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RESOLUTION NUMBER 18-[to be entered by Secretary after Approval]

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY AND FINAL DESIGN REVIEW APPROVAL FOR THE DUTTON AVENUE RESIDENCES PROJECT, ALSO KNOWN AS THE VIBE APARTMENTS LOCATED AT 3150 DUTTON AVENUE; APN: 043-133-013; FILE NUMBER DR17-074

WHEREAS, on October 18, 2018, the Design Review Board of the City of Santa Rosa considered Design Review for the development of 107 multi-family residential units across five buildings with associated accessory structures for the property located at 3150 Dutton Avenue, Assessor's Parcel Number (APN) 043-133-013 (Project); 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 Dutton Avenue Residences development are of superior quality, and are consistent with the General Plan, any applicable specific plan, applicable Zoning Code standards and requirements for the R-3-18 zoning district, the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements; 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, ecological protection, and circulation considerations appropriate for a multi-family development 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 Project includes set-backs, circulation and design features compatible with the surrounding neighborhood and that existing and proposed adjacent development was appropriately considered in the adopted environmental review document; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that in that the proposed Project is consistent with the type and intensity of development envisioned for the area by the

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General Plan and the Project's approval is subject to, and consistent with, the City's planning, engineering, and design standards; 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 been reviewed by City staff, outside agencies, and approval authorities and conditioned to minimize potential impacts; and
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the Design Review Board adopted a Mitigated Negative Declaration, the scope of which included the proposed project design.

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 Dutton Avenue Residences subject to each of the following conditions:

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, or as otherwise allowed pursuant to City Code.
2. Compliance with Design Review Board Resolution **No. 18-XX**, which approved and adopted a Mitigated Negative Declaration for the Project.
3. Compliance with all conditions as specified by the attached Exhibit "A" dated October 8, 2018, attached hereto and incorporated herein.
4. All work shall be done according to the final approved plans, including the architectural and landscape plans reviewed by the Design Review Board and dated received September 24, 2018 as well as the Preliminary Grading and Drainage Plan dated received September 27, 2018.
5. Construction hours shall be limited to 7 a.m. to 6 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. on Saturdays. Construction is prohibited on Sundays and all holidays recognized by the City of Santa Rosa.
6. 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.

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7. 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, at the determination of Engineering and Development Services.
- 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 promptly replaced with healthy specimens as necessary.

- 8. Obtain building permits for all new structures and improvements.
- 9. A minimum 6-foot in height fence shall be installed along the eastern property line to prevent pedestrians from trespassing into the Sonoma Marin Area Rail Transit (SMART) right-of-way.
- 10. 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.
- 11. 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.
- 12. 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.
- 13. Light sources shall be concealed from public view.
- 14. All lighting shall be directed toward the subject property and away from adjacent properties.
- 15. The mounting height of lighting fixtures in parking and storage areas shall not exceed 16-feet in height. Lower mounting heights are encouraged.
- 16. No exterior signs, banners, or the like are approved with this permit. A planning sign permit application is required for all signs.
- 17. NATURAL RESOURCES:

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- 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 & 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.

Design Review Board Conditions:

18.

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this 18th day of October, 2018, by the following vote:

AYES: (0)

NOES: (0)

ABSTAIN: (0)

ABSENT: (0)

Approved: _____
Michael Burch, Chair

Attest: _____
Bill Rose, Executive Secretary

Exhibit A – Engineering Development Services Conditions of Approval, October 8, 2018