

RESOLUTION NUMBER 17-961

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR KAWANA SPRINGS APARTMENT HOMES, LOCATED AT 980 AND 1072 KAWANA SPRINGS ROAD, 2604, 2612, 2620, 2630 PETALUMA HILL ROAD, ASSESSOR'S PARCEL NUMBERS 044-051-032, -035, -036, -039, -043, -048, -049, -054, AND 044-370-002, FILE NO. DR17-013

WHEREAS, on August 17, 2017, the Design Review Board of the City of Santa Rosa considered Kawana Springs Apartment Homes (Project) consisting of 120 multifamily residential units and associated improvements including a community building and pool, dog park, community garden, surface parking lot, and associated landscaping, on a vacant 5.03-acre site, 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, 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; 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 in that the Project reflects "Superior Design," by including a thoughtful approach to the site layout, building architecture, landscaping, and the incorporation of amenities for residents; 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 is consistent with the development standards listed in the Zoning Code and includes a layout considerate of neighboring properties; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the proposed building design, materials, and landscaping complement the existing multifamily uses in the vicinity; 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 proposal has been reviewed and conditioned as necessary by City staff and outside agencies to reduce any impacts existing properties and improvements in the area; and
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) in that an Initial Study and Mitigated Declaration dated July 17, 2017, has been

prepared and adopted for the Kawana Springs Apartment Homes Project, and finds no significant environmental impacts associated with the Project.

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Preliminary Design Review of Kawana Springs Apartment Homes consistent with plans dated received August 3, 2017, subject to each of the following conditions:

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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. All work shall be done according to the final approved plans dated August 3, 2017.
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. Compliance with each of the mitigation measures as required in the July 17, 2017, Kawana Springs Apartment Homes Mitigated Negative Declaration.

BUILDING DIVISION:

5. A building permit is required for all interior and exterior changes or for any change of occupancy from one building code group to another.
6. Construction hours shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. Saturdays. No construction is permitted on Sundays and holidays.
7. Grading and Drainage of the site must be per the approved plans. Site drainage shall be to the curb, under the sidewalk, per City standards.
8. A soils report must be submitted with an application for building permit. Check with the Building Division prior to submittal to determine the level of report necessary for the project or if a soils report is on file for the subject property.
9. Any existing zoning or building violations must be cleared prior to or in conjunction with any new permits.
10. Comply with all Federal, State and local codes, disabled access included.

ENGINEERING DIVISION:

11. Compliance with all conditions as specified by the attached Exhibit "A," dated August 1, 2017.

PLANNING DIVISION:

12. Should housing in-lieu fees be applicable, then this proposal shall be subject to the provisions of Ordinance No. 3526, (requirements for lower-income housing), as the same now exists or may be extended and as its provisions may be amended, revised, or re-enacted in the future.
12. Prior to Planning approval of the building permit, a Density Bonus Housing Agreement, in compliance with Zoning Code Section 20-31, must be executed through the City of Santa Rosa's Housing and Community Services Department.
13. 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., will be subject to review and approval of the Planning Division.
14. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080),
15. PROJECT DETAILS:
 - a. All project details shall be in accordance with the restrictions and limitations of the City Zoning and California Building Codes, as well as the City's Design Review Guidelines.
 - b. The design of all fencing, sound walls, carports, trash enclosures, and similar accessory site elements shall be compatible with the architecture of main buildings and shall use similar materials. The design must be approved by the Planning Division prior to issuance of a building permit.
 - c. All roof appurtenances, accessory equipment, and meters must be totally screened from public view by an architectural design consistent with the building architecture element approved by the Design Review Board or Planning Division.
 - d. All outdoor storage of materials and/or refuse bins/cans shall be maintained within a completely screened structure or area. The design of the screened structure or area shall be approved by the Planning Division prior to issuance of a building permit.
16. TREE PRESERVATION:
 - a. Tree Preservation notes and protection during construction notes shall be shown on the improvement plans and building plans. The tree driplines shall also be shown on each drawing with the attendant protection instructions.
 - b. Prior to issuance of a grading or building permit for any clearing, excavation, construction, or other work on the site, a protection zone shall be established to protect natural vegetation and trees from construction activities. The following conditions and restrictions shall apply:

