

RESOLUTION NUMBER

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR THE 38 DEGREES NORTH PHASE 3 APARTMENT HOMES PROJECT, LOCATED AT 2660 PETALUMA HILL ROAD, ASSESSOR'S PARCEL NO. 044-051-055, FILE NO. PRJ21-011 (DR21-026)

WHEREAS, on May 13, 2021, an application for a Concept Design Review with the Design Review Board was submitted to the Planning and Economic Development Department; and

WHEREAS, on May 19, 2021, an application was submitted to the Planning and Economic Development Department requesting a General Plan Amendment and Rezoning application for the Project; and

WHEREAS, on July 15, 2021, the Project was reviewed by the Design Review Board (DRB) as a Concept Item during a regularly scheduled DRB meeting; and

WHEREAS, on October 13, 2021, an application for Major Design Review for the proposed 30-unit multifamily development was received by the Planning and Economic Development Department; and

WHEREAS, on September 1, 2022, the Design Review Board of the City of Santa Rosa considered the 38 Degrees North Phase 3 Apartment Homes project (Project); and

WHEREAS, the Design Review Board, at the same time considered written and oral reports of staff, testimony, and other evidence presented by all those who wished to be heard on the matter; and

WHEREAS, the Design Review Board, after due consideration of all evidence and reports offered for review, does find and determine the following:

1. The design and layout of the proposed development is of superior quality, and is consistent with the General 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).

The Project implements several General Plan Policies by providing multi-family housing in a predominately single-family area near existing retail for everyday uses. While the Project does not include an affordability component, it does contribute to the housing available to lower-income residents by paying in lieu fees in compliance with the Inclusionary Housing Ordinance that will be redistributed to other affordable housing projects in the City.

The Project complies with each of the development standards required by the R-3-30 zoning district and includes a request for a 23.3% parking reduction as allowed by Zoning Code Section 20-36.050. This parking reduction is being granted based on the site's location within 1/8th of a mile of two separate bus stops and within a 1/2 mile of the Santa Rosa Marketplace, reducing the need for residents to own cars. A bike route also runs north-south adjacent to the Proposed Project along Petaluma Hill Road, providing alternative transportation, reducing the need for on-

site parking. Additionally, a bus stop will be constructed on the southwest corner of the project site for use by Sonoma County Transit and future use by Santa Rosa CityBus. As such, there are special circumstances associated with the operation of the use at its location and the proposed use will generate a parking demand different from the standards specified in the Zoning Code. Further, based on this information and the information contained within the Final Traffic Impact Study, dated May 3, 2021, the number of parking spaces approved will be sufficient for its safe, convenient, and efficient operation of the use.

The Project is consistent with the Design Guidelines for multifamily developments in that the development incorporates existing natural features into the site plan, and carefully integrates the proposed development into an existing neighborhood.

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 (Design Guidelines, Introduction, Subsection C) by exhibiting thoughtful consideration of the natural and built environment, architecture, landscaping and livability.
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 Project provides setbacks and height consistent with the Zoning Code requirements which consider the surrounding development and land uses. In addition, the Project site is surrounded by multifamily developments.
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the Project architecture for the will match the contemporary style and mix of framed massing and volumes as is in the Phase 2 design, using a traditional palette of materials, textures and colors meeting the intent of the City of Santa Rosa Design Guidelines.
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 in that the Project site is designated for multifamily residential development and the project plans, including both circulation and public improvements, have been reviewed by City staff and the project has been conditioned appropriately.
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). On November 18, 2021, the Planning Commission adopted a Mitigated Negative Declaration (MND) for the Project. City staff evaluated the proposed Project and concluded that the previously adopted MND fully analyzed and mitigated all potentially significant environmental impacts, that would result from the proposed Project. Therefore, no additional environmental review is required.

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Design Review of the 38 Degrees North Phase 3 project subject to each of the following conditions:

## **PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT**

### **GENERAL:**

1. Compliance with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval. All fees must be paid prior to issuance of a building permit.
2. Compliance with the Mitigation Monitoring and Reporting Program, adopted by the Design Review Board, attached hereto and incorporated herein.
3. All work shall be done according to the final approved plans dated August 7, 2021.
4. The address shall be displayed in a prominent location on the street side of the property. The numbers shall be no less than 6-inches in height and shall be of a contrasting color to the background to which they are attached. The address shall be illuminated during hours of darkness per City "Premises Identification" requirements.
5. Should housing in-lieu fees be applicable, then this proposal shall be subject to the provisions of Ordinance No. 3526, (requirements for lower-income housing), as the same now exists or may be extended and as its provisions may be amended, revised, or re-enacted in the future.

### **ENGINEERING DIVISION:**

6. Compliance with all conditions as specified by the attached Exhibit "A," dated June 2, 2022.

### **PLANNING DIVISION:**

7. The building materials, elevations, and appearance of this project, as presented for issuance of a building permit, shall be the same as that approved by the Design Review Board. Any future additions, expansions, remodeling, etc., will be subject to review and approval of the Planning Division.
8. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080),

### **9. PROJECT DETAILS:**

- A. All project details shall be in accordance with the restrictions and limitations of the City Zoning and California Building Codes, as well as the City's Design Review Guidelines.
- B. The design of all fencing, sound walls, carports, trash enclosures, and similar accessory site elements shall be compatible with the architecture of main buildings and shall use similar materials. The design must be approved by the Planning Division prior to issuance of a building permit.
- C. All roof appurtenances, accessory equipment, and meters must be totally screened from public view by an architectural design consistent with the building architecture element approved by the Design Review Board or Planning Division.

- D. All outdoor storage of materials and/or refuse bins/cans shall be maintained within a completely screened structure or area. The design of the screened structure or area shall be approved by the Planning Division prior to issuance of a building permit.

10. LANDSCAPING:

- A. All required landscaping and irrigation must be installed prior to occupancy per the approved final plans.
- B. Construction drawings submitted for issuance of a building permit shall include final landscape and irrigation plans, except where not required.
- C. 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.
- D. Street trees will be required and shall be planted by the developer. Selection will be made from the City's approved Master Street Tree Plant List in coordination with the City Parks Division. Planting shall be done in accordance with the City "Standards and Specifications for Planting Parkway Trees." Copies of the Street Tree List and the Planting Standards are available at the Parks Division office.

11. LIGHTING:

- A. All exterior lighting shall be shown and specified on the plans submitted for issuance of a building permit in accordance with the Design Review approval.
- B. Light sources shall be concealed from public view.
- C. All lighting shall be directed toward the subject property and away from adjacent properties.
- D. The mounting height of lighting fixtures in parking and storage areas shall not exceed 16-feet in height. Lower mounting heights are encouraged.

**DESIGN REVIEW BOARD**

- 12. The Board shall grant a parking reduction of 14 parking spaces (23.3% reduction), for a total of 46 parking spaces.

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this 1<sup>st</sup> day of September, 2022, by the following vote:

AYES:            ( )  
NOES:            ( )  
ABSTAIN:        ( )

ABSENT:     ( )

Approved: \_\_\_\_\_  
Drew Weigl, Chair

Attest: \_\_\_\_\_  
Amy Nicholson, Executive Secretary