

RESOLUTION NO. ZA-2023-008

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING MINOR DESIGN REVIEW FOR BRITTAIN TOWNHOMES FOR THE PROPERTY LOCATED AT 851 BRITTAIN LANE SANTA ROSA, APN: 035-063-036, FILE NO. DR22-010 (PRJ22-005)

WHEREAS, on February 8, 2022, an application was submitted for a Major Tentative Map, and Minor Design Review for Brittain Townhomes, an 82-unit multi-family housing project consisting of 8-units reserved for moderate-income households, located the Project Site (proposed Project); and

WHEREAS, per Zoning Code Section 19-69.090, no approval or conditional approval of a vesting tentative map shall be given prior to approval of its design plans; and

WHEREAS, the Minor Design Review approval to allow the proposed project is based on the project description and official approved exhibit dated received November 15, 2022; and

WHEREAS, the project site is located within the Sebastopol Road Corridor Development Area (PDA), as described in Zoning Code § 20-16.070, Figure 1-1; and

WHEREAS, Design Review for multi-family residential developments the PDA is delegated to the Zoning Administrator, through the Minor Design Review process in accordance with § 20-16.070(A)(1), subject to a pre-application Neighborhood Meeting and Conceptual Design Review by the Design Review Board as required by § 20-16.070(A)(2);

WHEREAS, the Santa Rosa Zoning Administrator has completed review of the Minor Design Review application to allow the proposed project described above; and

WHEREAS, on March 9, 2022, the Planning and Economic Development Department held a required Neighborhood Meeting to provide the opportunity for early input by the public prior to submittal of the required Planning entitlement application; and

WHEREAS, on March 17, 2022, the Design Review Board conducted the required Concept Design Review, during which time the Design Review Board provided nonbinding comments to the applicant and interested community members as to how the application may meet the City's development priorities, and those comments were recorded in the minutes of the subject meeting. The Board members appreciated the traditional design. Several Board members suggested that the developer add amenities in the north end of the project site: and,

WHEREAS, the matter has been properly noticed as required by Section 20-52.030.H.2.a and no request for a public hearing has been received;

NOW, THEREFORE, BE IT RESOLVED that in accordance with Section 20-52.030.I, the Zoning Administrator of the City of Santa Rosa finds and determines that:

1. 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) in that the project design and density meet what the General Plan and Roseland/Sebastopol Road Specific Plan envisioned for the site;
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 proposed design provides traditional features in building height, form, and architectural details, while the form, massing, materials and detailing express the design concept and building use. The landscape design is appropriate for the proposed use while preserving as many mature growth trees as possible. The design and outdoor amenity space would reinforce a sense of place in the Roseland/Sebastopol Road Specific Plan area, and the design promotes sustainability through materials, site location, and use;
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 design is appropriate for its location in the Roseland/Sebastopol Road Specific Plan area, with its main entrance proposed on Sebastopol Road. The development proposes appropriate heights and setbacks that are respectful to adjacent parcels, and preserves existing mature trees, in keeping with the semi-rural residential parcels adjacent to the Project;
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the traditional style is in keeping with the existing, established neighborhood;
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 project will incorporate existing mature trees, traditional architecture, and will feature private and common open space. The project site exceeds the City's minimum parking requirements;
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 has been reviewed by City Building, Engineering, and Fire divisions and appropriately conditioned to comply with all local regulations currently in effect;
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) in that an Addendum to the Environmental Impact Report (EIR) for the 2016 Roseland Area/Sebastopol Road Specific Plan and Roseland Area Annexation Projects Final Environment Impact Report (2016 FEIR) (State Clearinghouse Number 2016012030) was prepared in compliance with CEQA Guidelines Section 15164. The 851 Brittain Lane Subdivision Project EIR Addendum was reviewed by City Staff and adopted by the Zoning Administrator after determining that the project

would not cause new significant environmental effects or substantial increases in the severity of significant effects beyond those previously identified as part of the 2016 FEIR. An Addendum to a Certified Environmental Impact Report may be prepared if no significant environmental effects will occur and none of the previously identified effects will increase in severity. (CEQA Guidelines Section 15164).

None of the circumstances under CEQA Guidelines Section 15162 are triggered; therefore, no additional analysis is required. See “851 Brittain Lane Subdivision Project EIR Addendum” dated August 31, 2022 for further analysis.

Per CEQA Guidelines Section 15164(c), an addendum need not be circulated for public review, but can be included in or attached to the final EIR or adopted mitigated negative declaration. Per CEQA Guidelines Section 15164(d), the decision-making body shall consider an addendum with the final EIR or adopted mitigated negative declaration prior to making a decision on the project.

This entitlement would not be granted but for the applicability and validity of each and every one of the below conditions and that if any one or more of the below conditions is invalid, this entitlement would not have been granted without requiring other valid conditions for achieving the purposes and intent of such approval. The approval of the project is contingent upon compliance with all the conditions listed below. Use shall not commence until all conditions of approval have been complied with. Additional permits and fees are/may be required. **It is the responsibility of the applicant to pursue and demonstrate compliance.**

Conditions of Approval

1. Obtain building permits for the proposed project.
2. Compliance with all conditions included in the Engineering Development Services (EDS) Exhibit “A” dated November 15, 2022.
3. Construction hours shall be limited to 8:00 a.m. to 7:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. Saturdays.
4. 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 Zoning Administrator. Any future additions, expansions, remodeling, etc., will be subject to review and approval of the Planning Division.
5. No signs are approved as part of the Project. Signs will require separate Planning and Building permits.
6. The Project shall comply with City Code Section 21-08, development requirements relating to public art.
7. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
8. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of project submittal.

This Minor Design Review is hereby approved on January 19, 2023. If conditions have not been met or if work has not commenced within 24 months from the approval date, this approval shall automatically expire and be invalid unless an application for extension is filed prior to expiration. This approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: _____
SUSIE MURRAY, ZONING ADMINISTRATOR

ATTACHMENT:

Engineering Development Services Exhibit A, dated November 15, 2022