- i. The zone shall encompass the "protected perimeter" which shall be either the root zone or other limit as established in this approval.
 - ii. The zone shall be delineated with a brightly colored construction fence. Such fences shall remain continuously in place for the duration of all work undertaken on the site.
 - iii. No storage or construction activities (including trenching, grading or filling) shall be permitted within the protected zone.
 - iv. No burning or use of equipment with an open flame shall occur near or within the protected perimeter.
 - v. All brush, earth, and other debris shall be removed in a manner which prevents injury to the protected trees and/or shrubs.
 - vi. No oil, gas, chemicals, or other substances that may be harmful to trees shall be stored or dumped within the protected perimeter or any other location from which substances might enter the perimeter of a protected tree.
- c. The contractor(s) shall be notified in writing by the developer of the "Protection Zone." Copies of the letter shall be provided to the Planning and Building Divisions prior to issuance of a building or grading permit for any site work.
 - d. The protection zone delineated with the brightly colored construction fence shall be posted with signs which state "Tree/Vegetation Protection Zone -- No Construction or Storage Permitted."
 - e. Irrigation systems, and plant varieties which require regular watering shall not be permitted within the dripline of an Oak tree which is to be preserved.
 - f. No concrete or asphalt paving or compaction of soil shall be permitted within the root zones of protected trees.
 - g. Any special work, including mitigation, within the "Protection Zone" must be done under the supervision of a City approved certified arborist.

17. 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.
- d. Street trees will be required and shall be planted by the developer. Selection will be made from the City's approved Master Street Tree Plant List in coordination with the City

Parks Division. Planting shall be done in accordance with the City "Standards and Specifications for Planting Parkway Trees." Copies of the Street Tree List and the Planting Standards are available at the Parks Division office.

18. LIGHTING:

- a. All exterior lighting shall be shown and specified on the plans submitted for issuance of a building permit in accordance with the Design Review approval.
- b. Light sources shall be concealed from public view.
- c. All lighting shall be directed toward the subject property and away from adjacent properties.
- d. The mounting height of lighting fixtures in parking and storage areas shall not exceed 14-foot in height. Lower mounting heights are encouraged.

19. PARKING LOT AREA:

- a. The parking lot shall be paved to City standards.
- b. The parking lot shall be provided with concrete curbing around all planter areas unless specifically approved by the Planning & Economic Development Department in some other fashion.
- c. The parking lot shall be striped according to City standards and all handicapped and compact spaces shall be identified and marked accordingly.
- d. Bicycle parking shall be provided in accordance with Zoning Code requirements. The location and number of spaces shall be shown on the site plan submitted for issuance of a building permit.

20. SIGNING:

- a. No exterior signs, banners, or the like are approved with this permit. A planning sign permit application is required for all signs.
- b. Sign permit approval shall be obtained prior to application for a building permit.
- c. Building permits for sign installations shall be separate permits from other building permits issued for construction.

21. NATURAL RESOURCES:

- a. Advisement. The applicant, its successors, heirs, assigns or transferees are advised in writing that this approval or permit prior to the start of any construction may be subject to certain other clearances, approvals, permits, or authorizations by state and/or federal agencies. The applicant shall acknowledge in writing receipt of the above advisement.
- b. Mitigation requirement. The City's approval or permit is valid only if the applicant, its successors, heirs, assigns or transferees, comply with the terms, conditions and

mitigations set forth in any clearance, permit or approval except that any permit condition or mitigation that requires project redesign shall trigger a review by the City of Santa Rosa Director of Planning & Economic Development to determine if the project as redesigned is consistent with the original approval. A project that the City determines is not consistent with the City approval shall not be granted subsequent entitlements, such as approval of improvement plans and final maps, but excluding grading or building permits of any type. Such a project would have to be resubmitted to the City and reviewed by the City as a new project, including the submittal of a new application and fees.

- c. Power to stop work if violation occurs. Nothing in this approval shall prevent the City of Santa Rosa from exercising its power to stop work in instances where a violation of state or federal law is brought to the City's attention.
- d. No building or grading permit of any type shall be issued by the City until a required federal or state, as applicable, clearance or authorization, with or without conditions, has been filed with the City.

