

DRAFT

RESOLUTION NUMBER [To be Entered by Secretary after Approval]

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA
GRANTING FINAL DESIGN REVIEW FOR MODIFICATIONS TO THE PREVIOUSLY
APPROVED PULLMAN LOFTS PROJECT, LOCATED AT 701 WILSON STREET,
ASSESSOR'S PARCEL NO. 010-091-005, FILE NO. DR17-060

WHEREAS, on June 4, 2015, the Design Review Board of the City of Santa Rosa held a duly noticed public hearing on an application for the Pullman Lofts mixed-use project (Project), at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, on June 4, 2015, the Design Review Board, by Resolution No. 15-905, granted Preliminary and Final Design Review for the Pullman Lofts mixed-use project; and

WHEREAS, on November 1, 2016, the City received an application to modify the previously approved Final Design Review for the Pullman Lofts with proposed changes to height, materials, landscaping, and architectural features; and

WHEREAS, on November 17, 2016, the Design Review Board considered written and oral reports of staff, testimony, and other evidence presented by all those who wished to be heard on the matter and made findings in connection therewith; and

WHEREAS, on November 17, 2016, the Design Review Board, by Resolution No. 16-940, granted approval of modification to Final Design Review for the Pullman Lofts mixed-use project; and

WHEREAS, on August 30, 2017, the Design Review Board held a Concept meeting to discuss additional changes proposed to the design of the Project; and

WHEREAS, on September 7, 2017, the Design Review Board of the City of Santa Rosa held a duly noticed public hearing on additional changes proposed to the design of the Pullman Lofts mixed-use project, at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, on September 7, 2017, the Design Review Board, by Resolution No. 17-964, granted Preliminary and Final Design Review for the modifications to the Pullman Lofts mixed-use project; and

WHEREAS, on January 26, 2018, and February 9, 2018, the Department of Planning and Economic Development received a proposal to modify the Pullman Lofts project and made the determination that the changes were substantial enough to require the project to return to the Design Review Board for consideration of modification to Final Design Review; and

DRAFT

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); and
3. The design and layout of the proposed design will not interfere with the use and enjoyment of neighboring existing or future developments in that the proposed modifications to design have been assessed by staff for on-site circulation, traffic and fire safety, and the proposed development's interaction with the surrounding properties; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the proposed changes utilize similar and complimentary materials and massing when compared to the approved project; 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 all required design elements; 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 project consists of architectural changes to an approved mixed-use development that is consistent with the Zoning and General Plan designation for the area; and
7. The project has been reviewed and found in compliance with the California Environmental Quality Act (CEQA) in that it tiers off of the Downtown Station Area Plan Environmental Impact Report (EIR). A Mitigation Monitoring and Reporting Program (MMRP) was prepared and subsequently adopted by the Design Review Board as part of the project's original approval. The MMRP addresses potential project-specific impacts and provides measures that will reduce those impacts to levels less-than-significant. There are no substantial changes in the project, no substantial changes in circumstances, and no new information of substantial importance associated with the requested modification to Final Design Review that would necessitate additional environmental review.

DRAFT

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Preliminary and Final Design Review for the project, subject to each of the following conditions:

1. Compliance with the findings and applicable conditions of Design Review Board Resolution No. 15-905, which was adopted on June 4, 2015.
2. Compliance with the findings and applicable conditions of Design Review Board Resolution No. 16-940, which was adopted on November 7, 2016.
3. Compliance with the findings and applicable conditions of Design Review Board Resolution No. 17-964, which was adopted on September 7, 2017.
4. 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, or as otherwise allowed by City Code.
5. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
6. Compliance with the approved plans dated received September 7, 2017, and revised plans dated received February 9, 2018, unless otherwise directed in this approval.
7. No signs are approved with this application. A separate sign permit is required.

DESIGN REVIEW BOARD

8.

9.

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this 15th day of February, 2018, by the following vote:

AYES: (0)

NOES: (0)

ABSTAIN: (0)

ABSENT: (0)

Approved: _____
Michael Burch, Chair

Attest: _____
Bill Rose, Executive Secretary