

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR DESIGN REVIEW BOARD
APRIL 6, 2017

PROJECT TITLE

Santa Rosa Skilled Nursing Facility

ADDRESS/LOCATION

2280 Challenger Way

ASSESSOR'S PARCEL NUMBER

35-112-023

APPLICATION DATE

May 12, 2016

REQUESTED ENTITLEMENTS

Design Review

PROJECT SITE ZONING

BP (Business Park)

PROJECT PLANNER

Susie Murray

APPLICANT

Anvil Development, LLC.

PROPERTY OWNER

A. J. Ventures, Inc.

FILE NUMBER

PRJ16-009

APPLICATION COMPLETION DATE

May 12, 2016

FURTHER ACTIONS REQUIRED

Minor Conditional Use Permit, Lot Merger
and Building Permits

GENERAL PLAN DESIGNATION

Business Park

RECOMMENDATION

Approval

Agenda Item #6.2
For Design Review Board Meeting of: April 6, 2017

CITY OF SANTA ROSA
DESIGN REVIEW BOARD

TO: CHAIR BURCH AND MEMBERS OF THE BOARD
FROM: SUSIE MURRAY, CITY PLANNER
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

SUBJECT: SANTA ROSA SKILLED NURSING FACILITY

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Design Review Board, by Resolution, grant Preliminary Design Review to construct an approximately 37,000 square foot skilled nursing facility.

EXECUTIVE SUMMARY

Anvil Development, LLC is proposing to construct and operate an approximately 37,000 square foot, single-story skilled nursing facility to provide extended care recovery services for up to 59 patients. The approximately 4-acre site is currently undeveloped. It is located one block south of Sebastopol Road, and is bordered by Corporate Center Parkway to the west and Challenger Way on all other sides. In addition to Design Review, the project applications also include a Minor Conditional Use Permit and a Lot Merger.

BACKGROUND

1. Project Description

The primary structure for the skilled nursing facility is proposed in the center of the development site. There is a deep landscaped area proposed along the entire western street frontage which separates the structure from Corporate Center Parkway. The single-story building is designed with an open courtyard that is surrounded on all sides by patient rooms. The facility will provide beds for up to 59 patients.

Vehicle access is provided from three driveways off of Challenger Way, and the design includes a passenger drop-off area located at the north side of the

building. Two pedestrian paths are also provided; one accessing from Corporate Center Parkway and the other from Challenger Way.

There are 70 parking stalls, four of which comply with the Americans with Disabilities Act (ADA). Most of the parking spaces are located on the east side of the site, with some spaces located to the north and south of the building. The primary parking lot is designed with a variation of the standard orchard-style parking. The project proposes larger tree wells to promote the successful maturation of larger shade trees. The tree wells will be separated by 7-10 parking spaces. The parking spaces located to the north and south of the facility are adjacent to trees planted in the landscape buffer. Bike parking and lockers are provided in compliance with the Zoning Code.

The site is surrounded by a meandering sidewalk. The proposed landscape design demonstrates an understanding of compliance with the Water Efficient Landscape Ordinance (WELO). The project has been conditioned to require that final landscape plans in compliance with WELO be included with the plans submitted for building permits. The project proposes two locations for public art installations, both located towards the northwest corner of the project site. The applicant will work with the Recreation and Parks Department to finalize the art installation.

2. Surrounding Land Uses

North: Business Park; currently developed with commercial buildings
South: Business Park; currently undeveloped
East: Business Park; currently undeveloped
West: Business Park; currently developed with commercial buildings

3. Existing Land Use – Project Site

The 4.02-acre project site is located within the Northpoint Corporate Center business park developed with commercial buildings and occupied with office, warehouse and light industrial uses. The subject site is currently undeveloped. It is generally flat and vegetated with grasses and shrubs. Street lights, curb and gutter, landscaping and street trees were installed along the site's perimeter during the initial development of business park.

4. Project History

During the late 1980s, streets, utilities and landscaping were installed as part of the Northpoint Corporate Center development.

On May 12, 2016, applications for a Minor Conditional Use Permit, Design Review and Lot Merger were submitted to the Planning and Economic Development Department.

On October 4, 2016, an Issues Letter was sent to the applicant.

On November 29, 2016, revised plans, in response to the Issues Letter, were submitted. The project was changed significantly.

PRIOR CITY COUNCIL REVIEW

Not applicable.

