

RESOLUTION NUMBER 2019-to be entered by Secretary after approval

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR PINER ROAD SENIOR LIVING RESIDENCE, A 92-UNIT COMMUNITY CARE FACILITY, LOCATED AT 1980 PINER ROAD, SANTA ROSA; ASSESSOR'S PARCEL NO. 036-011-053; FILE NO. PRJ18-054

WHEREAS, on September 12, 2018, applications for Piner Road Senior Living Residence project (Project), including a Design Review and Conditional Use Permit, were submitted to Planning and Economic Development; and

WHEREAS, on September 20, 2018, the Design Review Board reviewed the Project materials as a concept item and provided direction in terms of project design and materials; and

WHEREAS, on January 3, 2019, the Design Review Board of the City of Santa Rosa considered the Piner Road Senior Living Residence project, a two-story, approximately 69,500-square foot, 92-unit, assisted living/memory care facility, to be located at 1980 Piner Road, also identified as Assessor's Parcel No. 036-011-053; 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). The site is located in an area designated by the General Plan Land Use Diagram as Retail and Business Services/Medium Density Residential and is one of several contiguous parcels identified as a Community Shopping Center; the area is intended for a mix of retail and services mixed with housing. The site is within the GG (General Commercial) zoning district where a Community Case Facility serving more than seven people is permitted with the approval of a minor Conditional Use Permit. The site is not located in a Specific Plan area; 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 Community Care Facility 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 Project will not interfere with the use and enjoyment of neighboring existing or future developments in that the Project provides setbacks, circulation and design features compatible with the surrounding commercial and residential neighborhoods; and
4. The architectural design of the proposed Project is compatible with the character of the surrounding commercial and residential neighborhoods in that the proposed Project is consistent with the design

requirements pursuant to Zoning Code Section 20-23.040, which specifies standards for development proposed in the CG zoning district; and

5. The design of the proposed Project 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).
 - a. Pursuant to CEQA Guidelines Section 15332, the Project qualifies for a categorical exemption as in-fill development.
 - The Project is consistent with the General Plan land use designation of Medium Density Residential/Retail & Business Services, which allow a mix of commercial and residential uses.
 - It occurs on a site that is less than five acres within City limits and is substantially surrounded by urban uses.
 - A small area located on the southern border of the site has been identified as wetlands. The area was considered in a biological assessment, prepared by Laurence P. Stromberg, Ph.D., dated July 14, 2014, conducted for Bay Village, the residential development that borders the subject site. The report found that it is unlikely this wetland area is used by California Tiger Salamander because of the distance of the Project Site from known breeding locations and surrounding development. A more recent evaluation of the site was conducted by Wildlife Research Associates. In a memo, prepared by Trish Tatarian, dated August 20, 2018, the same conclusion was drawn. Both documents are attached to this report. As shown on the site plan, the Project has been designed to avoid the wetland area. In addition to a landscape buffer around the wetland area, a split-rail fence and signage will be placed for additional protection.
 - Approval of the project would not result in any significant effects relating to traffic. A trip generation analysis, prepared by Crane Transportation Group, dated September 12, 2018, found the Project would likely result in an additional 19 AM peak hour trips, and 26 PM peak hour trips.
 - Air Quality and Greenhouse Gas emissions were also analyzed for the Project. A memo, prepared by the applicant, demonstrates that the Project, both during periods of construction and operation, will be below the threshold of significance pursuant to the City's Climate Action Plan and Bay Area Air Quality Management District CEQA Air Quality Guidelines.
 - The project is required to comply with the City's Low Impact Development standards, which will treat storm-water runoff generated by a one-inch storm over a 24-hour period.

- An Noise Assessment, prepared by HWA Architecture Planning Interiors, dated October 11, 2018 (attached), concluded that:

According to the California Green Building Standards Code section 5.507.4.1.1, buildings exposed to a noise level of 65dB during any hour of operation are required to have exterior wall and roof-ceiling assemblies to have a minimum STC rating of 45 and windows to have an STC of 40.

The exterior wall and roof-ceiling assemblies that are required to meet building/energy codes will be designed to comply with or exceed the required STC rating. Windows will be specified as Milgard Quietline or equivalent which can achieve STC ratings up to 48. The exterior envelope will meet or exceed the requirements of CGBSC section 5.507.4.1.1.

- The Project site is in an area designated for residential and commercial uses and can be adequately served by all required utilities and public services. City staff has reviewed the plans and conditioned the Project appropriately; and
- b. Pursuant to CEQA Guidelines Section 15183, the project is consistent with the General Plan and zoning, for which an Environment Impact Report (EIR) was certified by Council in 2009. The EIR analyzed impacts to traffic, air quality & greenhouse gases, and noise for implementation of the General Plan.
8. The proposed Project has been found exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 because all proposed excavation and earthmoving activities can be identified as a necessary and integral part of a construction project.

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Preliminary Design Review of the Piner Road Assisted Living Residence project subject to each of the following conditions:

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

BUILDING DIVISION:

1. 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.
2. Obtain building permits for the proposed project

ENGINEERING DIVISION:

3. Compliance with all conditions as specified by the attached Exhibit "A" dated December 17, 2018, attached hereto and incorporated herein.

