

RESOLUTION NUMBER

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA
GRANTING DESIGN REVIEW APPROVAL FOR AVENUE 3111 STORAGE & HOUSING,
LOCATED AT 3111 AND 3119 SANTA ROSA AVENUE, ASSESSOR'S PARCEL NOS.
043-143-018 AND 043-143-002; FILE NO. DR21-016 (PRJ21-013)

WHEREAS, on November 19, 2020, the Design Review Board reviewed the conceptual plan as a concept item. The project presented to the Board differed in that the original plan was to provide a 48-unit apartment complex and five single-story self-storage building surrounding a Recreational Vehicle (RV) storage area. The applicant team has since modified their proposal to include the construction of a two-story self-storage structure in the center of the site, instead of RV storage. No changes are proposed to the number of residential units; and

WHEREAS, on March 25, 2021, the application package was submitted, which includes a mixed-use project with 48 multifamily housing units and a self-storage facility. A Notice of Application was mailed in April 2021 to property owners and occupants within 600 feet of the project site; and

WHEREAS, on September 15, 2022, the Design Review Board of the City of Santa Rosa considered the Avenue 3111 Storage & Housing 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, and 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). The site is in an area designated by the General Plan Land Use Diagram as Retail and Business Services which is intended for a mix of retail and services mixed with housing. The site is within the GG (General Commercial) zoning district where a mixed-use development involving multifamily housing and a self-storage facility is allowed with approval of a Minor Conditional Use Permit, for which the project has been conditioned contingent upon. The building design meets all required development standards for self-storage facilities within the CG zoning district pursuant to Zoning Code Tables 2-8 and 3-4, and Zoning Code Section 20-42.180, including setbacks, building height, site circulation, parking and emergency access. The site is not located in a Specific Plan area.
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) in that it provides site

layout, landscaping, and circulation considerations appropriate for a mixed-use development involving multifamily housing and a self-storage facility constructed adjacent to existing residential and commercial uses and has been determined by the Design Review Board to be of “Superior Design” by reflecting thoughtful considerations and responses to parameters outlined in the Framework of Design Review.

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, circulation and design features compatible with the surrounding commercial and residential neighborhood.
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the proposed Project is consistent with the design requirements pursuant to Zoning Code Sections 20-23.040, which specifies standards for development proposed in the CG zoning district, and Zoning Code Section 20-42.180, which provides development standards specific for self-storage facilities.
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 entire project has been reviewed by City staff, outside agencies and other approval authorities and conditioned to minimize potential impacts.
7. The project has been found in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15332, the project is exempt as infill development:
 - The proposed project is consistent with the applicable general plan designation and applicable zoning designation and regulations.
 - The project will occur on a site that is less than five acres in size that is within City limits.
 - The project site has no value as habitat for endangered, rare, or threatened species. A Habitat Assessment, prepared by Jane Valerius Environmental Consulting, dated September 28, 2017, summarized that the site is mostly paved with ruderal vegetation (weeds) growing through the cracks of the pavement or soil and around the perimeter of the site.
 - Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

- A focused traffic analysis, prepared by W-Trans, dated January 4, 2022, concluded that “the residential component of the project would have a less-than-significant VMT impact after accounting for VMT reductions based on the project density. The self-storage component of the project would have a less-than-significant impact as it would be local-serving and project-related trips would be redistributing existing trips from nearby self-storage facilities to the project site. Therefore, considering the potential impacts of both proposed land uses, the project as a whole would have a less-than-significant VMT impact.”
- A Noise and Vibration Assessment, prepared Illingworth & Rodkin, Inc., dated August 12, 2021, concluded that the project is not expected to cause a substantial permanent traffic noise level increase at the existing residential land uses in the vicinity, nor is it expected to generate noise in excess of standards established in the City’s General Plan.
- An Air Quality & Greenhouse Gas Assessment, prepared by Illingworth & Rodkin, Inc., dated August 11, 2021, was prepared. Standard conditions of approval, which are recommended in the report, have been required of the project. With the conditions, impacts from Highway 101 and Santa Rosa Avenue would be below their single-source and cumulative-source thresholds, and temporary construction impacts will be reduced to a level that is less than significant.
- Both the multifamily residential and self-storage uses will be connected to the City’s wastewater system. The project has been reviewed in compliance with Water Board storm water best management practices (bmp) and conditioned appropriately. As such, no impacts to water quality are anticipated.
- The site can be adequately served by all required public utilities and services. The site is located in a developed area where all required public utilities and services are available.