ANALYSIS

1. General Plan

The General Plan land use designation is Business Park. This land use designation is intended for attractive business centers and campus-like environments that do not generate nuisances. The following General Plan goals and policies are relevant to the project:

- | | |
|----------------|--|
| LUL-I-1 | Provide a range of commercial services that are easily accessible and attractive, that satisfy the needs of people who live and work in Santa Rosa and that also attracts a regional clientele. |
| LUL-J-1 | Maintain an adequate supply of employment centers in a variety of locations and settings to ensure the City's continued economic vitality. |
| UD-D-4 | Provide continuous sidewalks and bicycle lanes on both sides of major regional/arterial streets. |
| T-H-3 | Require new development to provide transit improvements, where a rough proportionality to demand from the project is established. Transit improvements may include: <ul style="list-style-type: none">• Direct and paved pedestrian access to transit stops;• Bus turnouts and shelters; and• Lane width to accommodate buses. |
| OSC-K | Reduce energy use in new commercial structures. |
| EV-A-4 | Provide expedited permit review processing for time-sensitive development proposals which meet General Plan goals. |
| EV-D | Maintain the economic vitality of business parks. |

NS-A-5 Locate essential public facilities, such as hospitals and clinics, emergency shelters, emergency command centers, and emergency communications facilities, outside of high fire risk area, flood hazard zones, and areas subject to dam inundation.

AC-A-4 Increase public art throughout Santa Rosa, while focusing art and cultural activities in the Downtown Arts District. Encourage the placement of art in locations that are interactive and accessible to the public and at entryways into the city.

The addition of a skilled nursing facility in the southwest quadrant of Santa Rosa will provide new employment opportunities and medical services/recuperative care for Santa Rosa residents as well as patients and visitors from other areas.

The site and building design incorporate green features such as an efficient HVAC system; high quality roof, wall and window insulation; Energy Star water heaters coupled with hot water recirculation piping; and landscaping in compliance with the City's Water Efficient Landscape Ordinance.

The plan offers several on- and off-site improvements discussed in detail in the Section 7 of this report. Those improvements address, but are not limited to, the bike lane, bus stop, pedestrian path of travel, stormwater management, landscaping and street trees, and ADA compliance.

2. Other Applicable Plans

The Bicycle and Pedestrian Master Plan 2010 includes three bikeway segments that make up a 2.2-mile loop that serves commercial and residential uses in Southwest Santa Rosa. The segments are located on Sebastopol Road, Corporate Center Parkway, and Northpoint Parkway. Site improvements for the proposed skilled nursing facility include a pedestrian path of travel and bicycle lane, consistent with this plan, along the Corporate Center street frontage.

3. Zoning

North: BP (Business Park)

South: BP

East: BP

West: BP

Pursuant to Zoning Code Section 20-52.030, new construction in excess of 10,000 square feet must be reviewed and approval by the Design Review Board.

The site is located within the BP (Business Park) zoning district which is consistent with the General Plan land use designation of Business Park. It is surrounded on all sides by the same zoning district.

Development Standards for areas within the BP (Business Park) zoning district are summarized in Table 2-11 of the Zoning Code:

- Setbacks
 - Front and side setbacks: When a property is not adjacent to a residential use, the front setback may be set through the Design Review process.
 - Rear setback: When a property is not adjacent to a residential zone or use, no rear setback is required.
- Height – The maximum height allowed is 55 feet unless approved otherwise through the entitlement process. The proposed building is one story; 21' parapet height and 27' ridge height.
- Site Coverage is determined through the entitlement process. The proposed lot coverage is 21%.
- Parking requirements for Medical Services - Health Care Facilities, defined by the Zoning Code as a facility, other than a hospital, which is maintained and operated as a residence for patients to provide long-term medical care, is established through the discretionary process. A parking analysis, prepared by K D Anderson & Associates, Inc., dated July 7, 2015, considered four parameters:
 - Total square footage;
 - Number of employees on payroll;
 - Total beds; and
 - Number of beds occupied.

The parking study concluded that the prototypical parking demand would range from 28 to 36 spaces. The project will provide 70 parking spaces of which four will be ADA-compliant.

The site is located within the BP zoning district in which the Medical Services - Health Care Facility use is conditionally allowed through the approval of a Minor Conditional Use Permit (MUP). A Zoning Administrator public meeting (no hearing is required) is scheduled on April 6, 2017, at 10:30 am.

The project site is not adjacent to a residential zoning district or use. In terms of development standards (setbacks, building height and lot coverage), the final determination will be made by the review authority, in this case, the Zoning Administrator. Staff finds that the project, as designed, meets the intent of development standards set by the Zoning Code.

The project plans have been reviewed by City staff, outside agencies, and other approval authorities and has been conditioned accordingly. As indicated above, all required findings can be met for Preliminary Design Review.

4. Design Guidelines

The following representative Design Guidelines goals and policies are applicable to the project:

Section 1.3 – Streetscapes

I.A To create pleasing environment that encourages pedestrian activity along our streets.

II.B.3 Place street trees to provide canopy at maturity.

Section 4.1 – Landscaping

I.A Provide visual enhancement of the site by creating a landscape that compliments the architecture.

I.E Develop landscaping that is easily maintained and conserves water.

