

## RESOLUTION NUMBER 17-947

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR THE CODDINGTOWN MALL RENOVATION, LOCATED AT 733 CODDINGTOWN CENTER, ASSESSOR'S PARCEL NUMBER 012-490-045, FILE NO. DR16-065

WHEREAS, on March 2, 2017, the Design Review Board of the City of Santa Rosa considered the Coddington Mall Renovation; 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); 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 in that the project reflects "Superior Design," by including a thoughtful approach to the building architecture, neighborhood compatibility, and landscaping; 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 new structures will retain the functional purpose of retail tenant spaces within a developed shopping center; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the proposed changes to the retail tenant spaces utilize materials, forms, and massing that relate to the adjacent newly renovated retail spaces; 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 given that it has been reviewed for consistency with the City of Santa Rosa development criteria and approved by the Design Review Board and has been conditioned to maintain façade materials as necessary; 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 the project has been reviewed by requisite City staff and outside agencies for consistency with existing policies, and has been conditioned to reduce potential impacts; and
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 2 exemption pursuant to CEQA Guidelines Sections 15302(b). The proposed project meets the criteria for the Class 2 exemption in that it consists of the replacement of an existing structure. The proposed project would replace the existing building

located on the same site with a commercial structure of substantially the same purpose, capacity, and size.

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Preliminary Design Review of the Coddington Renovation 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. All work shall be done according to the final approved plans dated received February 16, 2017.
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.
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.
8. Any existing zoning or building violations must be cleared prior to or in conjunction with any new permits.
9. Comply with all Federal, State and local codes, disabled access included.

**ENGINEERING DIVISION:**

10. Compliance with all conditions as specified by the attached Exhibit "A" dated February 6, 2017, attached hereto and incorporated herein.

**PLANNING DIVISION:**

11. 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. All façade materials shall be appropriately maintained as necessary.
12. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080),
13. **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.
14. **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 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.
15. **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.

16. 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.

17. 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.

18. 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.

#### **FIRE DEPARTMENT**

- 19. This portion of Coddington has its own sprinkler system, supplied by a Riser in the northwest corner of the building to be reconstructed. Sprinkler system will be demolished and replaced as part of this project, possibly including construction of a new underground Fire Main to a Sprinkler Riser in a new location. New building shall be part of the Covered Mall as defined in Building Code, protected with automatic fire sprinklers per NFPA 13 and standpipes per NFPA 14, supplied by an Underground Fire Main per NFPA 24, with Fire Alarm per NFPA 72.

#### **UTILITIES DEPARTMENT**

- 20. 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.

#### **DESIGN REVIEW BOARD**

- 21. Shall specify tree species and tree planting conditions which will provide an appropriate rooting environment for long-term tree health and shading of the parking lot, and provide tree planting details.
- 22. Replace additional trees identified in Exhibit B.
- 23. Shall revise flow-through planters to include seat walls.
- 24. Consider further articulation and playfulness in the arrangement of flow-through planter seat walls.
- 25. Shall lower the center façade element of Ulta by 18-inches.
- 26. Shall redesign cornice returns of the “retail” building.
- 27. Shall revise plant species along west elevation of Petco Unleashed to reflect shady conditions.

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa  
on this 2<sup>nd</sup> day of March, 2017, by the following vote:

AYES: (6) Chair Burch; Vice Chair Hedgpeth, Board Members Anderson, Grogan, Kincaid,  
Sunderlage  
NOES: (0)  
ABSTAIN: (1) Board Member Zucco  
ABSENT: (0)

Approved: \_\_\_\_\_  
Michael Burch, Chair

Attest: \_\_\_\_\_  
William Rose, Executive Secretary

CITY OF SANTA ROSA, CALIFORNIA  
DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT  
ENGINEERING DEVELOPMENT SERVICES DIVISION

EXHIBIT "A"  
February 27, 2017

733 Coddington Ctr  
Coddington Renovation  
DR16-065

Developer's engineer shall obtain the current City Design and Construction Standards and the Community Development Department's Standard Conditions of Approval dated August 27, 2008 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.

In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received November 2, 2016:

1. The developer's engineer shall comply with all requirements of the latest edition of the City Standard Urban Storm Water Mitigation Plan Guidelines. The Building Permit shall incorporate all SUSMP Best Management Practices (BMP's) and shall be accompanied by a Final Storm Water Mitigation Plan which shall address the storm water quality and quantity. Building Permit plans submittal shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the SUSMP BMP's, and shall include a maintenance schedule. Perpetual maintenance of SUSMP Best Management Practices (BMP's) shall be the responsibility of one or more of the following:
  - a. Individual property owning these BMP's. Individual owners shall be responsible for performing and documenting an annual inspection of the BMP's on their respective properties. The annual reports shall be retained by the private property owner for a period of the latest five years, and shall be made available to the City upon request.
  - b. Property Owners Association. If perpetual maintenance of these BMP's are through a Property Owner's Association, the documents creating the Covenants, Conditions and Restrictions governing the Association shall be submitted to the City Attorney's Office and the Planning and Economic Development for review.
  - c. An alternate means acceptable to the City of Santa Rosa.
2. After the SUSMP BMP improvements have been constructed, the developers Civil Engineer is to prepare and sign a written certification that they were

constructed and installed as required or per the manufacturer's recommendation. Written certification of SUSMP BMP's is to be received by the City prior to acceptance of subdivision improvements.

