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RESOLUTION NUMBER [to be entered by Secretary]

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR SANTA ROSA SKILLED NURSING FACILITY, AN APPROXIMATELY 37,000 SQUARE FOOT COMMERCIAL BUILDING, TO BE CONSTRUCTED AT 2280 CHALLENGER WAY, FILE NO. PRJ16-009

WHEREAS, on May 12, 2016, the project applications for the Santa Rosa Skilled Nursing Facility, located at 2280 Challenger Way, otherwise known as Assessor's Parcel Nos. 035-112-023, -024, -025, and 026 were submitted to Planning and Economic Development;

WHEREAS, on March 23, 2017, the Design Review Board of the City of Santa Rosa considered the Santa Rosa Skilled Nursing Facility project located at 2280 Challenger Way, 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 (Design Guidelines, Introduction, Subsection C) in that it provides site layout, landscaping, and circulation appropriate for a skilled nursing facility located within the Northpoint Business Park, and has been determined by the Design Review Board to be of "Superior Design" by reflecting thoughtful considerations and responses to parameters outlined in the Framework of Design Review; 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 plans include adequate setbacks, circulation and design features, and the proposed architecture is compatible with the surrounding business park; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the project creates new pedestrian, street, and bicycle network connections, and has been designed with a landscape buffer between the building and adjacent street frontages; 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; 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 that the entire project has

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been reviewed by City staff, outside agencies, and approval authorities and conditioned accordingly; and

7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). The Santa Rosa General Plan 2035 Environment Impact Report (EIR) was found in compliance with the California Environmental Quality Act (CEQA), and adopted by City Council Resolution No. 27509, dated November 3, 2009. An Environmental Checklist dated November 2016, prepared by WRA Environmental Consultants, determined that the proposed Santa Rosa Skilled Nursing Facility is within the scope of the General Plan 2035 EIR.

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Preliminary Design Review of the Santa Rosa Skilled Nursing Facility subject to each of the following conditions:

## **PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT**

### **GENERAL:**

1. The approval of this project shall be subject to the latest adopted ordinances, resolutions, policies and fees adopted by the City Council at the time of the building permit review and approval.
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 5:00 p.m. on Saturdays. Construction is prohibited on Sundays and all holidays recognized by the City of Santa Rosa. Construction hours shall be included under the General Notes on plans submitted for grading and building permits.
3. This Design Review Permit shall be valid for two (2) years. If construction has not commenced within two (2) years from date of approval, this approval shall automatically expire unless a time extension has been requested in compliance the Zoning Code.

### **BUILDING DIVISION:**

4. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
5. Obtain building permits for the proposed project.

### **PLANNING DIVISION:**

6. 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 on plans stamped received on \_\_\_\_\_. Any future additions, expansions, remodeling, etc., will be subject to review and approval of the Planning Division.
7. Compliance with all conditions of approval as stated on Zoning Administrator Resolution PRJ16-036, dated April 6, 2017.

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8. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).
9. No exterior signs, banners, or the like are approved with this permit. A planning sign permit application is required for all signs.
10. 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.
11. 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.
12. Tree Preservation notes and protection during construction notes shall be shown on both the Improvement Plans and plans submitted for building/grading permits. The tree driplines shall also be shown on each drawing with the attendant protection instructions.
  - a. The contractor(s) shall be notified in writing by the developer of the "Protection Zone." Copies of the letter shall be provided to the Planning and Building Divisions prior to issuance of a building or grading permit for any site work.
  - b. The protection zone delineated with the brightly colored construction fence shall be posted with signs which state "Tree/Vegetation Protection Zone -- No Construction or Storage Permitted."
  - c. Irrigation systems, and plant varieties which require regular watering shall not be permitted within the dripline of an Oak tree which is to be preserved.
  - d. No concrete or asphalt paving or compaction of soil shall be permitted within the root zones of protected trees.
  - e. Any special work, including mitigation, within the "Protection Zone" must be done under the supervision of a City approved certified arborist.
13. 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 in compliance with the City's current Water Efficient Landscape Ordinance.
  - 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.

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## 14. 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.

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this 6<sup>th</sup> day of April, 2017, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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

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