

RESOLUTION NUMBER 16-935

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY AND FINAL DESIGN REVIEW APPROVAL FOR THE SEBASTOPOL ROAD TOWN HOMES PROJECT, LOCATED AT 1755 SEBASTOPOL ROAD AND 1700 HAMPTON WAY; ASSESSOR'S PARCEL NUMBERS 125-071-014, 125-031-022, 010-311-028; FILE NUMBER DR16-049

WHEREAS, on August 18, 2016, the Design Review Board of the City of Santa Rosa considered Preliminary Design Review for construction of 197 residential units and associated accessory uses and improvements on an approved 14.28-acre subdivision, to be located at 1755 Sebastopol Road and 1700 Hampton Way (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, on November 9, 2006, the Planning Commission approved a Tentative Map via Resolution No. 11029 and a Zoning Variance via Resolution No. 11028 and approved and adopted a Mitigated Negative Declaration (MND) via Resolution No. 11026, the scope of which included the proposed Project; and

WHEREAS, on December 10, 2015, the Planning Commission adopted Resolution Nos. 11740 and 11741, granting a one-year extension of time for the approved Zoning Variance and Tentative Map, respectively; 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 are of superior quality, and are consistent with the Retail and Business Services and Medium Density Residential designations of 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; 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 it provides site layout, landscaping, ecological protection, and circulation considerations appropriate for an infill residential community 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; 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 will be the first development in a planned residential redevelopment of the area and includes open space and circulation considerations that allow current adjacent uses to continue, but will accommodate future development in the area; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the project creates new pedestrian and bicycle connections, outdoor recreational areas, and provides a residential community consistent with the Sebastopol Road Urban Vision Plan; 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; 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 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 on November 9, 2006, the Planning Commission approved Resolution No. 11026, adopting a Mitigated Negative Declaration for the Villas subdivision project, and the scope of the Project remains unchanged and consistent with that environmental analysis, and there are no new circumstances that would require further environmental review under CEQA.

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Preliminary Design Review for the Sebastopol Road Town Homes project subject to each of the following conditions:

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, or as otherwise allowed pursuant to City Code.
2. All work shall be done according to the final approved plans, including the architectural and landscape plans reviewed by the Design Review Board and dated received July 28, 2016.
3. 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.

4. This Design Review Permit shall be valid for two (2) years. If construction has not begun or if an approved use has not commenced within two (2) years from date of approval, this approval shall automatically expire.
5. If implemented within the initial approval period in accordance with all conditions of approval, this Design Review shall be valid for the duration of use.
6. All applicable conditions of approval of Planning Commission Resolution No. 11029, approving a Tentative Map, Resolution No. 11028, approving a Zoning Variance, Resolution No. 11026, adopting a Mitigated Negative Declaration, and Resolution Nos. 11740 and 11741 granting a one-year Time Extension to the Tentative Map and Zoning Variance approvals, shall be satisfied.
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, as depicted in the drawings dated received July 28, 2016. Any future additions, expansions, remodeling, etc., will be subject to review and approval of the Planning Division.
8. 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.
9. Obtain building permits for all new structures and improvements.

Design Review Board Conditions:

10. Install a 6-foot fence along the Rodota trail.
11. Add additional gables to break up the extended hip roof and ensure unique elevation.
12. Consider planting along the exterior side of the sound wall at Highway 12, potential plants include Virginia creeper or ficus.
13. Replace Raywood Ash with a hardier tree species. Plant native oaks along the Rodota trail and along Highway 12.
14. Incorporate planting plan that will not overwhelm front porch railings at town homes.
15. Consider trellis materials that will not deteriorate over time; consider metal.

16. Consider adding 10 feet of length to the swimming pool if feasible.
17. Consider adding more windows to the elevation along Sebastopol Road for the leasing office building.
18. Add real stone to the veneers of the Sebastopol Road leasing office building.
19. Incorporate varied building elevations facing the Rodota trail.
20. The lighting plan submitted at the meeting, and dated received August 18, 2016, is accepted as part of the project.

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this 18th day of August, 2016, by the following vote:

AYES: (5) Hedgpeth, Anderson, Kincaid, Sunderlage, Zucco

NOES: (0)

ABSTAIN: (1) Burch

ABSENT: (1) Grogan

Approved:



Warren Hedgpeth, Vice Chair

Attest:



Bill Rose, Executive Secretary