FIRE DEPARTMENT:

- 22. Area shown on Building Floor Plan as "Lobby" is not sufficiently open to qualify as Exit Balcony per CA Building Code. Common Path of Egress Travel from B1 units on third floor appears to exceed 125 feet. A Standpipe outlet is required in each "Lobby" per Item 3 below. Shared Entry "Lobby" shall be protected with automatic fire sprinklers on each floor.
- 23. A Phase 1 Environmental Site Assessment shall be submitted at the Fire Department, including the review fee, and approved. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and approved the Phase 1 study.
- 24. A Fire Flow Analysis including proposed building areas, type of construction, and calculated available fire flow at the new fire hydrants shall be provided to the Fire Department for review and approval. Adjusted fire flow to be not less than 1500 gpm with 20 psi residual in the main at the hydraulically most remote appliance.
- 25. Buildings three (3) or more stories are required to provide a fire standpipe system. With fire sprinkler credit, the Class III requirement can be reduced to a Class I standpipe system per NFPA 14. Residential fire sprinklers per NFPA 13R will be acceptable.
- 26. Fire department connections (FDC's) shall be located within 50 foot of a fire hydrant.
- 27. Twenty-six (26) foot wide on-site roads are provided. Compliance with the "aerial access" requirement (CFC App. D) for a roadway along one side of each three story structure; road to be not closer than 15 feet to the structure nor greater than 30 foot from structure.
- 28. Required Fire Department access roads shall be signed "No Parking – Fire Lane" per current Fire Department standards.
- 29. Traffic calming measures on private property are not approved as a part of this review. (i.e. speed bumps, humps, speed tables or undulations.)
- 30. Provide a Fire Department key box (Knox box).

31. Twelve inch (12) inch illuminated building address characters shall be provided per Fire Department standards, with 4" individual dwelling units address characters. Site Maps and directional signage shall be provided as necessary at shared entries.
32. The property management company or Homeowners Association shall be responsible for maintaining all private fire protection appliances and roadways.
33. Permanent fences or gates limiting vehicle access shall be approved by the Fire Department. Vehicle gates limiting access to five or more dwelling units shall be equipped with strobe-actuated electric operators on both the ingress and egress sides. Egress actuators may be replaced with a magnetic detection loop. Gates shall fail to an unlocked condition in the event of power outage.
34. Storage or use of any hazardous materials at the site (such as pool chemicals) will require a Hazardous Materials Inventory Statement to be submitted to the Fire Department for review. Materials in excess of the permit amounts will require a Hazardous Materials Management Plan to be submitted to the Fire Department for review and approval and may require payment of Hazardous Material Use or Hazardous Waste Generator fees.
35. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.

UTILITIES DEPARTMENT:

36. Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North Coast Region, in effect at the time, or thereafter, that the building permit(s) for this development, or any part thereof, are issued.

RECREATION AND PARKS DEPARTMENT:

37. Street trees will be required and planted by the developer. Selection will be made from the city's approved master plan list and inspected by the Parks Division. Planting shall be done in accordance with the city *Standards and Specifications for Planting Parkway Trees*. Tree planting location shall be marked by Parks Division Tree Section personnel; contact (707) 543-3770. Copies of the master street tree list and the standards are available at the Parks Division Office (707) 543-3770. This declaration shall be added to the General Notes of the improvement plans.
38. Parks acquisition and/or park development fees shall be paid at the time of building permit issuance. The fee amount shall be determined by the resolution in effect at the time.
39. Property owners shall be responsible for the irrigation of the street trees and the maintenance of the planter strips on the surrounding roads.

DESIGN REVIEW BOARD:

40. Shall include a fence along property line to the south and east that is 20% solid and 80% open.
41. Consider alternative fence design.
42. Consider alternative railing design for balcony and stairs rails.
43. Final Design Review is deferred to staff.

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this 17th of August, 2017, by the following vote:

AYES: (5) Board Members Hedgpeth, Kincaid, Briere, Grogan, Weigl

NOES: (0)

ABSTAIN: (0)


ABSENT: (2) Chair Burch; Board Member Zucco

Approved:



Michael Burch, Chair

Attest:



William Rose, Executive Secretary

Exhibit A: Engineering Development Services Exhibit A, dated August 1, 2017