

RESOLUTION NUMBER 12-857

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY AND DELEGATING FINAL DESIGN REVIEW TO STAFF FOR BEDROSIANS TILE AND STONE, LOCATED AT 700 STONY POINT ROAD, FILE NO. DR12-003

WHEREAS, on March 15, 2012, the Design Review Board of the City of Santa Rosa considered the façade remodel of the building at 700 Stony Point Road known as Bedrosians; 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, applicable Zoning Code standards and requirements and the City's Design Guidelines; 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; and
3. The design and layout of the façade remodel will not interfere with the use and enjoyment of neighboring existing or future developments; and
4. The architectural design of the façade remodel is compatible with the character of the surrounding neighborhood; 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; and
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

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

DEPARTMENT OF COMMUNITY DEVELOPMENT

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 [Click **here** and type date].
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.

BUILDING DIVISION:

4. A building permit is required for all interior and exterior changes or for any change of occupancy from one building code group to another.
5. Comply with all Federal, State and local codes, disabled access included.

PLANNING DIVISION:

6. 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.
7. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).
8. The proposed use shall provide bicycle parking consistent with the Zoning Code.
9. Architect shall explore connection from the southwest door through final design review.
10. The Architect shall explore an alternative to the existing barbed-wire fences.
11. The project must Utilize color concrete for the ADA ramp.
12. Shade trees shall be added in the area shown as employee parking lot along south property line.
13. Integrate stone into brick at the corners.
14. **PROJECT DETAILS:**
 - A. All project details shall be in accordance with the restrictions and limitations of the City Zoning and Uniform 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 architectural design consistent with the building architecture element approved by the Design Review Board or Planning Division.
- D. All outdoor storage of materials and/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.

15. 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.

16. 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.

17. 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.

18. PARKING LOT AREA:

- A. The parking lot shall be striped according to City standards and all handicapped and compact spaces shall be identified and marked accordingly.
- B. 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.

19. SIGNING:

- A. No exterior signs, banners, or the like are approved with this permit. A planning sign permit application is required for all signs.
- B. Sign permit approval shall be obtained prior to application for a building permit.
- C. Building permits for sign installations shall be separate permits from other building permits issued for construction.

FIRE DEPARTMENT

- 20. In lieu of fire sprinklers, the building was equipped with a heat detection fire alarm system. This system must remain in service and be extended into new construction to continue the total coverage heat detection system. At a minimum, add notification appliances in new restrooms and in a common area to alert employees of activation. Last, connect to an off-site central monitoring station.
- 21. The East side of the project exists with deficient fire hydrant spacing. As this is a re-use project and the applicant desires to avoid an on-site fire hydrant, the existing T shaped exterior storage canopies shall store non combustible materials, described to us as tile, stone and marble.
- 22. This review excludes any provisions for high-pile storage defined as greater than 8 foot in retail and 12 foot in storage/warehouse. If racks will be provided, racking plans shall be sent to the Fire Department for review.
- 23. Ensure trees in the parking curb areas provide a clear 13 foot 6 inch vertical clearance from grade for any portion overhanging the fire lane.
- 24. Curbs bordering required Fire Department access roads shall be signed "No Parking – Fire Lane" per current Fire Department standards. This would apply to the Northern side of the driveway and curbs on planter strips facing the fire lane.
- 25. Main building shall be equipped with a 12 inch illuminated address numerals per Fire Department Standards.
- 26. Comply with Group M "mercantile" requirements of the CA Fire and Building Codes. Typical improvements include illuminated exit signage, emergency lighting, single-action no knowledge door hardware. This can be evaluated at the Building permit review stage.
- 27. The South 3-0 exit from Showroom 101 appears to discharge to a landscaped area without a pedestrian path to a public way. Additionally, a fence is proposed and we cannot determine how,

or which way, occupants will travel to reach a public way. Last, a man-gate in the fence between the building and South property line (equipped with a lock for use by the fire department) would permit us to deploy hose lines down the South side and into the building. This would aid us in overcoming hydrant deficiency. Please define on the Building permit plans.

28. Needed Fire Department permits: Construction; Fire Alarm System (heat detection monitoring).
29. Provide a fire department "knox" padlock on the new gate. Order forms can be obtained at 2373 Circadian Way or by calling 543-3500.
30. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.
31. Storage or use of any hazardous materials at the site will require a Hazardous Materials Business Plan to be submitted to the on-line reporting program at www.unidocs.org. 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

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa Design Review Board on this 15th of March 2012, by the following vote:


AYES: (5) Hilberman, Hedgpeth, Anderson, Cook, Hale

NOES: (1) Sunderlage

ABSTAIN: (0)

ABSENT: (1) MacNab

Approved:


Doug Hilberman, Chair

Attest:


Bill Rose, Executive Secretary