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RESOLUTION NUMBER [to be entered by Secretary after adoption]

RESOLUTION OF THE DESIGN REVIEW BOARD AND THE CULTURAL HERITAGE BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR THE SEQUOIA GREEN TOWNHOMES LOCATED AT 1297 & 1299 GLENN STREET AND 356 & 358 RIDGWAY AVENUE, ASSESSOR'S PARCEL NUMBERS 180-720-077, -078, -079, -080, FILE NO. DR17-015

WHEREAS, on September 7, 2017, the Design Review Board and Cultural Heritage Board of the City of Santa Rosa considered the Sequoia Green Townhomes project to construct four attached single-family units comprised of two duets, 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, 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 proposal implements the existing Medium Density Residential land use designation by proposing four attached single-family dwellings, constructed as duets, while implementing various General Plan goals and policies in the Land Use, Historic Preservation, and Urban Design elements. Further, the proposal meets the development standards and land uses requirements as indicated in Zoning Code Chapter 20-22 for the R-2 (Medium Density Multi-Family Residential) zoning district and Chapter 20-58 regarding Historic Preservation, and implements a number of relevant Design Guidelines related to single-family residential neighborhoods, historic preservation and infill development; 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 the project displays a thoughtful design related to site planning, architecture, landscaping, livability, and sustainability; 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 site is designated for the Medium Density Residential uses surrounded by developed residential properties, and the project design is considerate of the abutting residential properties and existing neighborhood; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the two duet structures have been designed with characteristic and complementary elements of the existing historic residences including covered front porches, single-vehicle garages and driveway widths, roof styles and pitches, and exposed beams and posts. Further, the Historic Compatibility Letter prepared by Kara Brunzell, M.A. of Brunzell Historical dated June 16, 2017, finds the proposed architectural design to respect the historic neighborhood by not destroying historic materials and utilizing a design both differentiated from, and compatible with, historic buildings; and

DRAFT

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 proposal has been referred to requisite City staff and outside agencies, and conditioned as necessary; and
7. 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, occurs within the city limits on a project site of no more than five acres, substantially surrounded by urban uses.

Further, the project site has no value as habitat for endangered, rare or threatened species, in that it is not identified as an area with sensitive biological species in the City's General Plan Environmental Impact Report or Geographic Information System, and is surrounded by development. In addition, approval of the project would not result in any significant effects relating to traffic, in that impacts to trip generation would be negligible. The project is anticipated, and required, to operate within acceptable levels of sound as listed in the General Plan and the City's Noise Ordinance. Impacts to air quality, or water quality, are expected to be less than significant based on the project's consistency with the City's Climate Action Plan, and City standards related to stormwater and drainage.

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board and Cultural Heritage Board of the City of Santa Rosa do hereby grant Preliminary Design Review of the Sequoia Green Townhomes 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 June 13, 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. Construction hours shall be limited to 8:00 a.m. to 7:00 p.m. Monday through Friday and 9:00 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.

DRAFT

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

PLANNING DIVISION:

8. Should housing in-lieu fees be applicable, then this proposal shall be subject to the provisions of Ordinance No. 3526, (requirements for lower-income housing), as the same now exists or may be extended and as its provisions may be amended, revised, or re-enacted in the future.
9. 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.
10. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080),

11. 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.

12. TREE PRESERVATION:

- A. Tree Preservation notes and protection during construction notes shall be shown on the improvement plans and building plans. The tree driplines shall also be shown on each drawing with the attendant protection instructions.
- B. Prior to issuance of a grading or building permit for any clearing, excavation, construction, or other work on the site, a protection zone shall be established to protect natural vegetation and trees from construction activities. The following conditions and restrictions shall apply:

DRAFT

- i. The zone shall encompass the "protected perimeter" which shall be either the root zone or other limit as established in this approval.
 - ii. The zone shall be delineated with a brightly colored construction fence. Such fences shall remain continuously in place for the duration of all work undertaken on the site.
 - iii. No storage or construction activities (including trenching, grading or filling) shall be permitted within the protected zone.
 - iv. No burning or use of equipment with an open flame shall occur near or within the protected perimeter.
 - v. All brush, earth, and other debris shall be removed in a manner which prevents injury to the protected trees and/or shrubs.
 - vi. No oil, gas, chemicals, or other substances that may be harmful to trees shall be stored or dumped within the protected perimeter or any other location from which substances might enter the perimeter of a protected tree.
- C. 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.
- D. 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."
- E. 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.
- F. No concrete or asphalt paving or compaction of soil shall be permitted within the root zones of protected trees.
- G. 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, 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

DRAFT

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.

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.

15. 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.

16. 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.

17. 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

DRAFT

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.

UTILITIES DEPARTMENT

- 18. 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

- 19. Street trees will be required and planted by the developer. Selection will be made from the city's approved master plan list and inspected by the Parks Division. Planting shall be done in accordance with the city *Standards and Specifications for Planting Parkway Trees*. Tree planting location shall be marked by Parks Division Tree Section personnel; contact (707) 543-3770. Copies of the master street tree list and the standards are available at the Parks Division Office (707) 543-3770. This declaration shall be added to the General Notes of the improvement plans.
- 20. Parks acquisition and/or park development fees shall be paid at the time of building permit issuance. The fee amount shall be determined by the resolution in effect at the time.
- 21. Property owners shall be responsible for the irrigation of the street trees and the maintenance of the planter strips in front of and alongside of their lots.

DESIGN REVIEW BOARD

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CULTURAL HERITAGE BOARD

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DULY AND REGULARLY ADOPTED by the Design Review Board and Cultural Heritage Board of the City of Santa Rosa on this 7th of September, 2017, by the following vote:

DESIGN REVIEW BOARD

AYES:

NOES:

ABSTAIN:

ABSENT:

CULTURAL HERITAGE BOARD

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
Michael Burch, Chair
Design Review Board

APPROVED: _____
Stacy De Shazo, Chair
Cultural Heritage Board

ATTEST: _____
William Rose, Executive Secretary
Design Review Board

ATTEST: _____
Jessica Jones, Executive Secretary
Cultural Heritage Board