

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL
USE PERMIT FOR THE SANTA ROSA MEMORIAL HOSPITAL MEDICAL OFFICE
BUILDING AND PARKING STRUCTURE - LOCATED AT 1102, 1110, 1120, 1144, 1150,
1154, 1166, 1170 MONTGOMERY DRIVE, 110, 114, 118, 122 SOTOYOME STREET; APN:
009-172-001, 002, -003, -004, -005, -006, -007, 009-172-014, -019, -023, -003, 014-081-004, -
023 - FILE NUMBER CUP17-008

WHEREAS, an application was submitted requesting the approval of a Conditional Use Permit for the Santa Rosa Memorial Hospital Medical Office Building and Parking Structure for increased building height in a commercial zoning district and operation of a parking facility, to be located at 1102, 1110, 1120, 1144, 1150, 1154, 1166, 1170 Montgomery Drive; 110, 114, 118, 122 Sotoyome Street, also identified as Sonoma County Assessor's Parcel Number(s) 009-172-001, 002, -003, -004, -005, -006, -007, 009-172-014, -019, -023, -003, 014-081-004, -023 (Project); and

WHEREAS, the Planning Commission held a duly noticed public hearing on the application at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, the Planning Commission has considered the application, the staff reports, oral and written, the General Plan and zoning on the subject property, the testimony, written comments, and other materials presented at the public hearing;

NOW, THEREFORE, BE IT RESOLVED, that after consideration of the reports, documents, testimony, and other materials presented, and pursuant to City Code Section 20-52.050 (Conditional Use Permit), the Planning Commission of the City of Santa Rosa finds and determines:

- A. The proposed use is allowed within the applicable CO (Office Commercial) zoning district and complies with all other applicable provisions of this Zoning Code and the City Code;
- B. The proposed use is consistent with the General Plan and any applicable specific plan in that the proposed medical office building will be implementing a land use envisioned in the office land use designation of the General Plan;
- C. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity in that the project parcels have already been developed with medical offices and surrounding development is similar in height and intensity to what is proposed;
- D. The site is physically suitable for the type, density, and intensity of use being proposed,

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including access, utilities, and the absence of physical constraints in that the area is fully developed with access to services and utilities;

- E. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located; and
- F. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and an Initial Study was prepared and a Mitigated Negative Declaration was adopted by the Planning Commission.

BE IT FURTHER RESOLVED, that this Conditional Use Permit is subject to all applicable provisions of the Zoning Code, including Section 20-54.100 (Permit Revocation or Modification).

BE IT FURTHER RESOLVED that a Conditional Use Permit for increased building height and operation of a parking facility, is approved subject to each of the following conditions:

PLANNING AND 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 October 10, 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.

EXPIRATION AND EXTENSION:

4. This Conditional Use Permit shall be valid for a two-year period. If construction has not begun or if an approved use has not commenced within two (2) years from date of approval, this approval shall automatically expire and shall be invalid unless an application for extension is filed prior to expiration.
5. If implemented within the initial approval period in accordance with all conditions of approval, this Conditional Use Permit shall be valid for the duration of use.

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BUILDING DIVISION:

6. Obtain a demolition permit for the structures to be removed.
7. 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.
8. Merge the lots into a single parcel prior to building permit issuance.
9. Obtain building permits for the proposed project.

ENGINEERING DIVISION:

10. Prior to submittal of building permit applications, an irrevocable offer of dedication of sidewalk easement and temporary construction easement shall be submitted to Engineering Development Services with original signatures of owners and notaries in approved recordable form to the satisfaction of the City's Right of Way Agent.
11. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Development Services 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.
12. **Developer's engineer shall comply with all requirements of the City Storm Water Low Impact Development Technical Design Manual dated August, 2011.**
13. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on December 1, 2015.

PLANNING DIVISION:

14. Comply with Mitigation Measures identified in the Mitigation Monitoring and Reporting Program, adopted in Planning Commission Resolution No. **XX**
15. 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 Planning Commission. Any future additions, expansions, remodeling, etc., will be subject to review and approval of the Planning Division.
16. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080),

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17. 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 architecturally design element approved by the Design Review Board or Planning Division.
- D. All outdoor storage of materials 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.

18. 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:
 - 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.

19. 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.

20. 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.

21. PARKING:

- A. The parking facilities shall be constructed to City standards.
- B. The surface parking lot shall be provided with concrete curbing around all planter areas unless specifically approved by the Planning and Economic Development Department in some other fashion.
- C. The parking facilities 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.

