

Northpoint Commerce Center

DR23-007



1408, 1416, 1420 Thunderbolt Way

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

January 18, 2024

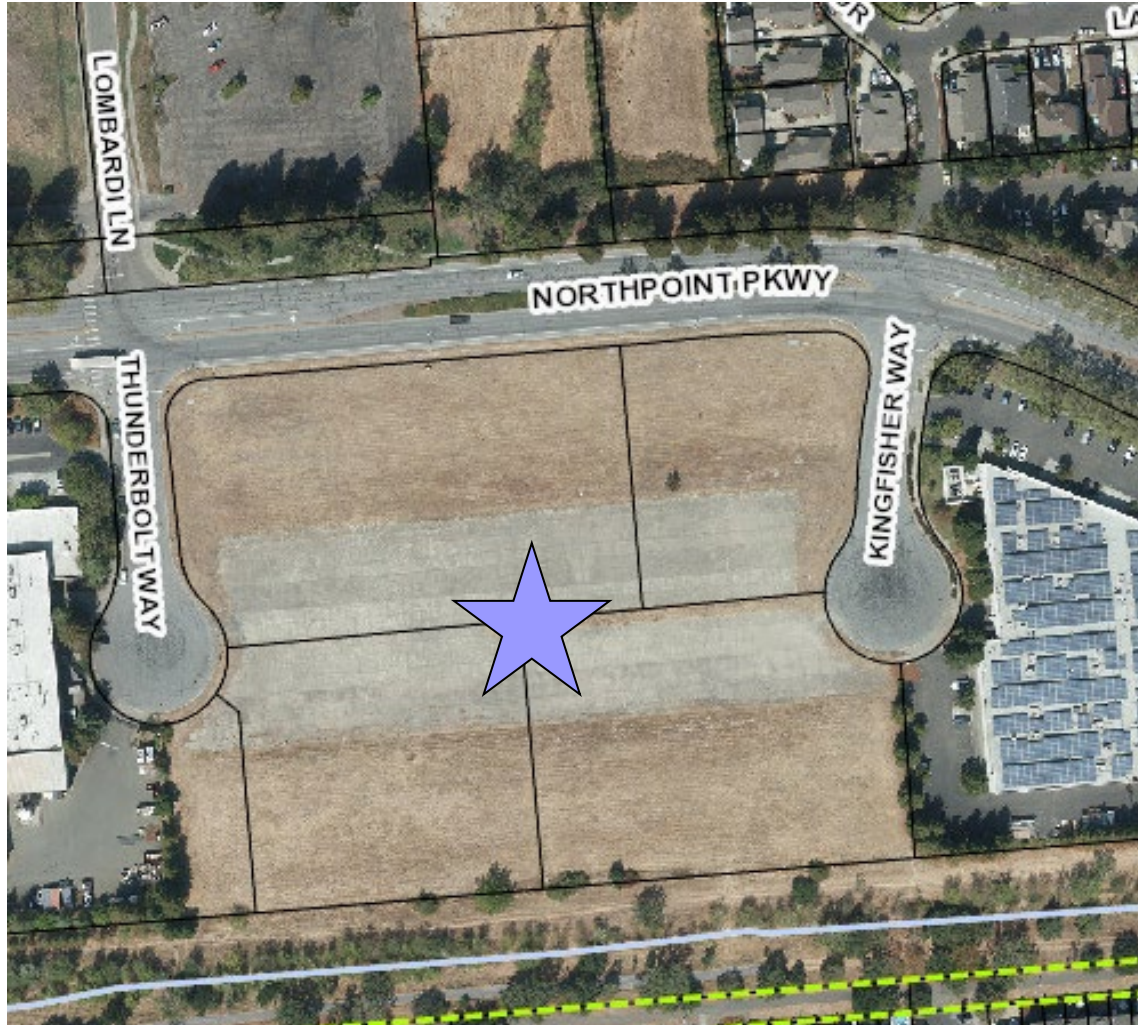
Suzanne Hartman, City Planner
Planning and Economic Development

- 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
- **December 21, 2023** - Application was continued to a date certain.
- **December 22, 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.

