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RESOLUTION NUMBER 19- [Number assigned by Secretary after Approval]

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING MINOR DESIGN REVIEW APPROVAL FOR A 54-FOOT TALL FAUX STEEPLE ATTACHED TO THE EXISTING CHURCH STRUCTURE AND A SCREENED 225 S.F. GROUND-MOUNTED EQUIPMENT AREA LOCATED AT 1620 SONOMA AVENUE, FILE NO(S) PRJ18-003 (CUP18-005, DR18-005)

WHEREAS, on January 23, 2018, the City received applications requesting a Minor Conditional Use Permit and Minor Design Review for the project, to be located at 1620 Sonoma Avenue, also identified as Sonoma County Assessor's Parcel Number 014-142-052 (Subject Property); and

WHEREAS, on March 16, 2018, the City received a request from an interested party to elevate required Zoning Administrator public meetings to public hearings, and the City has acted upon that request; and

WHEREAS, on May 16, 2018, in accordance with the authority granted in Zoning Code § 20-60.080(B)(8), the Director made the decision to refer Minor Design Review to the Design Review Board; and

WHEREAS, on November 20, 2018, and November 21, 2018, the City received a revised project plan set and revised design narrative for the project; and

WHEREAS, on December 6, 2018, the Zoning Administrator of the City of Santa Rosa held a duly noticed public hearing on the Minor Conditional Use Permit application for the Minor Telecommunications Facility use at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, on December 6, 2018, the Zoning Administrator, by Resolution No. CUP18-005, approved said Minor Conditional Use Permit; and

WHEREAS, on December 6, 2018, the Design Review Board of the City of Santa Rosa 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, on December 6, 2018, the Design Review Board of the City of Santa Rosa continued the duly noticed public hearing on the application to a date certain of December 20, 2018; and

WHEREAS, on December 20, 2018, the Design Review Board of the City of Santa Rosa held a duly noticed public hearing on the application and continued the application to a date uncertain; and

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WHEREAS, on January 14, 2019, the City received a revised project plan set and revised design narrative for the project; and

WHEREAS, on January 17, 2019, the Design Review Board of the City of Santa Rosa 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 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, 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) in that in that the proposed faux steeple is a unique design that is informed by the existing church building and reflects the character, context, and use of the existing church building in its scale, style, materials, and form; 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 design's form and massing are appropriate for its location and use; it is an identifiable and meaningful expression of the building's function; and it incorporates materials and details that are complimentary to the existing church building; 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 form and massing of the proposed design does not block or substantially alter scenic resources in the City of Santa Rosa, create shadows on adjacent properties, or limit future development of the subject parcel or surrounding parcels; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the proposed design exhibits a strong relationship to the existing church building and is recognizable as accessory to that structure; 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

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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 proposed design complies with all applicable Zoning Code regulations and is reflective of applicable Design Guidelines for a faux steeple structure; and
7. The proposed development or 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 for the proposed development; and
8. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 1 exemption under Section 15301—Existing Facilities, and a Class 3 exemption under Section 15303—New Construction or Conversion of Small Structures, in that the addition will not result in an increase of more than 50% or 2,500 square feet of the floor area of the church structure before the addition, and the proposed faux steeple does not result in an increase in habitable space and is an accessory (appurtenant) structure. A Historic Resource Evaluation (HRE) prepared in compliance with City of Santa Rosa HRE Preparation Guidelines concludes that the church building is recommended “not eligible” for listing on the National Register of Historic Places or the California Register of Historic Places in that no historic property is present and it is not a historic resource under CEQA. Based upon the evidence presented in the HRE, Staff concluded that neither Section 15300.2—Exceptions, subsection (f) Historical Resources, nor any other exceptions are applicable and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Minor Design Review for the project, 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 by City Code.
2. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
3. Compliance with the approved plans dated received January 17, 2019, unless otherwise directed in this approval.
4. 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.
5. Obtain a building permit for the proposed project.

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6. Project building permit(s) will not be issued until (1) open Code Enforcement Case CE04-0196 is resolved as determined by Code Enforcement, and (2) ground area within the 30-foot creekside setback is cleared of all debris, including unpermitted accessory structures, as determined by Code Enforcement.
7. At least (4) new 15-gallon (minimum size) trees must be planted, or as an alternative, a \$100 fee per new tree may be paid to the City's Tree Mitigation Fund prior to the removal of the 12-inch non-Heritage tree identified on the official exhibit.

DESIGN REVIEW BOARD CONDITIONS:

1.

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this 17th day of January, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Approved: _____
Scott Kincaid, Chair

Attest: _____
Bill Rose, Executive Secretary