PLANNING DIVISION:

4. 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. Saturdays. No construction is permitted on Sundays and holidays.
5. The building materials, elevations, and appearance of this project, as presented for issuance of a building permit, shall be the same as the plans date stamped December 17, 2018, except as modified by the Design Review Board. Any future additions, expansions, remodeling, etc., will be subject to Design Review.
6. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).
7. **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. 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.
 - C. All outdoor storage of materials and/or refuse bins/cans shall be maintained within the completely screened structure adjacent to the secondary driveway located at the southeast corner of the property.
8. **LANDSCAPING:**
 - A. All required landscaping and irrigation must be installed prior to occupancy.
 - B. Construction drawings submitted for issuance of a building permit shall include final landscape and irrigation plans.
 - 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.
9. **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.

10. **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.

11. No exterior signs, banners, or the like are approved with this permit. A planning sign permit application is required for all signs.

12. **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 & 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.

GENERAL:

13. 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.

14. All work shall be done according to the final approved plans dated December 17, 2018.
15. Comply with all Federal, State and local codes, disabled access included.

FIRE DEPARTMENT

16. Facility is required to hire medically trained staff that can respond, 24 hours per day, to assess patients and assist as needed. The Fire Department responds to a significant number of calls citywide where residents in assisted living facilities fall and are not injured but require assistance to get up. This has an impact on response times and can be mitigated by hiring trained personnel that can assess injuries. This requirement must be satisfied prior to building occupancy.
17. Provide Automatic External Defibrillators (AED's), train staff and maintain the equipment in an operable condition. Applicant is required to provide a plan to the Fire Department on the type, number and installation locations for the AED's. The proposal will be reviewed by the Emergency Services Manager.
18. Delayed egress devices shall only be installed in compliance with the CA Fire and Building Codes and when the building is protected throughout by an approved automatic fire sprinkler system *and* when an approved smoke detection system is provided on the story (or stories) served by egress-controlled doors.
19. Porte Cochere shall be a minimum of 13 feet 6 inches in clear vertical space to allow for emergency vehicle access.
20. A Phase 1 Environmental Site Assessment shall be provided to the Fire Department Hazardous Material Program for review. Phase 1 shall be approved prior to issuance of any grading, demolition or construction permit.
21. 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. Access roads shall be designed to current Fire Department standards: minimum 20 feet wide with inside radius of 20 feet and outside radius of 40 feet.
 - A. Facility shall be evaluated for compliance with CA Fire Code Appendix D, as amended by the City, related to two points of access for projects with more than 50 units.
22. Required Fire Department access roads shall be signed "No Parking – Fire Lane" per current Fire Department standards & CA Vehicle Code.
23. 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.
24. A Fire Flow Analysis including proposed building areas, type of construction, and calculated available fire flow at the new fire hydrants shall be provided to the Fire Department for review and approval concurrent with submittal of Public Improvement plans.

25. Structure will be required to be protected by an automatic fire sprinkler system designed to NFPA 13. The Fire Department Connection (FDC) for the sprinkler and standpipe systems will be required within 100 feet of the FDC.
26. 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. Twelve-inch (12) inch illuminated premise identification shall be provide per fire department standards.
 - B. Interior complex directories shall be required at each floor level.
27. A Fire Department key box shall be provided for each structure for access.
 - A. Should a gate be planned to the parking area, the gate shall be equipped with a Knox Company key operated electric gate release switch with dual key option for the Police Department. Contact the Fire Department at 707-543-3500 for the order form.
 - B. During a power failure, gate shall release for manual operation OR be equipped with standby power or connected to the building emergency panel.
 - C. In addition to sending the request to exit signal to the gate operator, the magnetic detection loop (when activated) shall prohibit the gate from closing upon fire apparatus.
28. The building shall comply with the “In Building Public Safety Radio System” requirement of CFC 18-44.510.1. A post construction performance test is an option. If sufficient signal strength exists, then no system required. If deficient, a system is required.
29. Elevators shall be provided in compliance with gurney requirements and Fire Department emergency operations and controls.
30. The following are a list of deferred plan submittal items that will be required by the Fire Department - additional items may be called out based on proposed use(s) of commercial spaces:
 - A. Private Underground Fire Main
 - B. Fire Sprinkler System
 - C. Standpipe System
 - D. Fire Alarm
 - E. Kitchen Fixed Extinguishing System
 - F. Emergency Responder Radio System (if needed)
 - G. On Site Generator

- H. Generator location, depending upon fuel type, is limited. Exhaust discharge and fuel tank fill pipe proximity to building and building openings will need be addressed with the Building Permit submittal.
31. Storage or use of any hazardous materials at the site will require a Hazardous Materials Inventory Statement to be submitted to the Fire Dept. for review. Materials in excess of the permit amounts will require a Hazardous Materials Management Plan to be submitted to the Fire Dept. for review and approval and may require payment of Hazardous Material Use or Hazardous Waste Generator fees.
32. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.
33. During development of site the vegetation growth shall be maintained in accordance with the City's Weed and Rubbish Abatement ordinance.

RECREATION AND PARKS DEPARTMENT

34. 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*. 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.
- As shown on the Conceptual Planting Plan, *Quercus Agrifolia* (Coastal Live Oak) is acceptable in the ten-foot planter strip along Piner Road as Street Trees.
35. The section of the walkway path connecting to Bay Village Avenue that is on the subject property shall be privately maintained.
36. 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.
37. All landscaping shall be privately maintained and irrigated. Property owners and/or homeowners' association shall be responsible for the irrigation and maintenance of the street trees and maintenance of the planter strips in front of and along all sides of their lots.

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this 3rd day of January 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Approved: _____
Michael Burch, Chair

Attest: _____
Bill Rose, Executive Secretary