

Northpoint Commerce Center

DR23-007



1408, 1416, 1420 Thunderbolt Way

Parcel Nos. 035-530-023, 035-530-024, 035-530-025 & 035-530-057

December 21, 2023

Suzanne Hartman, City Planner
Planning and Economic Development

- The applicant proposes to develop an approximately 114,884-square-foot industrial building, Northpoint Commerce Center, with approximately 9,268 square feet of storm retention zones.
- The building is proposed to be used as a commerce center and is expected to generate 545 daily trips by approximately 150 employees, as well as customers and delivery trucks.

- **July 27, 2022** - Neighborhood Meeting conducted
- **February 3, 2022** - The proposed project was presented to the Design Review Board for Concept Design Review.
- **April 4, 2023** - Application Submitted
- **May 12, 2023** - Notice of Application Distributed
- **June 22, 2023** – Waterways Advisory Committee Meeting
- **November 8, 2023** - Planning staff deemed the application complete.
- **December 1, 2023** - Notice of Public Hearing Distributed

Project Location 1408, 1416, 1420 Thunderbolt Way



Existing Site Photos



Photograph 1: Facing north from center of site.



Photograph 2: Facing west into site.

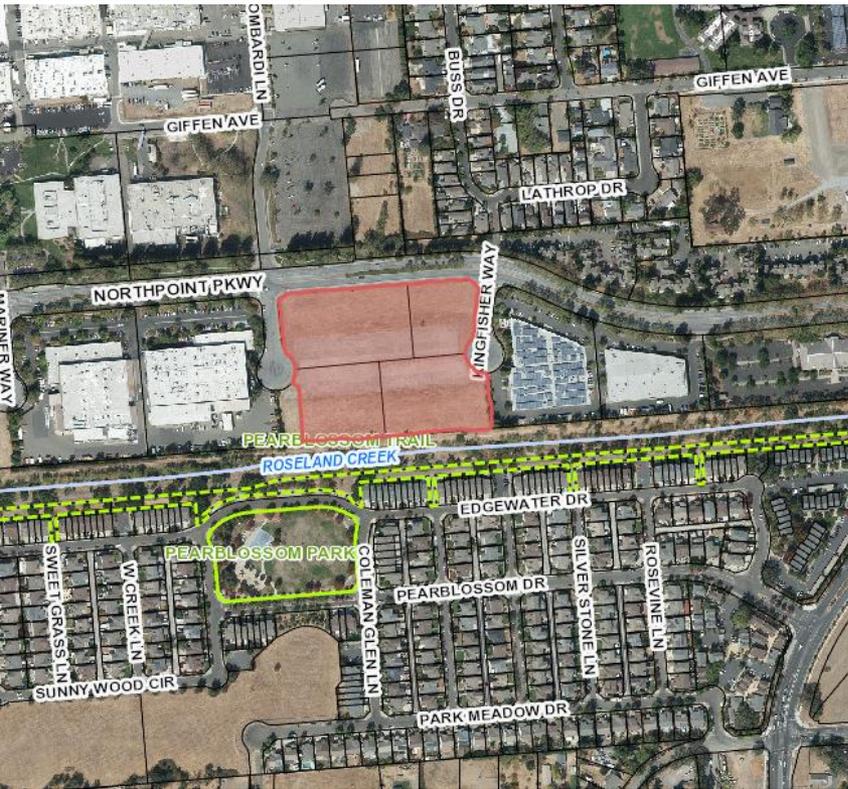


Photograph 3: Facing east across full site.



Photograph 4: Southern boundary of site.

