

RESOLUTION NUMBER [to be entered by Secretary]

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING DESIGN REVIEW APPROVAL FOR CANINE COMPANIONS EARLY DEVELOPMENT CENTER EXPANSION, LOCATED AT 2965 DUTTON AVENUE, ASSESSOR'S PARCEL NO. 043-135-031, FILE NO. PRJ21-003

WHEREAS, on February 4, 2021, Concept Design Review was conducted by the Design Review Board and comments were provided to the applicant; and

WHEREAS, on March 11, 2021, the entitlement application for Design Review and a Minor Use Permit was submitted to the Planning and Economic Development Department for the Canine Companions Early Development Center (CEDC) Expansion, specifically a one-story, 21,991-square-foot building with 8,972-square feet of exterior impervious surface areas for dog runs and play areas adjacent to and surrounding the building; and, a 5,180-square-foot, ancillary veterinary clinic (Project); and

WHEREAS, on January 20, 2022, the Zoning Administrator, after due consideration of all evidence and reports, at a public meeting, adopted a Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, and approved a Minor Use Permit for the Project; and

WHEREAS, on January 20, 2022, the Design Review Board of the City of Santa Rosa, at a public hearing, considered written and oral reports of staff, testimony, and other evidence presented by all those who wished to be heard on the matter regarding the project; 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 the Roseland Area / Sebastopol Road 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), in that the Project site is an area designated by the General Plan Land Use Diagram as Light Industry, which is intended for industrial uses, and a kennel, animal boarding facility is a use permitted with a Minor Use Permit. The proposed buildings meet all required development standards of the IL - Light Industrial zoning district, pursuant to Zoning Code Table 2-11 and [Section 20-24.040](#), including setbacks, building height, site circulation and emergency access; 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 facility design and landscape enhance the streetscape along the Dutton Road, while maintaining more than 50-feet of setback from the adjacent Colgan Creek. The proposed building will be climate controlled and energy efficient and a bioretention system is provided on the site to protect water quality. The site layout, landscaping, and circulation are appropriate for an animal boarding and training facility and have 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 provides appropriate setbacks, circulation, and design features compatible with the surrounding industrial uses. Parking is

proposed to meet the needs of the proposed development, and lighting is shielded to be contained on the project site. Additionally, the location of Colgan Creek on the west side of the site creates a landscaped buffer between the proposed facility and residential uses located west of Colgan Creek; and

4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood, in that project design maintains design characteristics of the existing one-story stucco building and enhances the campus with updated design themes, which include extensive landscaping, with large lawn areas, a decorative plaza, water feature, and driveway arbor; 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 Project would include a bioretention area with native landscaping to the west of the project roadway and parking area, and the proposed structures and onsite improvements are more than 50-feet from the creek setback; and
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA), and on January 20, 2022, the Zoning Administrator adopted a Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, which included the project.

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Preliminary Design Review of the Canine Companions Early Development Center (CEDC) Expansion 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 January 20, 2022.
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.

BUILDING DIVISION:

4. A building permit is required for all interior and exterior changes or for any change of occupancy from one building code group to another.
5. 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.

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6. 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.
7. 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.

ENGINEERING DIVISION:

8. Compliance with all conditions as specified by the attached Engineering Development Services Exhibit "A" dated December 1, 2021, attached hereto and incorporated herein.

PLANNING DIVISION:

9. Compliance with the Mitigation Monitoring and Reporting Program, adopted by the Zoning Administrator on January 20, 2022, attached hereto and incorporated herein.
10. 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.

11. 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.

12. 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.

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- 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.

13. 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 16-feet in height. Lower mounting heights are encouraged.

14. 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.

15. 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.

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this 20th day of January, 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Approved: _____

Drew Weigl, Chair

Attest: _____

Amy Nicholson, Executive Secretary

Attached:

- Exhibit A - Engineering Development Services Exhibit “A” dated December 1, 2021
- Exhibit B - Mitigation Monitoring and Reporting Program dated December 6, 2021