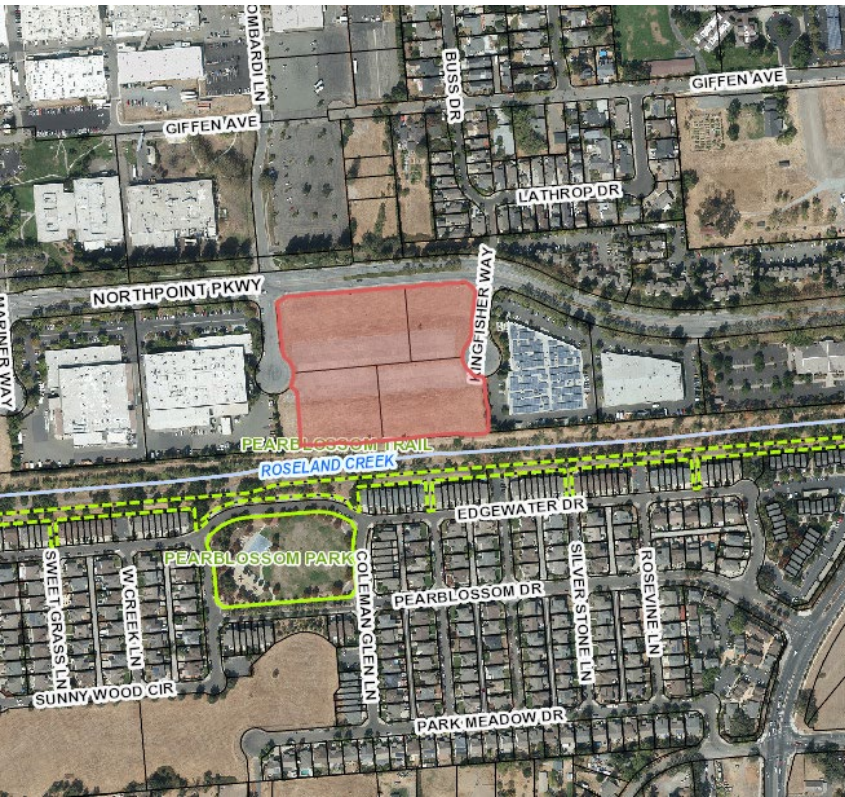


Photograph 3: Facing east across full site.



Photograph 4: Southern boundary of site.

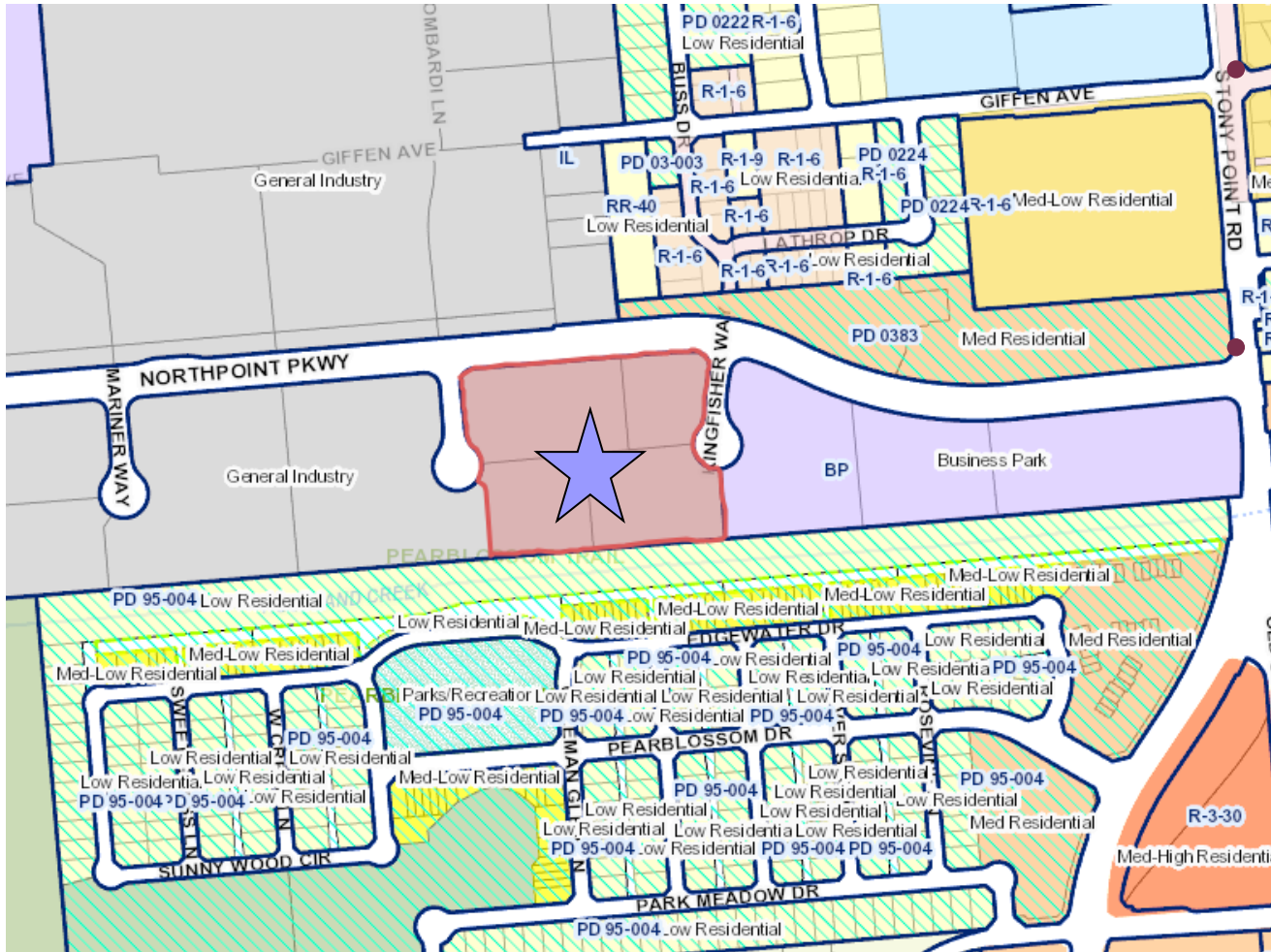
Aerial Photos 1408, 1416, 1420 Thunderbolt Way



