

RESOLUTION NUMBER 12-875

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING FINAL DESIGN REVIEW APPROVAL FOR THE FAÇADE AND COLOR AND MATERIAL CHANGES TO BEDROSIANS, LOCATED AT 700 STONY POINT ROAD, FILE NUMBER DR12-003.

WHEREAS, on March 15, the Design Review Board of the City of Santa Rosa granted Preliminary Design Review for the proposed renovation to the building known as Bedrosians located at 700 Stony Point Road; and

WHEREAS, the Design Review Board referred final design review to staff; and

WHEREAS, the applicant is now pursuing a building permit and has proposed significant revisions to the approved façade which requires Board review as provided by Zoning Code section 20-54.060; and

WHEREAS, on November 15, 2012 the Design Review Board of the City of Santa Rosa considered the Final Design Review Request; 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 City 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 (Design Guidelines, Introduction, Subsection C); and
3. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments; and
4. The architectural design of the proposed development 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 Final Design Review for the changes to the north and south façade and incorporation of the new colors and materials as shown on Page 1 A4.0 plans dated October 18, 2012.

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

AYES: (5) Hilberman, Hedgpeth, Hale, Sunderlage, Zucco

NOES: (0)


ABSTAIN: (1) MacNab

ABSENT: (1) Anderson

Attest:


Bill Rose, Executive Secretary

Approved:


Doug Hilberman, Chair