

RESOLUTION NO. DR10-037

**RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A DESIGN REVIEW APPLICATION TO ADD AN AMERICAN'S WITH DISABILITIES ACT (ADA) RAMP AT THE REAR OF THE STRUCTURE, REPLACE THE EXISTING SHINGLE SIDING WITH 3-LAP SIDING TO MATCH THE ORIGINAL SIDING, AND REPAIR EXISTING WINDOWS AND FRONT PORCH TRELLIS AT 714 MENDOCINO AVENUE, APN: 180-780-022**

The Santa Rosa Zoning Administrator has completed its review of your application. Please be advised that your Design Review has been granted based on your project description and official approved exhibit dated June 22, 2010. The Santa Rosa Zoning Administrator has based its action on the following findings:

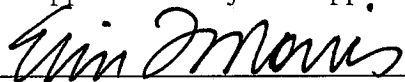
1. The design and layout of the proposed changes are of superior quality and is consistent with the General Plan, any applicable specific plan, applicable Zoning Code standards and requirements, the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans) and the matter has been properly noticed as required by Section 20-52.050.E.2.a and no request for a public hearing has been received.
2. The design is appropriate for the use and location of the proposed changes and achieves the goals, review criteria and findings for approval as set forth in the Framework of Design Review (Design Guidelines, Introduction, Subsection C); and
3. The design and layout of the proposed ADA ramp and lap siding will not interfere with the use and enjoyment of neighboring existing or future developments.
4. The architectural design of the proposed ADA ramp and lap siding is compatible with the character of the surrounding neighborhood.
5. The design of the proposed ADA ramp and lap siding 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 ADA ramp and lap siding will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 3 exemption.

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.**

1. Obtain a building permit prior to the removal and/or demolition of any building features.
2. Obtain building permits for the proposed tenant Improvements.
3. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
4. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
5. Site address signage per current Fire Department Standards shall be provided See SRFD Information Bulletin 015 for details (12 inch illuminated). <http://ci.santa-rosa.ca.us/doclib/Documents/IB%20015.pdf>
6. Fire extinguishers with a 2A:10BC rating (5 lb) shall be provided on the 1<sup>st</sup> and 2<sup>nd</sup> floors.

This Design Review is hereby approved on this 5th day of August 2010. If conditions have not been met or if work has not commenced within two years from approval date, this approval shall automatically expire and shall be invalid unless an application for extension is filed prior to expiration. The approval is subject to appeal within ten calendar days from the date of approval.



ERIN MORRIS  
Zoning Administrator