

RESOLUTION NUMBER

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING DESIGN REVIEW APPROVAL FOR A 172,644-SQUARE-FOOT, 161-UNIT MULTIFAMILY HOUSING PROJECT WITH GROUND FLOOR COMMERCIAL AND AMENITY SPACES AND 100-SPACE GARAGE, LOCATED AT 420 MENDOCINO AVENUE, 0 RILEY STREET, AND 611 5TH STREET, APNS: 009-026-009, 009-026-014, and 009-026-006, FILE NUMBER DR22-020

WHEREAS, an application was submitted requesting the approval of Design Review for the 420 Mendocino Project (Project), comprised of 161 residential units on a 0.63-acre site (six micro studios, 18 studios, 18 one-bedroom junior units, 51 one-bedroom units, and 68 two-bedroom units), with ground floor commercial and amenity spaces and a 100 space garage for the property located at 420 Mendocino Avenue, 0 Riley Street, and 611 5th Street, also identified as Sonoma County Assessor's Parcel Numbers 009-026-009, 009-026-014, and 009-026-006; and

WHEREAS, the Project site is located within the Downtown Station Area Priority Development Area (PDA), as described in Zoning Code § 20-16.070, Figure 1-1; and

WHEREAS, applications for Design Review for multifamily residential development for projects within the Downtown Station Area PDA is delegated to the Zoning Administrator, through the Minor Design Review process in accordance with § 20-16.070(A), subject to Conceptual Design Review by the Design Review Board for new development of 10,000 square-foot or more in total floor area and a pre-application Neighborhood Meeting as required by § 20-16.070(A)(2); and

WHEREAS, on July 30, 2018, the Planning and Economic Development Department held a pre-application Neighborhood Meeting (PRAP18-085) to provide the opportunity for early input by the public prior to submittal of the required Planning entitlement application; and

WHEREAS, on July 5, 2018, the Design Review Board conducted Conceptual Design Review (DR18-038), during which time the Design Review Board provided nonbinding comments to the applicant and the public as to how the application may meet the regulations, and those comments were recorded within the minutes of the subject meeting; and

WHEREAS, on October 4, 2018, the second Concept Design Review was conducted by the Design Review Board for the new reduced project area from 121,235 square feet to 97,089 square feet, during which time the Design Review Board provided nonbinding comments to the applicant and the public as to how the application may meet the regulations, and those comments were recorded within the minutes of the subject meeting; and

WHEREAS, on October 10, 2018, the Santa Rosa Zoning Administrator approved a Design Review application for a project which included the demolition of an existing building and the construction a six-story building including 104 studios, one-, and two-bedroom units, with ground floor commercial and amenity spaces, and a parking garage, including a parking reduction for 72 spaces when 104 spaces are required by the Zoning Code; and

WHEREAS, on April 18, 2022, the applicant submitted a new entitlement application for Design Review to the Planning and Economic Development Department to revise the project total area from 97,089 square feet to 172,644 square feet and to increase the number of the proposed units from 128 to 161 units; and

WHEREAS, on August 4, 2022, the Design Review Board held a duly noticed public hearing to consider granting Design Review; and

WHEREAS, on August 4, 2022, the Design Review Board 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 as Core Mixed Use within the Downtown Station Area Specific Plan, which is intended for high density residential, and commercial uses, and the proposed project proposes both residential and commercial uses that implements the General Plan Land Use goals and policies. The building design meets the goals and guidelines of the Design Guidelines related to the Core Area and multifamily residential and commercial design; 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 (Design Guidelines, Introduction, Subsection C) in that the building design is of "Superior Design" by reflecting thoughtful considerations and responses to parameters outlined in the Framework of Design Review. In addition, the proposed Project would enhance the streetscape along Mendocino Avenue and 5th Street and provide a pedestrian-friendly streetscape by including an active ground-level frontage which is a key to creating the vibrant character envisioned for the Downtown Station Area; 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 Project includes design features compatible with existing development and accommodating to the future development of adjacent parcels. The Project complies with the required FAR, which implements the vision of the DSASP as it relates to building height and residential density at the proposed project site. Additionally, the site is close to commercial uses and public transportation. It would operate well by including on-site amenities and activating the streets of the City's downtown with a new residential population. The Project's construction and operation will require compliance with the City's Lighting and Noise Ordinances, which reduce the impacts on surrounding land uses; and

4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the proposed Project is located within Santa Rosa's downtown and the 85-foot-tall building will be compatible with future development within the downtown core area. The Project design provides a modern architectural character that is consistent with the architectural guidelines established by the Urban Design section of the DSASP, which dictates future development projects in the surrounding area and requires that projects incorporate visually interesting architectural design features that avoid a large-scale, bulky or "box-like" appearance. The Project achieves consistency with these guidelines by incorporating exterior balconies, varied materials, and colors; 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 Project would provide 161 residential units within a walkable distance from the downtown and transit area with a proximity to a wide range of services; 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 site is in an area designated for residential and commercial uses and implements the vision of the DSASP related to residential density, building design, and building height. Also, the City's Traffic Division has reviewed the Project and has determined that the portion of the building which encroaches into the required vision triangle boundaries at the corner of 5th Street and Riley Street would not create a sight vision issue for vehicles. Further, the entire Project has been reviewed by City staff, outside agencies, and approval authorities and conditioned to minimize potential impacts; and
7. The proposed Project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for the following exemptions:
 - CEQA Guidelines Section 15182(a)(c) in that the project would develop a residential land use that is undertaken to implement, and is consistent with, the Downtown Station Area Specific Plan and the certified Subsequent Program EIR (SCH 2006072104) and no events subsequent to certification have required a Supplemental EIR pursuant to Public Resources Code section 21166. The residential intensity, design, and infrastructure plan of the proposed project is consistent with the adopted Specific Plan's goals and policies.