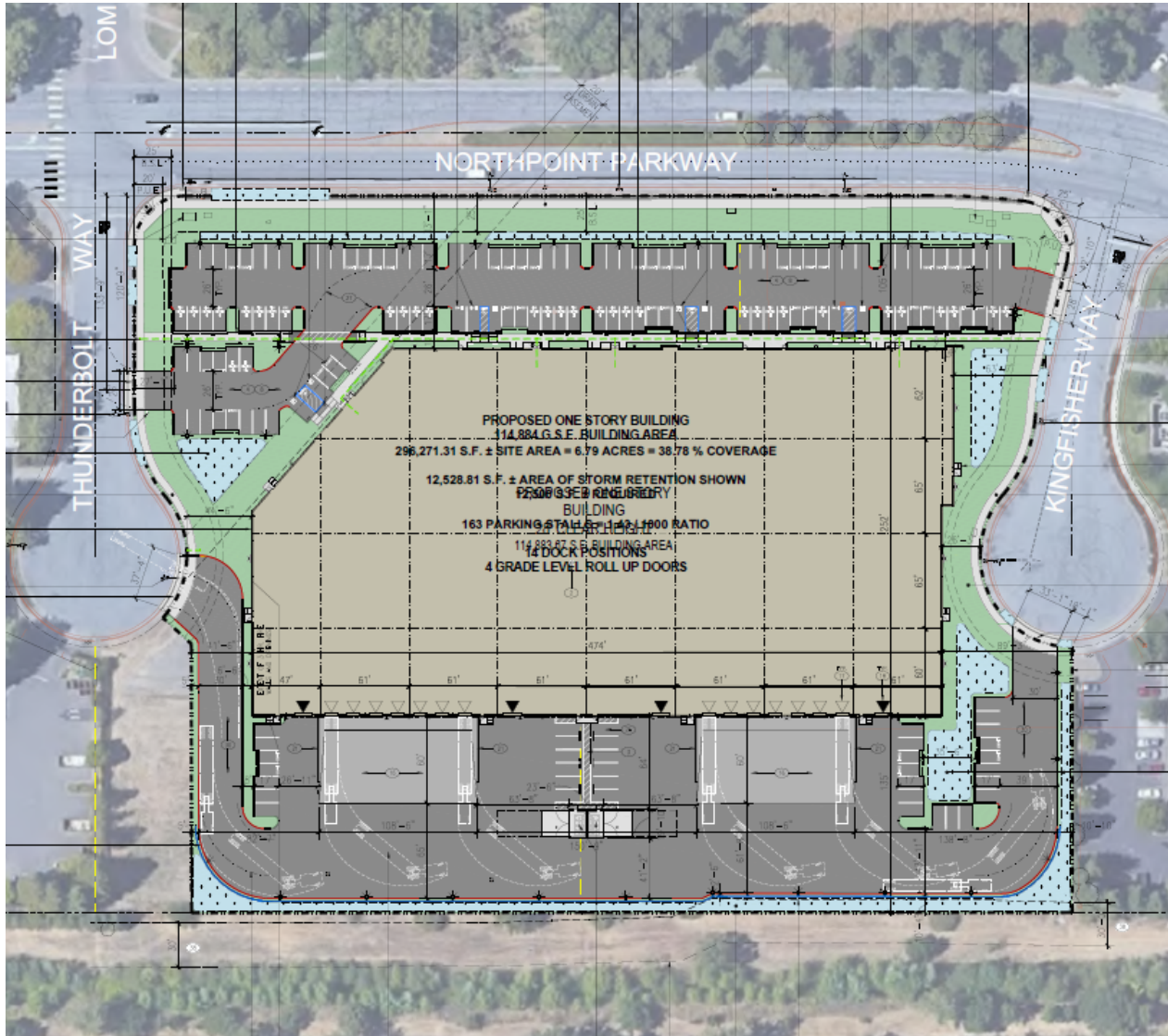
Streetview Photos 1408, 1416, 1420 Thunderbolt Way