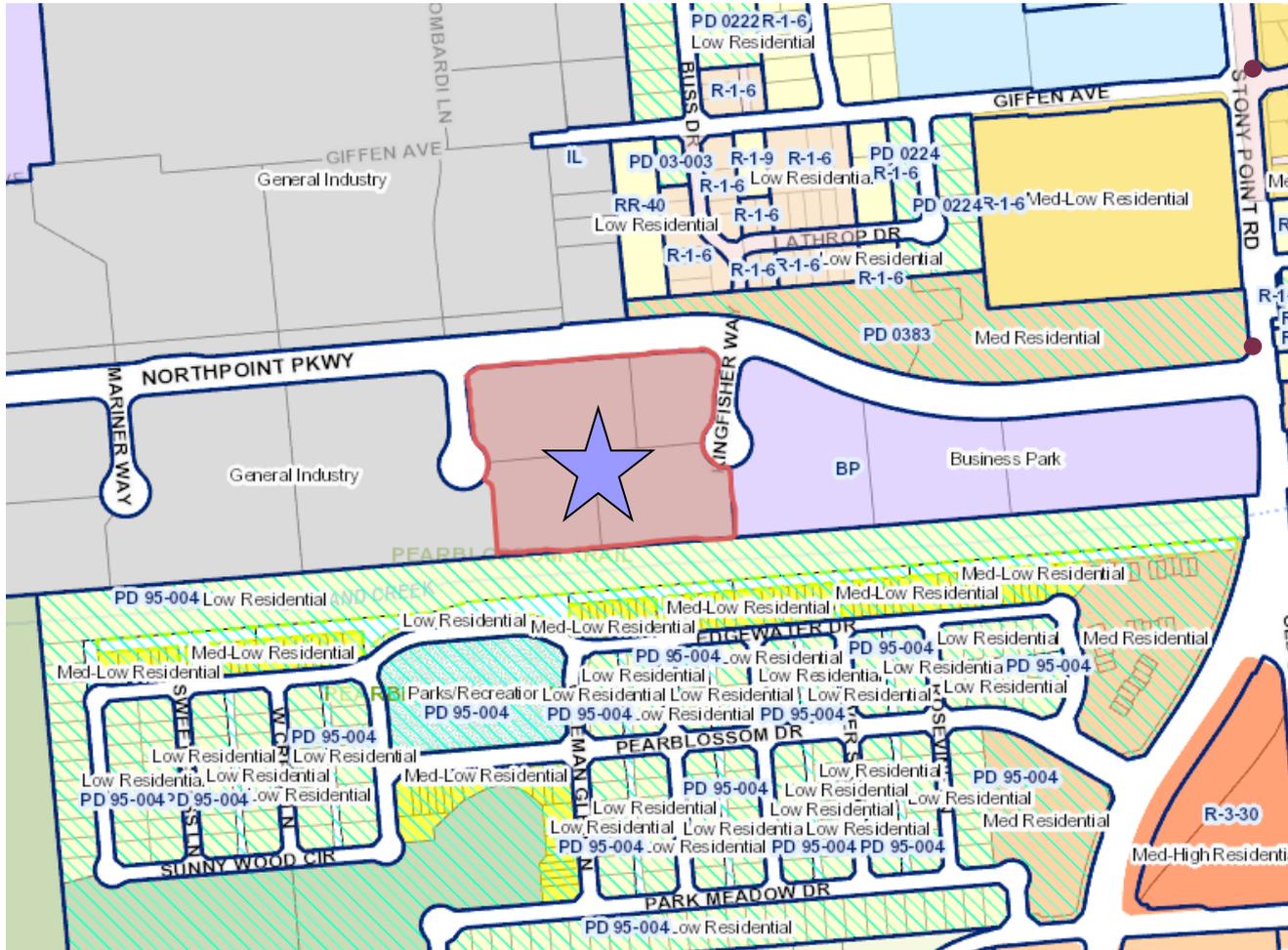
Aerial Photos 1408, 1416, 1420 Thunderbolt Way



