

RESOLUTION NO. ZA-2023-010

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING MINOR DESIGN REVIEW FOR LMC SANTA ROSA FOR THE PROPERTY LOCATED AT 3575 MENDOCINO AVE, SANTA ROSA, APN: 173-030-033, FILE NO. DR22-026

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 February 24, 2020, an application to develop a 532 multifamily project (including 162 units for low and very low senior households) and associated improvements including a 1-acre park on a 13.3 infill site located at 3575 Mendocino Avenue (“Original Project”), was submitted to the Planning and Economic Development Department (File Numbers PRJ20-002 & MAJ20-001); and

WHEREAS, the Original Project consisted of the subdivision of a 13.3-acre site into eight lots through a phased tentative map. Phase I would create Lots 1, 2, and 3, which would accommodate the 162 affordable senior housing units, and a public street to provide ingress/egress to Mendocino Avenue and one-acre park. Phase II includes Lots 4, 5, 6, 7, and 8, which includes sites for the market rate units, the park, and associated improvements (“Modified Project”); and

WHEREAS, on December 8, 2020, the City Council held a public hearing on the original Project and adopted the Sustainable Communities Environmental Assessment (SCEA), and approved the General Plan Amendment from Mobile Home to Transit-Village Medium and the rezoning from Rural Residential-Resilient City (RR-40-RC) to Transit-Village Residential-Resilient City (TV-R-RC), with a Senior Housing (SH) combining district applied to a 2.5-acre portion of the site to facilitate the construction of the 162 affordable senior housing units, and approved a tentative map of eight lots for the original project; and

WHEREAS, on June 8, 2022, a Minor Design Review application was submitted to modify the Original Project by reducing the market rate housing component to 260 units, resulting in a total of 422 units, including the 162 senior affordable housing units (Modified Project). The Modified Project would be reconfigured as a garden-style apartment complex with 13 separate buildings totaling approximately 298,519-gross-square-feet. The modified units would consist of 182 one-bedroom units and 78 two-bedroom units, ranging from approximately 637 to 1,099-net-square-feet. The modified market rate housing component is also proposing to construct a 5,166 square foot clubhouse. The clubhouse would include a fitness facility, leasing office, maintenance room, workroom, and outdoor swimming pool; 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 9, 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, on February 5, 2020, 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 May 5, 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 received Concept Design Review by the Design Review Board, which supported the overall design and layout of the project and provided recommendations related to the project's design and layout that the applicant has incorporated into the final plan set. The project is consistent with the General Plan Land Use designation of Transit Village Medium which allows for new multifamily residential development in all-residential buildings and supports the construction of mid and high-rise apartments;
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 site is approximately 0.2 mile (0.38-mile walking distance) from Bicentennial Way and the Bicentennial Way Transit Facility. Bicentennial Way is a high-quality transit corridor that is served by Santa Rosa CityBus Route 1, which arrives every 15 minutes, Monday through Friday. The Bicentennial Way Transit Facility is a major transit stop that is intersected by Santa Rosa CityBus Routes 1 and 10. The project promotes superior design through thoughtful consideration of architecture via use of form, massing, materials, and interesting design which the project achieves through exterior balconies with glass railings, fiber siding and stucco with accents of board and batten siding and varied exterior wall depth. The project promotes placemaking through perimeter landscaping, landscaped walkways, a private clubhouse,

and a publicly accessible private park near the main entrance of the project. The project promotes sustainability through its use of solar panels and EV charging stations;

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 immediately surrounding area is also located near other high density residential developments, and supportive commercial uses, and is a transit-oriented development due to its proximity to quality public transit options. The project's construction and operation will require compliance with the City's Lighting and Noise Ordinances which reduce the impacts to surrounding land uses;
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the proposed three-story multifamily development provides a modern architectural character and incorporates visually interesting architectural design features that avoid a large-scale, bulky or "box-like" appearance. The project achieves consistency with these guidelines by incorporating extensive landscaping, a publicly accessible park, exterior balconies with glass railings, fiber siding and stucco with accents of board and batten siding, and varied exterior wall depths;
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 would result in 260 residential units developed in a transit oriented and walkable environment in an urban environment with close proximity to a wide range of services, including retail, medical, and professional offices. The proposed project includes amenities such as a dog run, pool area, gym, bike storage, community lounge, and a publicly accessible private park;
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 project has been found in compliance with the California Environmental Quality Act (CEQA). A Sustainable Communities Environmental Assessment Addendum (SCEA Addendum) has been prepared and the SCEA addendum determined that there would be no significant and unavoidable environmental impacts based on the project details, compliance with standard measures and project specific mitigation measures.

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. 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.
3. No signs are approved as part of the Project. Signs will require separate Planning and Building permits.
4. The Project shall comply with City Code Section 21-08, development requirements relating to public art.
5. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
6. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
7. Compliance with all conditions included in the Engineering Development Services (EDS) Exhibit "A" dated January 3, 2023.

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 January 3, 2023