### **SEWER and WATER**

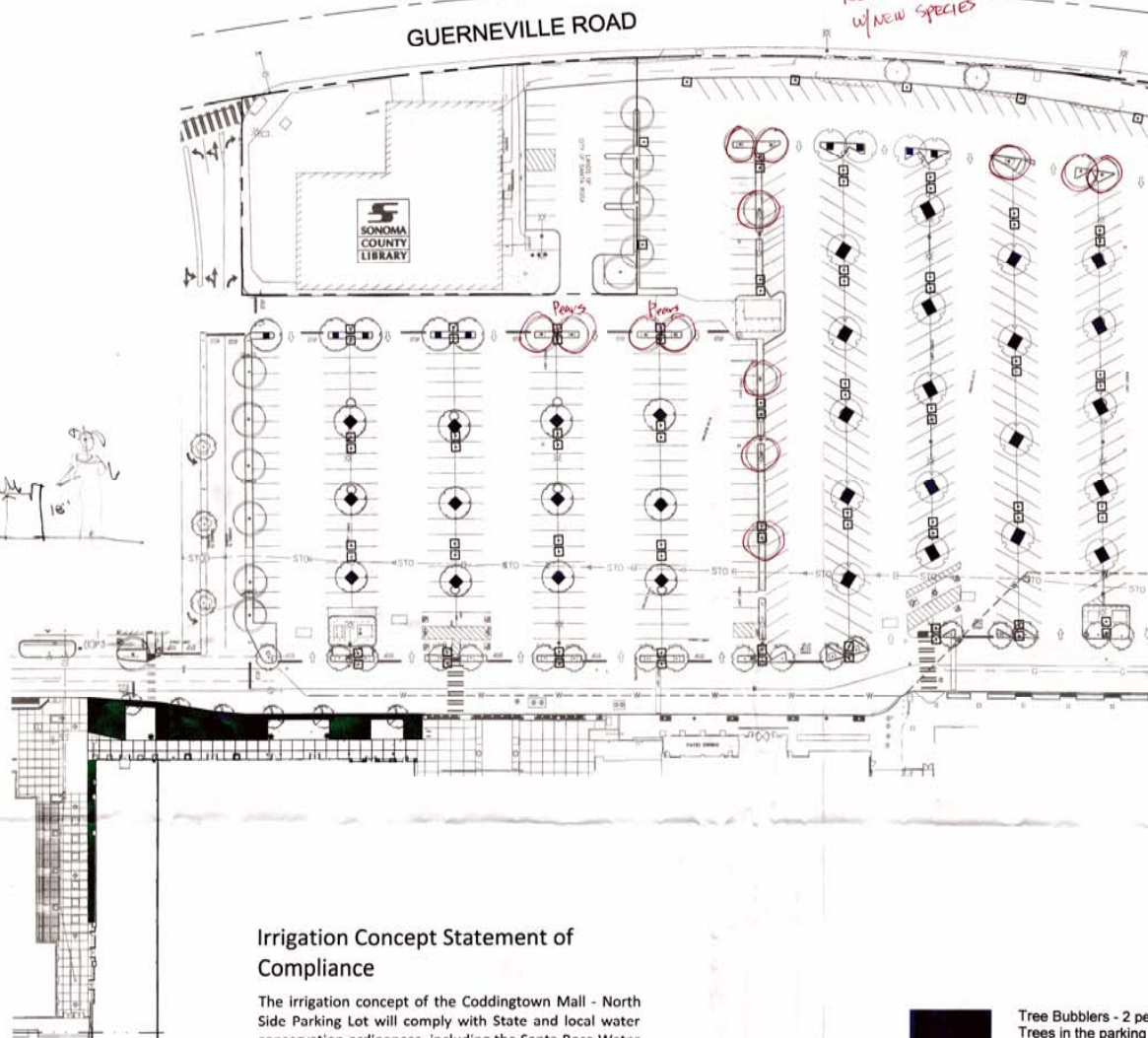
3. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on October 27, 2015. Plans shall be submitted with the Building Permit application. Submit the following with the above mentioned plans: Maximum Applied Water Allowance (Appendix A) and Hydrozone Table (Appendix B).



Larry Lackie  
Project Engineer



EXHIBIT 'B'  
TREES TO BE  
REMOVED & REPLANTED  
w/ NEW SPECIES



### Irrigation Concept Statement of Compliance

The irrigation concept of the Coddington Mall - North Side Parking Lot will comply with State and local water conservation ordinances, including the Santa Rosa Water Efficient Landscape Ordinance.

The irrigation system shall include the most efficient irrigation equipment to meet the performance criteria established by these ordinances. Such improvements include proper mulch coverage, plant selection and groupings based on watering needs, smart irrigation controllers, weather sensor, and valve isolation per hydrozones, pressure regulation, flow sensing and master valve shutoff, dedicated irrigation meter and backflow prevention. Where possible, system will be connected to existing on-site irrigation equipment that meets the ordinance requirements.

- Tree Bubblers - 2 per tree  
Trees in the parking lot will irrigated on separate zone valves
- Low volume Irrigation  
Trees in the parking lot will irrigated on separate zone valves