Streetview Photos 1408, 1416, 1420 Thunderbolt Way



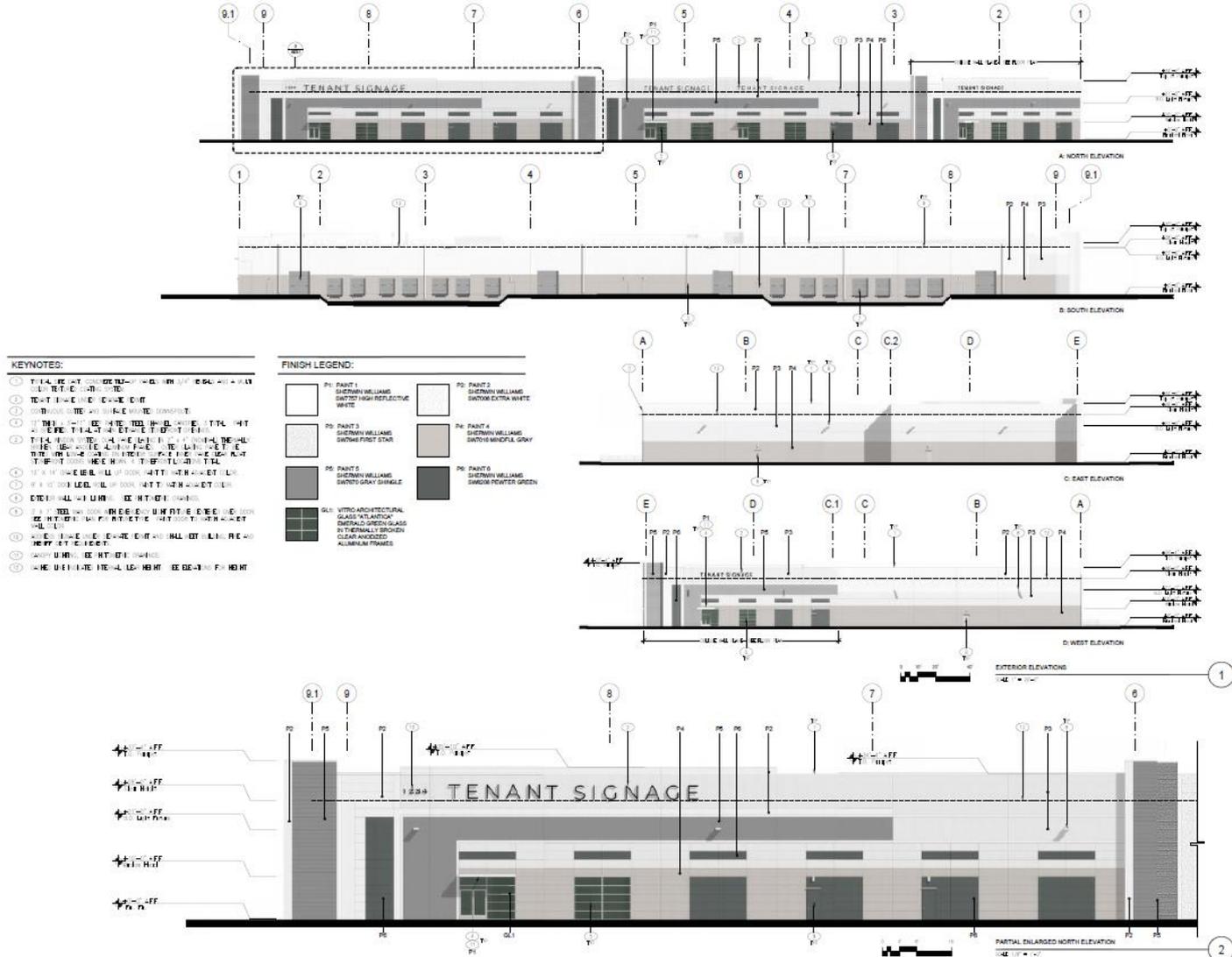
General Plan Land Use Designation and Zoning District

