

RESOLUTION NUMBER

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING DESIGN REVIEW APPROVAL FOR THE DOWNTOWN STATION (SMART SITE) RESIDENTIAL DEVELOPMENT, A SIX-STORY, 114-UNIT RESIDENTIAL DEVELOPMENT, WITH 10.5% OF THE UNITS DESIGNATED AFFORDABLE, LOCATED AT 34 W. 6TH STREET AND 2 4TH STREET, IN THE RAILROAD SQUARE PRESERVATION DISTRICT, ASSESSOR'S PARCEL NUMBERS 010-166-003 & 010-171-019; FILE NUMBER DR21-021

WHEREAS, on September 16, 2020, the Project was reviewed at a joint meeting by the Cultural Heritage Board and the Design Review Board as a Concept Item and comments, recommendations, and considerations were provided by both Boards; and

WHEREAS, on April 21, 2021, the Project applications, including a Major Landmark Alteration Permit and Major Design Review Permits, were submitted to Planning and Economic Development requesting a new six-story, 114-unit, multi-family residential structure with associated amenities including a pool, outdoor play area, outdoor fitness area, new 26-foot wide public pathway, and new portion of the SMART multi-use pathway for the property at 34 W. 6th Street and 2 4th Street, also known as Assessor's Parcel Nos. 010-166-003 & 010-171-019; and

WHEREAS, on June 2, 2021, a Neighborhood Meeting was held for the Project to allow residents and interested parties to attend and provide feedback for the proposed project; and

WHEREAS, on November 17, 2021, the Cultural Heritage Board of the City of Santa Rosa approved the Major Landmark Alteration Permit, after it received 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 December 16, 2021, the Design Review Board of the City of Santa Rosa considered Major Design Review for the Downtown Station (SMART Site) residential development, a new six-story, 114-unit, multi-family residential structure with associated amenities including a pool, outdoor play area, outdoor fitness area, new 26-foot wide public pathway, and new portion of the SMART multi-use pathway for the property at 34 W. 6th Street and 2 4th Street, also known as Assessor's Parcel Nos. 010-166-003 & 010-171-019; 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 (e.g., City policy statements and development plans). Specifically, the Project site is designated Station Mixed Use on the General Plan Land Use Diagram and is zoned SMU-H (Station Mixed Use – Historic) within the Downtown Station Area Specific Plan boundary, which allows multifamily residential is allowed by-right to support the economic vitality of Santa Rosa's downtown. Moreover, the Project implements Downtown Station Area Specific Plan goals and policies such as LUL-C-1, LUL-C-7, and LUL-L, Design Guidelines 3.2.II.7, 2.4.3, 2.4.4, 2.4.7, and complies with all development standards within the SMU-H

zoning district. Finally, the -H combining district requires a Landmark Alteration Permit, which was approved by the Cultural Heritage Board on November 17, 2021, and no appeal was filed; 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 the Project implements several goals and policies from the Design Guidelines relating to neighborhood design, the Downtown Station Area, multifamily residential development, and landscape design. The Project responds thoughtfully to the natural and built environment by proposing a design that is appropriate for its location and use, which provides connectivity to transit, bicycle, and pedestrian networks. Building architecture utilizes materials, details, and form to provide interest and compatibility with the surrounding area. Finally, the site plan, including building placement, landscaping, and internal circulation, reinforces the sense of place within the Railroad Square Preservation District; 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 designed in compliance with the development standards of the Zoning District, includes a layout respectful of neighboring properties, and features improvements which will benefit residents and visitors of the area. Specifically, the project will strengthen Downtown Santa Rosa pedestrian connectivity by creating a new multi-use path along the eastern property line connecting W 6th Street and the SMART Downtown Station. A 26-foot wide pathway on the southern side of the proposed building connects the western side of the property to the new SMART multi-use path. Project amenities include a fenced-in community pool open to residents and the existing neighborhood residents, while other amenities such as a play area for children, outdoor exercise equipment, outdoor tables, and seating will enhance the use and enjoyment of neighboring existing or future developments; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the new building transitions smoothly between the neighboring single-family and existing commercial uses by incorporating several architectural features found throughout the Railroad Square Preservation District while also providing adequate distance between the proposed building and the residences of the West End Preservation District as to not overwhelm existing development. The District Compatibility Report, prepared by Kara Brunzell, dated November 5, 2021, found that the project will not copy specific features of adjacent historic buildings in order to avoid creating a false sense of history or a cartoonish historicism. Ground-floor materials on the west elevation will respond to the adjacent historic brick warehouse; brick cladding, metal handrails, and steel awnings will be utilized, and imitation materials will be avoided, creating compatibility with the Railroad Square and West End Preservation Districts; 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 in that the the Project establishes visual interest through the use of architectural features and durable materials and provides visibility and safety for its residents and the surrounding area. Front porches that activate the street frontage are proposed along W 6th Street and the new pedestrian pathway on the southern side of the building provides activity generating features for future residents and pedestrians. The building includes street-facing windows that break up the massing and allow

