

RESOLUTION NUMBER [to be entered by Secretary]

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING DESIGN REVIEW APPROVAL FOR CERES COMMUNITY PROJECT – CULINARY FACILITY, LOCATED AT 0 APOLLO WAY, APNS 035-490-030, 035-490-031, FILE NO. DR22-046

WHEREAS, on October 21<sup>st</sup>, 2022, a Design Review application was submitted to the Planning and Economic Development Department;

WHEREAS, on May 11, 2023, the submittal was deemed complete; and

WHEREAS, on August 3<sup>rd</sup>, 2023, the Design Review Board of the City of Santa Rosa considered Ceres Community Project's Culinary Facility, a proposal to construct a 19,474-square-foot Food and Beverage Product establishment with associated site improvements; 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). The project is consistent with the General Plan in that the development site is designated Business Park on the General Plan Land Use Diagram and is within the BP (Business Park) zoning district, which is consistent with the General Plan. Areas with this land use designation are intended to accommodate corporate headquarters, research and development facilities, offices, light manufacturing and assembly, and industrial processing. Manufacturing/Processing – Light, which includes Food and Beverage Product Manufacturing, is permitted by right in the BP zoning district, and the site is not within a specific plan area. Further, the proposed development is consistent with each of the development standards indicated in the BP zoning district; 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). The plans submitted demonstrate thoughtful consideration to the built environment, including landscaping, architecture, and scale. The site is surrounded by similar uses and structures such as warehouses and offices, and the project plans have been reviewed in conformance with the Design Guidelines, including Sections 3.4 (Business & Light Industrial Parks and Buildings) and Section 4.3 (Infill Development); and
3. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments. As designed and conditioned, the project will be in compliance with required development standards including vehicle and bicycle parking and building height maximums; it will provide an essential community service and provide volunteer opportunities for youths; and will be of superior architecture providing an attractive building with landscaping in the Business Park area; and

4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the architectural and landscape plans include materials and colors that complement each other as well as the surrounding built and natural environment; 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. Specifically, the architectural features and building materials are of superior quality and the earthy and natural tones and textures blend seamlessly into the surrounding landscape; 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. The Project site is substantially surrounded by urban development and utilities are available. The Project plans have been reviewed by City staff, including Traffic, Fire and Engineering Development Services, and have been conditioned appropriately, including improvements to infrastructure, circulation and public safety; and
7. Due to special circumstances associated with the operation of the use at its location, the proposed use will generate a parking demand different from the standards specified in [Table 3-4](#) in that the facility's staffing consists largely of youth volunteers that would not be utilizing the parking spaces. Additionally, the intensity of the proposed use is far lower than the intensity anticipated by the General Plan. The General Plan requires 350 square-feet per employee for the Business Park Land Use. With all 80 staff members, including onsite and delivery volunteers, a 28,000-square-foot site is required. The project site is 66,647 square-feet; and
8. The number of parking spaces approved will be sufficient for its safe, convenient, and efficient operation of the use in that much of the volunteer staff will utilize public transit or rideshare to and from the site. Additionally, the intensity of the site is significantly lower than allotted for by the size of the project site; and
9. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 32 exemption pursuant to CEQA Guidelines Section 15332. The project meets the criteria for the Class 32 (In-fill) exemption in that it is consistent with the applicable General Plan designation and all applicable General Plan polices as well as with applicable zoning designation and regulations. Specifically, the General Plan envisions light industrial development of the site, and the development is consistent with development standards required. In addition, the site is located within city limits on a project site of no more than five acres, substantially surrounded by urban uses. The site is adjacent to a variety of uses to the north and west, including Medical Office and Warehouse Retail uses, as well as Office and Warehouse uses to the east across Apollo Way. Further, the site is immediately adjacent to parcels that are developed with qualified urban uses pursuant to Public Resource Code Sections 21072 and 21061.3.

Additionally, although the site has potential habitat for nesting birds and bats, it has not been identified as habitat for endangered, rare, or threatened species, based on the Biological Assessment by WRA Environmental Consultants, dated July 22, 2022. Consistent with the recommendations of the Biological Assessment, the project has been conditioned to include a breeding bird survey conducted by a qualified biologist and establish any necessary "no disturbance buffer" zones, prior to the commencement of construction activities.

In addition, approval of the project would not result in any significant negative effects relating to traffic, in that such impacts were reviewed in the W-Trans prepared Transportation Impact Study, dated January 9, 2023, which determined a less-than-significant impact on vehicle miles traveled (VMT), and the project has been conditioned by the City Traffic Engineer to comply with all recommendations in the study. The project is anticipated to operate within acceptable levels of sound as listed in the General Plan and the City's Noise ordinance. According to the Environmental Noise Assessment by Illingworth & Rodkin, Inc., dated May 3, 2023, the project as proposed would not result in substantial increases to temporary construction noise, construction related vibration, or permanent noise.