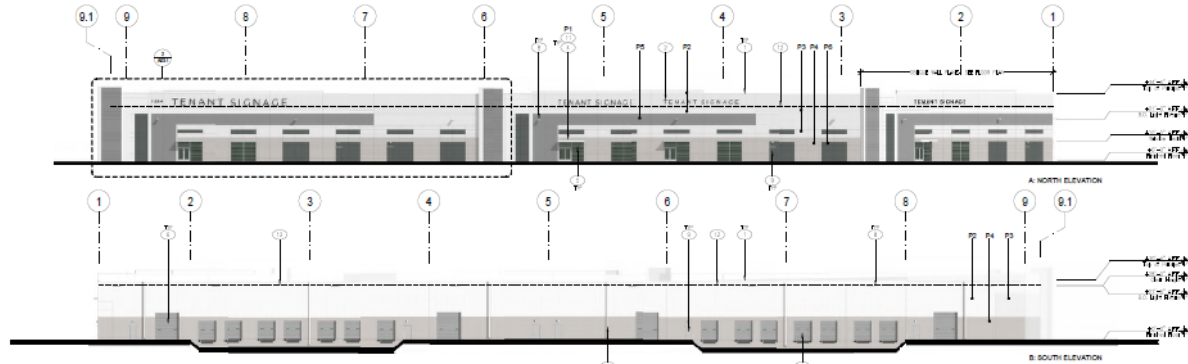
General Plan Land Use Designation and Zoning District



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










Proposed Elevations

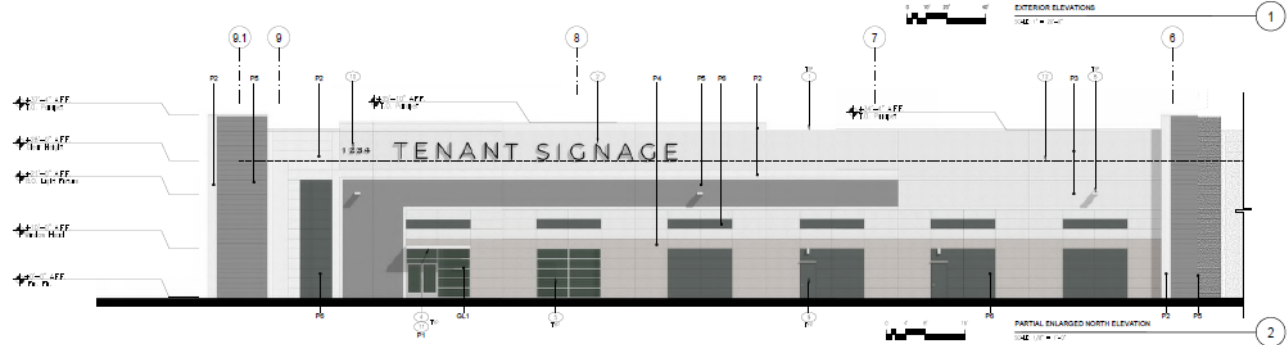
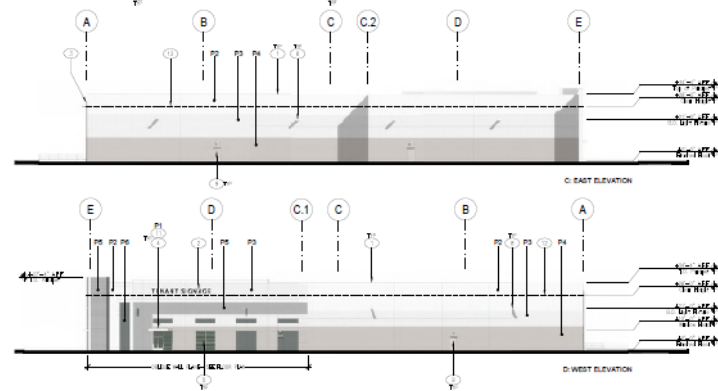