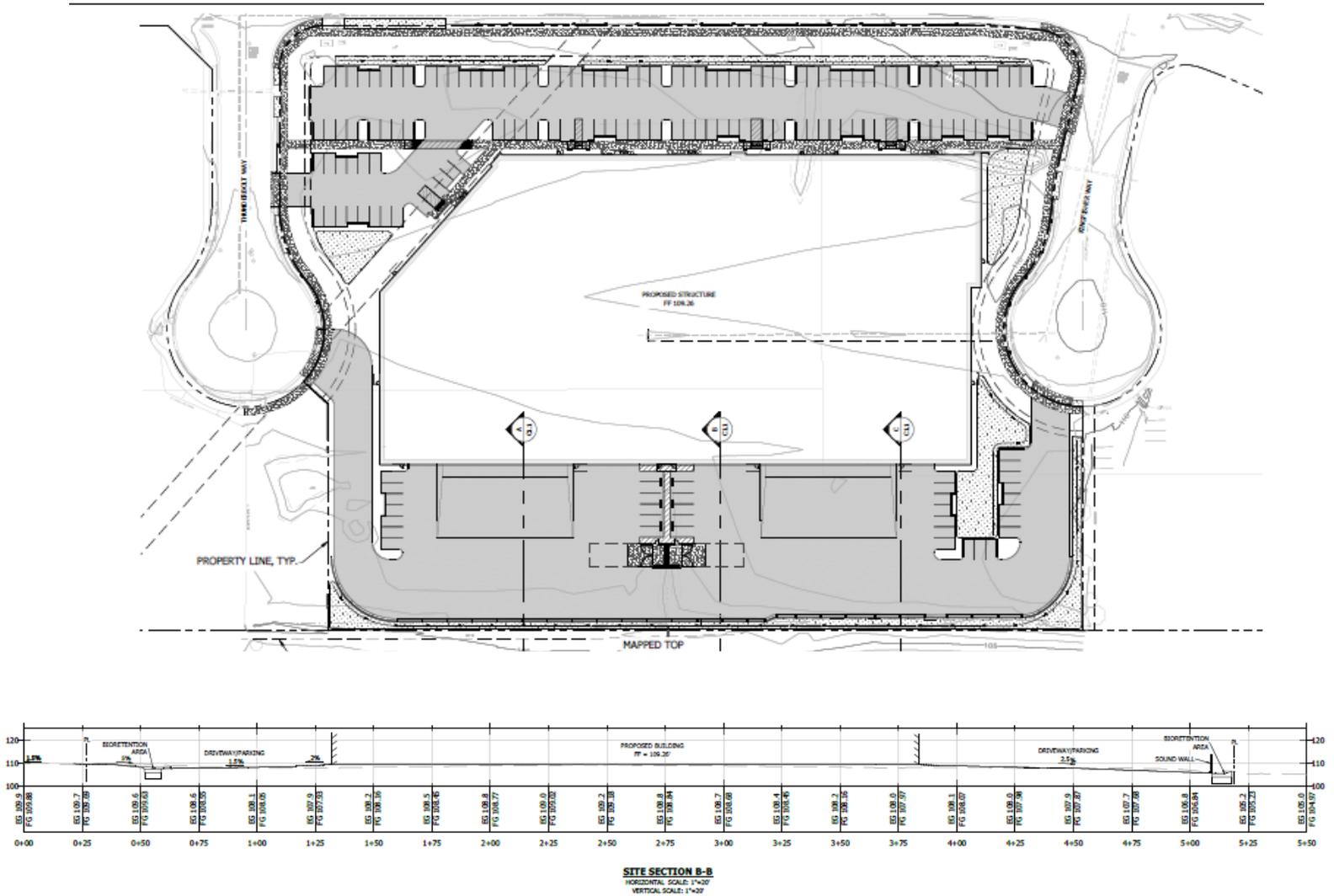


General Plan Land Use Designation:
General Industry
Zoning District:
General Industrial (IG)



Proposed Elevations





Proposed Landscape Plan

LANDSCAPE DESIGN INTENT:

- Landscape design intent:** The designed landscape will create continuity with the adjacent landscapes in the development and provide pedestrian interest in hedges, color and form to soften and enhance the look of the new architecture. Signature street trees are selected from the City of Santa Rosa's approved street tree list for narrow spaces and are planted along Northpoint Parkway and Marine Way on a grid, forming an arterial format. Plant materials selected consist of street trees, low water-use and low maintenance species, many native to the area. Unconiferous ground cover plantings are generally low profiles in stature so as not to interfere with visual access into and within the site. Organic layout of shrubs and ground covers provide a nature-looking landscape. Plant selection emphasizes hedge form and color for year-round attractiveness and structure, with adequate spacing to discourage leaf pruning. Dense ground covers provide weed and erosion control and ground covers selected from among low-maintenance species will be planted along the pathway to provide a buffer to the site. No hot grass areas are proposed.
- Tree quantities and placement:** Tree tree counts exceed the quantity required by the City's treekeeping rules. Parking areas contain (30) trees at a 14.5' x 5' (165) proposed parking spaces. There are an additional (24) trees for the remaining 24,500 square feet of landscaped area or (1) tree for every 600 square feet of landscaped area. Street trees are provided at 1 per 20-foot of commercial frontage per the City Design Guidelines (2016/2018). Street trees are tied back 50 feet from the corner curb radius.
- Sound mitigation for neighboring properties:** A new 8' tall, painted-in-silence, integrally colored concrete site wall will be located along the south project border, to provide visual and sound mitigation for residences to the south. The south face of the wall will be planted with a vigorous, climbing vine to soften and green its view.
- Planting scheme of property trees and shrubs:** Enhanced entry planting will direct users to entry points via bold green-round color and texture contrast. To complement the screening provided by trees on adjacent parcels, new tree openings along the wall property line have been added. Trees are located so that if mature they do not interfere with safe sight distances for vehicles, bicycles, or pedestrian traffic as well they contribute to overhead utility lines, overhead lights, or overhead signs.
- Floorcorters:** Appropriate roof barriers shall be provided in any planters and parking islands less than 10' in width.
- Existing trees:** There are no existing trees on site that will require removal.