Impacts to air quality are expected to be less-than-significant as the project has been conditioned to implement mitigation measures recommended in Illingworth & Rodkin's Air Quality and Greenhouse Gas Assessment, dated October 10, 2022, which include BAAQMD-recommended best management practices. Further, based on the City Engineering Development Services division's review of the project plans and Drainage Report prepared by Munselle Civil Engineering, dated July 7, 2023, impacts related to stormwater and drainage will be less than significant.

The City has further determined that no exceptions to the exemptions apply and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances (CEQA Guidelines Section 15300.2.) This determination is based on the flat nature of the project site which is substantially surrounded by development.

Additionally, pursuant to CEQA Guidelines Section 15183, the project is consistent with the City's General Plan and Zoning, which envisions the development of light manufacturing uses in the Business Park area. Therefore, no further environmental review is required.

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Design Review of Ceres Community Project – Culinary Facility, 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, 2023.
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. 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.
5. Comply with all Federal, State and local codes, disabled access included.

**ENGINEERING DIVISION:**

6. Compliance with all conditions as specified by the attached Exhibit "A" dated July 13, 2023.

**PLANNING DIVISION:**

7. 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.

8. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).

**9. 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.

**10. 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

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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.

11. 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.

12. PARKING LOT AREA:

- A. Plans submitted for issuance of a building permit shall show 45 parking spaces. Two of the compact parking spaces shown to the south of the plans approved August 3, 2023, shall be removed to widen all remaining compact spaces to 9'.
- B. The parking lot shall be paved to City standards.
- C. 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.
- D. The parking lot shall be striped according to City standards and all handicapped and compact spaces shall be identified and marked accordingly.
- E. 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.

13. 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.

14. AIR QUALITY AND GREENHOUSE GAS EMISSIONS

- A. The applicant shall implement all mitigation measures as recommended by the Air Quality and Greenhouse Gas Impacts Assessment, dated October 10, 2022, to lower any potential impacts to be less-than-significant.

15. NATURAL RESOURCES:

- A. The applicant shall implement recommendations in the Cultural Resources Survey provided by Tom Origer & Associates, dated July 7, 2022:
  - i. In keeping with the CEQA guidelines, if archaeological remains are uncovered, work at the place of discovery should be halted immediately until a qualified archaeologist can evaluate the finds (§15064.5[f]).
  - ii. The following actions are promulgated in the CEQA guidelines section 15064.5(d) and pertain to the discovery of human remains. If human remains are encountered, excavation or disturbance of the location must be halted in the vicinity of the find, and the county coroner contacted.
- B. The applicant shall implement recommendations in the Biological Report provided by WRA Environmental Consultants, dated July 22, 2022:
  - i. No more than 7 days prior to the start of construction, a qualified biologist shall conduct a breeding bird survey and review areas within 1000 feet of the proposed areas of construction disturbance. If occupied nests are observed during the preconstruction survey, the biologist would establish a “no disturbance buffer” surrounding the active nest or burrow and construction within that buffer zone would be prohibited until any young present have fledged.

**UTILITIES DEPARTMENT**

16. 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**

17. Street trees will be required on Apollo Way and planted by the developer. Selection will be made from the City’s approved master street tree list and inspected by the Parks Division may occur. Planting shall be done in accordance with the City Standards and Specifications for Planting Parkway Trees. Any substitutions in tree selection must be from the approved master street tree list. Copies of the master street tree list and the standards are available at the following links:

City Standards: <https://www.srcity.org/2321/Design-Construction-Standards>.

Tree List: <https://www.srcity.org/DocumentCenter/View/7670/Street-Tree-List-PDF?bidId=>

18. Ensure that existing trees are not designated as heritage trees prior to any removal; in accordance with the definition in the City’s code Chapter 17-24.020. Protect trees and heritage trees during construction. All existing trees shall be delineated on the development plan or tentative map accurately, as defined in Chapter 17-24.050 of the City code.

19. All landscaping shall be privately maintained and irrigated. Property owner and/or homeowners’ association shall be responsible for the irrigation and maintenance of the street trees and maintenance of the planter strips in front of and alongside of their lots. This includes the

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maintenance of all bio-retention areas, street trees and associated landscaping, whether in the Right of way, and at no time will the City be responsible for any maintenance of street trees, bio-retention areas and/or landscape areas along the street.

### **DESIGN REVIEW BOARD**

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this 3<sup>rd</sup> day of August 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Approved: \_\_\_\_\_  
Melanie Jones-Carter, Chair

Attest: \_\_\_\_\_  
Amy Nicholson, Executive Secretary