22. 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 and 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

- 23. A Preliminary Grading and Drainage Plan was submitted, but no Site Utilities Plan.

Fire apparatus access (including on-site Fire Lane width and location for aerial apparatus) appears to be adequately anticipated. On-site fire hydrants will be necessary but are not indicated on plans. Fire Department requests a complete Site Utilities plan be submitted prior to Building Permit submittal so that FDC and hydrant locations and water supplies can be adequately coordinated.

- 24. Fire Department access roads shall be provided to within 150 feet path-of-travel distance of all portions of first floor exterior walls of all structures and hazardous materials use or storage areas. Access roads shall be designed to current Fire Department standards: minimum 20 feet wide with inside radius of 20' and outside radius of 40 feet. Minimum clear height beneath structures (such as Covered Walkway over drive aisle) is 13'-6". For these buildings over 30 ft tall at the roof edge, an aerial apparatus access road shall be provided in accordance with CA Fire Code Appendix D105; 26 feet wide minimum, with the nearest edge of pavement located no less than 15 feet and no more than 30 feet from one entire side of the proposed building.
- 25. Required Fire Department access roads shall be signed "No Parking – Fire Lane" per current Fire Department standards & CA Vehicle Code.
- 26. Hydrant spacing for this commercial project shall comply with current Fire Department standards: hydrants maximum 300 feet on center and minimum 40 feet from the structure. At least one hydrant shall be located within 100 ft of the Fire Department Connection (FDC) for the Sprinkler/ Standpipe System
- 27. A Fire Flow Analysis including proposed building areas, type of construction, and calculated available fire flow at the proposed fire hydrants shall be provided to the Fire Department for review and approval concurrent with submittal of Grading plans. Required Fire Flow for a 92,000 sf Type II-1 hour building is 4250 gpm

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(unadjusted for 50% sprinkler credit). Required Fire Flow for a 226,000 sf Type II-1 hour building is 5250 gpm (unadjusted for 50% sprinkler credit).

28. Two copies of a Phase 1 Environmental Site Assessment shall be included with submittal of the first Engineering plan check. One copy is to be submitted directly to the Fire Department and review fee paid; a copy of the receipt shall be submitted with the remaining copy to the Engineering Department. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and approved the Phase 1 study.
29. Site address signage per current Fire Department Standards shall be established and maintained during and after any combustible construction or intensification of site use. A roof-top address is required. See SRFD Building Address Standard.
Medical Office Building shall be addressed to Montgomery Drive when project is complete.
30. Traffic calming measures (bollards, speed bumps, humps, undulations, etc.) are not approved as a part of this review and require specific approval from the Fire Department.
31. All structures shall be protected with automatic fire sprinkler systems. Three story (or more) buildings are required to provide a fire fighting standpipe system in stairwells.
32. A full notification Fire Alarm system is required, including audible and visible devices in all common areas and in individual exam rooms.
33. A bi-directional emergency radio amplifier system designed and installed per current Fire Department standards, is required.
34. Deferred Fire Department permits: **Construction;** Underground Fire Main system (from the backside of the detector check), Automatic Fire Sprinkler System including standpipes, Fire Pump (if necessary), Fire Alarm System, fuel storage (if a diesel generator is installed), Medical Gas System (if in-building piping system). **Operation;** Bi-Directional Radio Repeater System, Medical Gas System, Hazardous Materials Storage.
35. Storage or use of any hazardous materials at the site (such as diesel fuel for the on-site generator or acid for batteries) will require a Hazardous Materials Business Plan to be submitted to the on-line reporting program at <http://cers.calepa.ca.gov/>. The Fire Department will review for approval. Materials on site will require a Hazardous Materials Permit to be submitted to the Fire Department for review and approval and require payment of Hazardous Material Management Plan fee.
36. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.

RECREATION AND PARKS DEPARTMENT

37. The applicant shall pay park fees, if applicable, in effect at the time the building permit is issued.
38. 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.
39. Property owners shall be responsible for the irrigation and maintenance of the planter strips including the street trees.

BE IT FURTHER RESOLVED, that the Planning Commission finds and determines this entitlement to use would not be granted but for the applicability and validity of each and every one of the above conditions and that if any one or more of the above said conditions are invalid, this entitlement to use would not have been granted without requiring other valid conditions for achieving the purposes and intent of such approval.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 14th day of December, 2017, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
Chair

ATTEST: _____
Executive Secretary

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