IRRIGATION STATEMENT:

- All landscaped areas will be provided with an approved, fully automated irrigation system to include an automatic master control with multi-channel, flow, and multi-direction capabilities, in compliance with Section 20-34-060 and with the City Water Efficient Landscape Ordinance.
- Irrigation system will be designed to avoid runoff, low head drainage, emergency or other similar conditions where water flows onto adjacent property, non-irrigated areas, walkways or structures. Proper irrigation equipment and schedules, including repeated cycles, shall be used to ensure timely application rates to infiltration rates to minimize runoff. Plants with similar water requirements shall be grouped together in distinct hydrozones.
- A master valve and flow sensor will be provided near the irrigation point of connection and connected to the automatic irrigation controller to sense and shut down the system in case of a catastrophic event. All ground cover, shrubs, and perennial plantings areas will receive a high-efficiency slow drip system. The automatic irrigation controller will include evapotranspiration and soil moisture sensor data with non-volatile memory. Sensors (rain, freeze, wind, etc.) will be integral or auxiliary, but respond after irrigation operations during unfavorable weather conditions will be provided for all zones.

PROPOSED TREE LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	MOLECULAR WEIGHT CATEGORY	INITIAL SIZE	MINIMUM HEIGHT AT MATURITY	QTY*	DESCRIPTION
	Magnolia Little Gem	Shade Tree	Low	20' x 20'	20' to 30'	11	Signature shade tree
	Cercis canadensis	Redbud	Low	10' x 10'	15' to 17'	11	Decorative shade tree
	Magnolia grandiflora	Evergreen Tree	Medium	10' x 10'	20' to 30'	11	Decorative shade tree
	Magnolia Little Gem	Shade Tree	Low	10' x 10'	15' to 17'	5	Signature shade tree
	Magnolia Little Gem	Shade Tree	Low	20' x 20'	20' to 30'	11	Decorative shade tree
	Quercus agrifolia	Coast Live Oak	Low	10' x 10'	20' to 25' to 30' to 35'	5	Native California shade tree

* Refer to Landscape Design Intent Statement above for more information on tree quantities required.

PROPOSED PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	MOLECULAR WEIGHT CATEGORY	INITIAL SIZE	OR CENTER SPECIES	DESCRIPTION
	Hydrocotyle 'Coral'	Lower Groundcover	Low	5' x 6'	10' to 12'	Signature ground cover
	Isoplexis 'Coral'	Lower Groundcover	Low	5' x 6'	10' to 12'	Signature ground cover
	Isoplexis 'Coral'	Lower Groundcover	Low	5' x 6'	10' to 12'	Signature ground cover
	Isoplexis 'Coral'	Lower Groundcover	Low	5' x 6'	10' to 12'	Signature ground cover
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PROPOSED TREE IMAGERY



- The proposed color, form and massing of the building are appreciated.
- Provide a more detailed landscape plan; more robust planting at the south property line that is adjacent to the creek is recommended.
- The site layout and building orientation are appreciated.
- Consider proposing additional materials around the entrances and/or corners of the building.

Waterways Advisory Committee (WAC) Comments

- Consider removing the sound wall, located along at the south property line, to provide more transparency between the site and the creek.



- There are no unresolved issues remaining with the project.



- Concerns over noise pollution caused by delivery trucks



- The design and layout of the proposed development is 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 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); and
- The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments; and

Design Review Findings (Continued)

- The architectural design of the proposed development is compatible with the character of the surrounding neighborhood; and
- 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; and
- 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; and

Environmental Review

California Environmental Quality Act (CEQA)

- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a streamlining measure pursuant to CEQA Section 15183.

It is recommended by Planning and Economic Development Department that the Design Review Board, by resolution, approve the Design Review application for the Northpoint Commerce Center project, located at 1408, 1416, 1420 Thunderbolt Way; Assessor's Parcel Nos. 035-530-023, 035-530-024, 035-530-025 and 035-530-057.

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