more eyes on the street and all balconies are located on the south elevation. The proposed materials wrap all four sides of the new structure and include a variety of architectural features resulting in an architecturally compatible structure to the Railroad Square Preservation District and to the City. The fencing, light fixtures, and accessory structures are compatible with the main building; 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 Project site is designated for higher density housing on the General Plan Land Use Diagram in an area where all utilities and public services are available. The Project plans have been reviewed various City staff in compliance with applicable City standards; and
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) in that the project is statutorily exempt from CEQA pursuant to Government Code Section 65457 and CEQA Guidelines Section 15182(a)(c) in that the project would develop a residential land use that is undertaken to implement, and is consistent with, the Downtown Station Area Specific Plan and the certified Subsequent Program EIR (SCH 2006072104). No events subsequent to certification have required a supplemental EIR pursuant to Public Resources Code Section 21166. The residential intensity, design, and infrastructure plan of the proposed project is consistent with the adopted Specific Plan's goals and policies.

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Design Review approval for the Downtown Station (SMART Site) Residential Development Project, 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. Plans submitted for building permit must be consistent with the plans approved by the Design Review Board, dated December 16, 2021.
3. Construction hours shall be limited to 8:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. Saturday. No construction is permitted on Sundays and holidays.
4. Comply with the Sonoma-Marín Area Rail Transit District (SMART) comments dated June 9, 2021, attached hereto and incorporated herein as Exhibit B.
5. The project shall comply with City Code Section 21-02, Housing Allocation Plan, through (a) provision of the appropriate number of on-site affordable units, (b) payment of Housing Impact Fees, or (c) an alternative compliance proposed in accordance with City Code Section 21-02.070 and approved by the Director of Planning and Economic Development. For purposes of this condition, the Director of Planning and Economic Development is designated as the review authority for review and acceptance of innovative Housing Allocation Plan compliance strategies under City Code Section 21-02.070(G).

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ENGINEERING DIVISION:

6. Comply with Engineering Development Services Exhibit “A” dated October 22, 2021, attached hereto and incorporated herein.

PLANNING DIVISION:

7. The following shall be a note on plans involving ground disturbing activities and implemented throughout the Project’s construction: Should human remains be discovered during construction, all construction activities shall be halted immediately within 50 feet of the discovery, the City shall be notified, and the Sonoma County Coroner shall be notified, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California’s Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.

If evidence of any prehistoric or historic-era subsurface archaeological features or deposits are discovered during excavation or other earth-moving activities, the qualified archaeologist shall assess the significance of the find(s) and determine the appropriate treatment. Appropriate treatment may include recordation and/or additional excavation. A monitoring report shall be completed by the archaeological monitor at the end of construction. This report shall include a brief summary of the pre-construction cultural resource awareness training and the results of monitoring. The monitoring report shall be kept on file with the City.

8. 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.

9. 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.

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- 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.

10. 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. All outdoor lighting shall comply with the City's Lighting Ordinance in Zoning Code Section 20-30.080.

11. 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.

12. 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.

DESIGN REVIEW BOARD

13. add/delete text as needed

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DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this 6th day of January 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Approved: _____
Drew Weigl, Chair

Attest: _____
Amy Nicholson, Executive Secretary