Water System Design Standards for submittal of plans for private fire systems.

FIRE (from Fire Department Memo dated July 25, 2024)

Create a 4,380 sf second floor addition, remove awning and install new metal trellis, path of travel, landscaping, stucco repair and painting.

Applicant is advised and acknowledged that the following Fire Department **General Conditions** apply to this project:

16. Project would meet the qualifications for a substantial improvement and sprinklers would be required.
17. The Fire Department Connection (FDC) for the sprinkler and standpipe systems will be required within 100 feet of a fire hydrant.
18. 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.
19. The following are a list of deferred plan submittal items that will be required by the Fire Department - additional items may be called out based on proposed use(s) of commercial spaces:
    a. Private Underground Fire Main
    b. Fire Sprinkler System
    c. Fire Sprinkler Monitoring

A. R. Jesús McKeag

PROJECT ENGINEER