The City has further determined that no exceptions to the exemptions apply and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances (CEQA Guidelines Section 15300.2.)

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Design Review of Avenue 3111 Storage & Housing 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. All work shall be done according to the final approved plans dated stamped received on September 6, 2022, except as amended by the Design Review Board or the Zoning Administrator.

BUILDING DIVISION:

3. Obtain a demolition permit for the structures to be removed.
4. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
5. Obtain building permits for the proposed project.

ENGINEERING DIVISION:

6. Compliance with all conditions as specified by Engineering Development Services Exhibit "A" dated July 11, 2022.

PLANNING DIVISION:

7. Should the project be developed in phases (e.g. construct storage facility before the residential complex), final occupancy will not be granted until the building permits for the second phase have been issued and construction has commenced.
8. 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.
9. The following notes shall be included under the heading of General Notes for all plan sets submitted for grading or building permits:
 - A. 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. on Saturday. No construction is permitted on Sunday or holidays.
 - B. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).
10. This approval is contingent upon approval of a minor Conditional Use Permit for a mixed-use development involving self-storage and multifamily housing.

11. Outdoor lighting shall be installed in compliance with Zoning Code Section 20-30.080.
12. Install air filtration for the entire residential building. Air filtration devices shall be rated MERV13 or higher. This ventilation system, whether mechanical or passive, shall filter all fresh air that would be circulated into the dwelling units.
 - A. The ventilation system shall be designed to keep the building at positive pressure when doors and windows are closed to reduce the intrusion of unfiltered outside air into the building
 - B. As part of implementing this measure, an ongoing maintenance plan for the buildings' heating, ventilation, and air conditioning (HVAC) air filtration system shall be required that includes regular filter replacement.
13. Ensure that the use agreement and other property documents:
 - A. Require cleaning, maintenance, and monitoring of the affected buildings for air flow leaks.
 - B. Include assurance that new owners or tenants are provided information on the ventilation system.
 - C. Include provisions that fees associated with owning or leasing a unit(s) in the building include funds for cleaning, maintenance, monitoring, and replacements of the filters, as needed.
14. 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.
15. 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.
16. 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.
17. 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.
18. LANDSCAPING:
 - A. All required landscaping and irrigation shall 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.
 - 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.
19. All lighting shall be directed toward the subject property and away from adjacent properties.
20. The mounting height of lighting fixtures in parking and storage areas shall not exceed 16-feet in height. Lower mounting heights are encouraged.
21. Bicycle parking shall be provided in compliance with Zoning Code Chapter 20-36. The location and number of spaces shall be shown on the site plan submitted for issuance of a building permit.
22. No exterior signs, banners, or the like are approved with this permit. A planning sign permit application is required for all signs.
23. NATURAL RESOURCES:
- A. Advisement. The applicant, its successors, heirs, assigns or transferees are advised in writing that this approval or permit prior to the start of any construction may be subject to certain other clearances, approvals, permits, or authorizations by state and/or federal agencies. The applicant shall acknowledge in writing receipt of the above advisement.
 - B. Mitigation requirement. The City's approval or permit is valid only if the applicant, its successors, heirs, assigns or transferees, comply with the terms, conditions and mitigations set forth in any clearance, permit or approval except that any permit condition or mitigation that requires project redesign shall trigger a review by the City of Santa Rosa Director of Planning & Economic Development to determine if the project as redesigned is consistent with the original approval. A project that the City determines is not consistent with the City approval shall not be granted subsequent entitlements, such as approval of improvement plans and final maps, but excluding grading or building permits of any type. Such a project would have to be resubmitted to the City and reviewed by the City as a new project, including the submittal of a new application and fees.
 - C. Power to stop work if violation occurs. Nothing in this approval shall prevent the City of Santa Rosa from exercising its power to stop work in instances where a violation of state or federal law is brought to the City's attention.

- D. No building or grading permit of any type shall be issued by the City until a required federal or state, as applicable, clearance or authorization, with or without conditions, has been filed with the City.

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this 15th of September 2022 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Approved: _____
Drew Weigl, Chair

Attest: _____
Amy Nicholson, Executive Secretary

Attachment: Engineering Development Services, Exhibit "A," dated July 11, 2022