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RESOLUTION NUMBER

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING FINAL DESIGN REVIEW APPROVAL FOR THE LODGE, A PROPOSAL TO MODIFY THE PREVIOUSLY APPROVED DESIGN FOR A 92-UNIT COMMUNITY CARE FACILITY LOCATED AT 1980 PINER ROAD, ASSESSOR'S PARCEL NO. 036-011-053; FILE NO. DR19-044

WHEREAS, on January 3, 2019, the Design Review Board of the City of Santa Rosa held a duly noticed public hearing on the previously approved project at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, on January 3, 2019, the Design Review Board granted Preliminary Design Review, Resolution No. 19-988, and delegated Final Design Review to staff.

WHEREAS, on July 22, 2019, the City received applications requesting modifications to the previously approved Design Review for the project, to be located at 1980 Piner Road, also identified as Sonoma County Assessor's Parcel Number 036-011-053 (Subject Property); and

WHEREAS, on October 3, 2019, the Design Review Board of the City of Santa Rosa held a duly noticed public meeting on the subject application at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, 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 made findings in connection therewith; 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/Medium Density Residential and is one of several contiguous parcels identified as a Community Shopping Center; the area is intended for a mix of retail and services mixed with housing. The site is within the GG (General Commercial) zoning district where a Community Care Facility serving more than seven people is permitted with the approval of a minor Conditional Use Permit. The site is not located in a Specific Plan area; 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,

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landscaping, ecological protection, and circulation considerations appropriate for a Community Care Facility 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 Project 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 neighborhoods; and
4. The architectural design of the proposed Project is compatible with the character of the surrounding commercial and residential neighborhoods in that the proposed Project is consistent with the design requirements pursuant to Zoning Code Section 20-23.040, which specifies standards for development proposed in the CG zoning district; and
5. The design of the proposed Project 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).
 - a. Pursuant to CEQA Guidelines Section 15332, the Project qualifies for a categorical exemption as in-fill development.
 - The Project is consistent with the General Plan land use designation of Medium Density Residential/Retail & Business Services, which allow a mix of commercial and residential uses.
 - It occurs on a site that is less than five acres within City limits and is substantially surrounded by urban uses.
 - A small area located on the southern border of the site has been identified as wetlands. The area was considered in a biological assessment, prepared by Laurence P. Stromberg, Ph.D., dated July 14, 2014, conducted for Bay Village, the residential development that borders the subject site. The report found that it is unlikely this wetland area is used by California Tiger Salamander because of the distance of the Project Site from known breeding locations and surrounding development. A more recent evaluation of the site was conducted by Wildlife Research Associates. In a memo, prepared by Trish Tatarian, dated August 20,

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2018, the same conclusion was drawn. Both documents are attached to this report. As shown on the site plan, the Project has been designed to avoid the wetland area. In addition to a landscape buffer around the wetland area, a split-rail fence and signage will be placed for additional protection.

- Approval of the project would not result in any significant effects relating to traffic. A trip generation analysis, prepared by Crane Transportation Group, dated September 12, 2018, found the Project would likely result in an additional 19 AM peak hour trips, and 26 PM peak hour trips.
- Air Quality and Greenhouse Gas emissions were also analyzed for the Project. A memo, prepared by the applicant, demonstrates that the Project, both during periods of construction and operation, will be below the threshold of significance pursuant to the City's Climate Action Plan and Bay Area Air Quality Management District CEQA Air Quality Guidelines.
- The project is required to comply with the City's Low Impact Development standards, which will treat storm-water runoff generated by a one-inch storm over a 24-hour period.
- A Noise Assessment, prepared by HWA Architecture Planning Interiors, dated October 11, 2018 (attached), concluded that:

According to the California Green Building Standards Code section 5.507.4.1.1, buildings exposed to a noise level of 65dB during any hour of operation are required to have exterior wall and roof-ceiling assemblies to have a minimum STC rating of 45 and windows to have an STC of 40.

The exterior wall and roof-ceiling assemblies that are required to meet building/energy codes will be designed to comply with or exceed the required STC rating. Windows will be specified as Milgard Quietline or equivalent which can achieve STC ratings up to 48. The exterior envelope will meet or exceed the requirements of CGBSC section 5.507.4.1.1.

- The Project site is in an area designated for residential and commercial uses and can be adequately served by all required utilities and public services. City staff has reviewed the plans and conditioned the Project appropriately; and
- b. Pursuant to CEQA Guidelines Section 15183, the project is consistent with the General Plan and zoning, for which an Environment Impact Report (EIR) was certified by Council in 2009. The EIR analyzed impacts to traffic, air quality & greenhouse gases, and noise for implementation of the General Plan.
8. The proposed Project has been found exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 because all proposed excavation and

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earthmoving activities can be identified as a necessary and integral part of a construction project.

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby approve the modification to the previously approved plans to construct a 92-unit Community Care Facility, and grant Final Design Review for The Lodge, a 92-unit Community Care Facility, subject to each of the following conditions:

1. Compliance with the findings and conditions of approval of Design Review Board Resolution No. 19-988, which was adopted on January 3, 2019, attached hereto and incorporated herein.
2. Plan sets submitted for building permits shall match those approved by the Design Review Board, dated July 16, 2019.

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this 3rd day of October 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Approved: _____
[redacted], Chair

Attest: _____
Bill Rose, Executive Secretary