II.14 Comply with the City's current Water Efficient Landscape Ordinance.

Section 3.4 – Business Parks

I.E Provide pedestrian connection with public transportation.

I.G Provide public art.

I.H Promote energy efficiency.

II.B.4 Provide a major entry to the off-street parking and truck access areas.

II.B.5 Design the building and landscaping to create an inviting pedestrian experience.

II.C.3 Where transit stops exist adjacent to the building, provide a direct pedestrian pathway to the building entrance.

II.E Light poles should not be taller than 16 feet, avoid excessive lighting, and light should not spill over to neighboring properties.

- III.A** Design buildings for the site they will occupy and that are architecturally compatible with other buildings in the park. Structures should be designed to achieve human scale and interest.
- III.B** Select building colors and materials to establish compatibility within the park.
- III.C** Entries should be designed as a focal point and provide protection from the elements, and doors and windows should be placed to articulate wall surfaces.
- III.D** Screen roof top equipment, utility equipment, trash/recycling receptacles.

Section 4.2 – Off-street Parking

- I.C** Create a safe/comfortable environment for pedestrian, bicycle, and vehicular traffic.
- I.D** Incorporate pedestrian circulation into large parking lots.
- II.A** Design parking areas are that easy to maneuver, avoid putting parking stalls near entrances/exits, and provide clearly marked pedestrian pathways.
- II.B** Provide shaded areas with orchard-style parking, and plant trees to clear bumper overhangs. When parking abuts a street, provide a landscaped planter strip.

The skilled nursing facility is centrally located on the development site. The site is surrounded by a meandering sidewalk, landscaping and street trees. The landscaped area on the west side of the building buffers the structure from Corporate Center Parkway, and two areas for public art have been designated at the northwest corner of the site. Site improvements consider transit stops, pedestrian path of travel and over-all circulation.

The building design includes a porte cochere at the main entrance, and a courtyard located in the center of the building. Exterior materials include a mix of corrugated metal, cement plaster with windows placed intermittently providing natural light for a guest rooms. A utility enclosure, designed to complement the primary structure, is located at the southeast corner of the building, as will be used for trash and an emergency generator. All rooftop equipment is screened.

The majority of parking spaces are located on the east side (the back) of the

building. The project proposes larger tree wells to promote the successful maturation of larger shade trees. The tree wells will be separated by 7-10 parking spaces. There are additional spaces located to the north and south of the building near the patient drop-off area and in an area intended for employee parking and deliveries. Larger trees (i.e. Coast Live Oak, Western Red Bud and October Glory Maple) that are planted within the adjacent landscape areas will provide shade for these spaces. The parking lot design also includes storm water features, an ADA-compliant pedestrian path of travel, and bicycle parking spaces that are located near the primary entrance.

Employees and patients using public transit will be able to access the building at an entrance located at the northwest corner of the building accessible from a connecting pathway off Corporate Center Parkway.

5. Historic Preservation Review Standards

Not applicable.

6. Neighborhood Comments

One comment received in support of the project.

7. Public Improvements/On-Site Improvements

Required improvements are detailed in Engineering Development Service's Exhibit A, dated March 9, 2017 (attached to, and incorporated as part of, the project resolution), and summarized below:

Onsite improvements include installation of:

- Three commercial driveway aprons along Challenger Way;
- A meandering sidewalk along the entire project frontage; and
- All required storm water improvements.

Offsite improvements include installation of:

- A shelter at the existing bus stop on the east side of Corporate Center Parkway;
- Rectangle Rapid Flashing Beacon (RRFB) for an east/west crosswalk; and
- Bringing existing site features into current code compliance (i.e. street lights, ADA-compliant features, etc.).

FISCAL IMPACT

Not applicable.

ENVIRONMENTAL IMPACT

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15183, the project is consistent with the General Plan for which an Environment Impact Report (EIR) was certified. No further environmental review is necessary as analysis has confirmed that there are no new environmental effects, or environmental effects of greater severity, peculiar to the parcel or the project that were not analyzed and addressed in a prior EIR.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

The project also involves a Minor Conditional Use Permit. A Zoning Administrator meeting is scheduled the morning of April 6, 2017. Pursuant to Zoning Code Section 20-52.030(G), Final Design Review approval for projects that also require the approval of a CUP shall be acted upon after the land use is approved.

NOTIFICATION

All public noticing has been completed in compliance with Zoning Code Chapter 20-66.

ISSUES

There are no unresolved issues.

ATTACHMENTS

- Attachment 1 - Disclosure Form
- Attachment 2 - Location & Neighborhood Context Map
- Attachment 3 - Project Plans (site plan w/vicinity map, landscape plan, photometric plan, floor plan, elevations, site photos, etc.)
- Attachment 4 - Environmental Checklist (supporting technical studies are available online)
- Attachment 5 - Public Correspondence Resolution

CONTACT

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