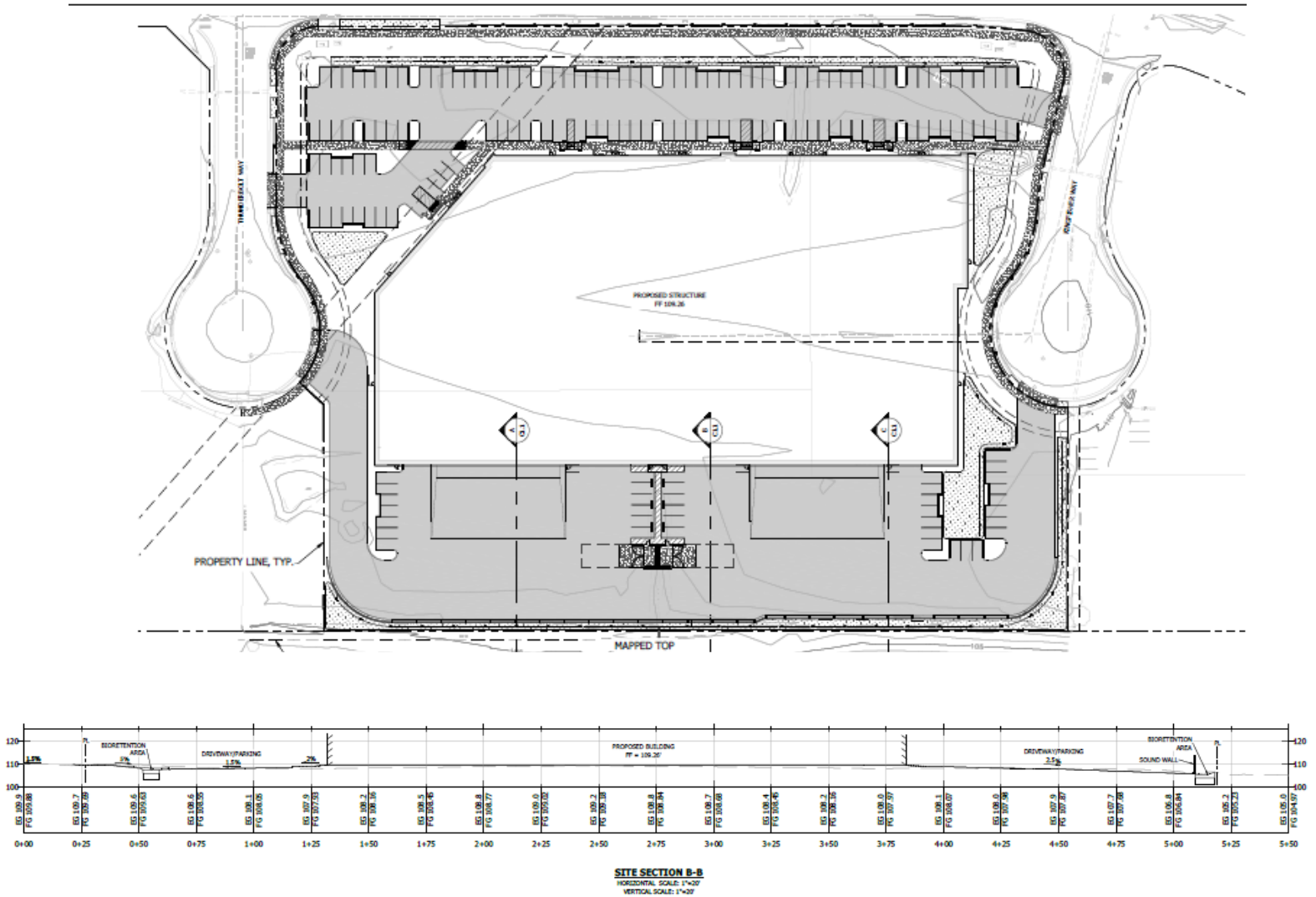
KEYNOTES:

- ① FINISH TO BE AS SHOWN UNLESS OTHERWISE NOTED.
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FINISH LEGEND:

 PF FINISH 1 SHERMAN WILLIAMS SMITTY HIGH REFLECTIVE WHITE	 PF FINISH 2 SHERMAN WILLIAMS SWIMEX EXTRA WHITE
 PF FINISH 3 SHERMAN WILLIAMS SITING FIRST STAR	 PF FINISH 4 SHERMAN WILLIAMS SWIMEX MIDDLE GRAY
 PF FINISH 5 SHERMAN WILLIAMS SWIMEX GRAY SHINGLE	 PF FINISH 6 SHERMAN WILLIAMS SWIMEX POWDER GREEN
 ALL WITH ARCHITECTURAL GLASS "CLAYTON" SERIAL GREEN GLASS IN THERMALLY BROKEN CLEAR ANODIZED ALUMINUM FRAMES	





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 oriented in-lane trees and ferns 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, representing an urban forest. Plant materials selected consist of almost exclusively 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 foliage 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 Parkway 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' radius with the (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-yellow, 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 ground cover 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 maturity 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 wireless signals.
- Floor barriers:** Appropriate and 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-branch, flow, and multi-zone capabilities, in compliance with Section 20-54-080 and with the City Water Efficient Landscape Ordinance.
- Irrigation system will be designed to avoid runoff, low head drainage, overwatering or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures. Proper irrigation equipment and schedules, including repeated cycles, shall be used to closely match 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.) either 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	MATURE WIDTH @ 20' CANOPY	INITIAL SIZE	MATURE HEIGHT @ 20' MATURETY	QTY +	DESCRIPTION
	Albion Marlin	Shade Tree	Low	20' dia	20' to 30'	11	Signature street tree
	Cercis canadensis	Redbud	Medium	10' dia	15' to 20'	11	Medium shade tree
	Magnolia glabra	Star Magnolia	Medium	10' dia	20' to 30'	7	Medium shade tree
	Magnolia liliifolia	Common Magnolia	Medium	10' dia	15' to 20'	5	Signature shade tree
	Magnolia x soulangeana	Chinese Magnolia	Low	20' dia	20' to 30'	11	Medium shade tree
	Quercus agrifolia	Coast Live Oak	Low	10' dia	20' to 30'	6	Signature street tree

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

PROPOSED PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE WIDTH @ 20' CANOPY	INITIAL SIZE	ON CENTER SPACING	DESCRIPTION
	Hydrangea paniculata	Common Hydrangea	Low	5' dia	5' to 6'	Signature ground cover
	Asplenium platyneuron	Rock Fern	Low	5' dia	4' to 5'	Signature ground cover
	Asplenium platyneuron	Rock Fern	Low	5' dia	4' to 5'	Signature ground cover
	Asplenium platyneuron	Rock Fern	Low	5' dia	4' to 5'	Signature ground cover
	Asplenium platyneuron	Rock Fern	Low	5' dia	4' to 5'	Signature ground cover
	Asplenium platyneuron	Rock Fern	Low	5' dia	4' to 5'	Signature ground cover
	Asplenium platyneuron	Rock Fern	Low	5' dia	4' to 5'	Signature ground cover
	Asplenium platyneuron	Rock Fern	Low	5' dia	4' to 5'	Signature ground cover
	Asplenium platyneuron	Rock Fern	Low	5' dia	4' to 5'	Signature ground cover



PROPOSED TREE IMAGERY



Concept Design Review Comments

- 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.



- At the December 21, 2023 Design Review Board meeting, Planning staff requested that the project be continued to a date certain due to a defect (failure) in the notice procedure. The Design Review Board granted the continuance to a date certain and the project was re-noticed as a public hearing per the requirements of Chapter 20-66 of the City Code.

- 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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