

RESOLUTION NO. INSERT ZA RESO NO.

**RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA
APPROVING MINOR DESIGN REVIEW FOR THE EXPANSION OF THE EXISTING
PARKING LOT FOR THE PROPERTY LOCATED AT 1402 MARINER WAY SANTA
ROSA, APN: 035-530-054, FILE NO. DR19-060**

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 August 20, 2019; 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 Industrial Zoning District and the General Industry General Plan Land Use designation, 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 proposed project provides continuity of design between the existing and proposed development; 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 parking lot expansion promotes tree canopies to shade the parking lot, which is consistent with the City's Design Guidelines; 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 parking lot will not be a dominant feature and is consistent with the General Industrial Zoning District; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the parking lot currently exists on the property and the proposed parking lot expansion is an improvement to the existing on-site parking conditions; 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 parking lot expansion shall provide

new landscaped areas and the design shall meet state and local irrigation requirements; 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 improvements will fulfill parking demand associated with the existing general industrial use; and
7. The project has been found in compliance with the California Environmental Quality Act (CEQA). The Environmental Resource Memorandum dated April 12, 2023, states that the proposed project would be within the scope of the previously certified Santa Rosa General Plan 2035 and Environmental Impact Report (General Plan EIR) and is consistent with the criteria listed in CEQA Section 15168.

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. Obtain building permits for the proposed project.
2. Construction shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. Saturdays. 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. 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.
6. Comply with Santa Rosa Engineering and Development Services conditions attached hereto and incorporated here as Exhibit "A", dated October 21, 2020.

This Minor Design Review is hereby approved on May 18, 2023. 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: _____
SUSIE MURRAY, ZONING ADMINISTRATOR