CEQA Guidelines Section 15162 provides that no additional review is required where an EIR is certified or a negative declaration has been adopted for a project and there are no substantial changes to the project or changed circumstances which will result in new or more severe environmental impacts and there is no new information showing the project will have significant effects not discussed in the EIR.

- CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) in that:
 1. The Project is consistent with the development density established by existing zoning, General Plan policies for which an Environmental Impact Report (EIR) was certified.
 2. There are no project specific effects which are peculiar to the Project or its site, which the General Plan EIR failed to analyze as significant effects. The project site is located in an area developed with commercial and institutional uses. The property does not support any peculiar environmental features, and the Project would not result in any peculiar effects.
 3. There are no potentially significant off-site and/or cumulative impacts which the General Plan EIR failed to evaluate. The proposed Project is consistent with the density and use characteristics of the development considered by the General Plan EIR. The General Plan EIR considered the incremental impacts of the future development, such as the Project, and no potentially significant off-site or cumulative impacts have been identified which were not previously evaluated.
 4. There is no substantial new information which results in more severe impacts than anticipated by the General Plan EIR. No new information has been identified which would result in a determination of a more severe impact than what had been anticipated by the General Plan EIR.
 5. The project will undertake feasible mitigation measures specified in the General Plan EIR. The mitigation measures will be undertaken through Project design, compliance with regulations and ordinances, or through the Project's conditions of approval.
- A Class 32 (Infill) exemption under CEQA Guidelines Section 15332 in that:
 1. The Project is an allowed use in the CMU-DSA (Core Mixed Use – Downtown Station Area) zoning district and is consistent with the 2035 General Plan Core Mixed Use land use designation;
 2. The Project site is located within the city limits of the City of Santa Rosa, does not exceed five-acres, and is surrounded by urban uses;
 3. The project site, which is in the City's downtown and is currently developed with two commercial buildings and a parking lot, and does not have any habitat value for endangered, rare, or threatened species;
 4. The Project will not result in any significant traffic, noise, air quality, or water quality impacts. Specifically, the City's Traffic Engineering Division has reviewed the Traffic Report prepared by W-Trans, dated July 7, 2022, which concludes there will not be any significant traffic impacts. Further, the project is conditioned to comply with the City's Noise Ordinance, and complies with all required policies contained in the City's adopted Climate Action Plan. Finally, the project is required

to comply with all Air Quality mitigation measures contained in the Specific Plan EIR, and the project is conditioned to comply with all requirements of the City Storm Water Low Impact Development Technical Design Manual; and

5. All required public utilities and public access necessary to serve the Project are located adjoining the project site. City staff has reviewed the plans and conditions the project appropriately.

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.) This determination is based on the current development of the site and surrounding area

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Design Review for the 420 Mendocino project (Project), comprised of 161 residential units on a 0.63-acre site (six micro studios, 18 studios, 18 one-bedroom junior units, 51 one-bedroom units, and 68 two-bedroom units), with ground floor commercial and amenity spaces and a 100-space garage subject to each of the following conditions:

CONDITIONS OF APPROVAL

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. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
3. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).
4. Compliance with the Public Art Contribution requirements if applicable (City Code 21-08.030).
5. All work shall be done according to the final approved plans dated received May 13, 2022.
6. Compliance with the City's Noise Ordinance in City Code Chapter 17-16 is required.

ENGINEERING DIVISION AND FIRE DEPARTMENT:

7. Compliance with all conditions as specified by the attached Exhibit "A" dated June 20, 2022.

HOUSING AND COMMUNITY SERVICES:

8. The project must comply with City Code Section 21-02, Housing Allocation Plan, through (a) provision of the appropriate number of on-site affordable units, (b) payment of Housing Impact Fees, or (c) an alternative compliance proposed in accordance with City Code Section 21-02.070 and approved by the Director of Planning and Economic Development. For purposes of this condition, the Director of Planning and Economic Development is designated as the review authority for review and acceptance of innovative Housing Allocation Plan compliance strategies under City Code Section 21-02.070(G).

PLANNING DIVISION:

9. 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., may be subject to additional review.
10. Compliance with the City's Outdoor Lighting Ordinance in Zoning Code Section 20-30-080 is required.
11. No exterior signs, banners, or the like are approved with this permit. A planning sign permit application is required for all signs.
12. Pursuant to City Code Section 17-24.050, any tree removal required for development is subject to replacement. This requirement shall be fulfilled by planting replacement trees on-site which shall be shown on the landscape plans submitted for the Building Permit.
13. **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.

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this 4th day of August 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 June 20, 2022