

# DRAFT

RESOLUTION NUMBER [To be added by Secretary after Approval]

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL TO CONSTRUCT A 17,000-SQUARE-FOOT WAREHOUSE ADDITION TO THE EXISTING BEDROSIANS TILE & STONE RETAIL SHOWROOM AND WAREHOUSE AND ASSOCIATED ON-SITE IMPROVEMENTS, FOR THE PROPERTY LOCATED AT 700 STONY POINT ROAD; APN: 125-071-020; FILE NUMBER DR18-047.

WHEREAS, on November 21, 2019, the Design Review Board of the City of Santa Rosa considered a 17,000-square-foot warehouse addition to the existing Bedrosians Tile & Stone retail showroom and warehouse, and associated on-site improvements (Project) for the property located at 700 Stony Point Road, Assessor's Parcel Number 125-071-020; 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 Bedrosians Tile & Stone warehouse addition is of superior quality, and is consistent with the General Plan, the Roseland Area / Sebastopol Road Specific Plan (Specific Plan), applicable Zoning Code standards and requirements for the General Commercial (CG) 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, and circulation considerations appropriate for a commercial site, 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 setbacks, circulation and design features compatible with the surrounding neighborhood, and is consistent with the type and intensity of development envisioned for the area by the General Plan and the Specific Plan, and the Project's approval is subject to, and consistent with, the City's planning, engineering, and design standards; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the proposed Project is located behind, and is a continuation of form of, the existing commercial building, and will be clad in the same colors and materials; and

# DRAFT

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 in that the warehouse addition will house currently exposed materials and replace two open-sided storage structures, 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 project has been found to be exempt from the California Environmental Quality Act (CEQA).
  - The project qualifies for a Class 1 categorical exemption pursuant to Section 15301(l) (3) in that the project proposes the demolition and removal of two commercial structures on a site that is zoned for such use.
  - The project qualifies for a Class 2 exemption, per Section 15302 (b) in that the project consists of the replacement of a commercial structure with a new structure on the same site of substantially the same size, purpose, and capacity.
  - The project qualifies for streamlined processing pursuant to Section 15183 in that CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. No further environmental review is necessary as analysis has confirmed that there are no new environmental effects, or environmental effects of greater severity, peculiar to the parcel or the project that were not analyzed and addressed in a prior EIR.

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Preliminary Design Review approval for the Bedrosians Tile & Stone Warehouse Addition project and delegate Final Design Review to Staff, 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 all conditions as specified by the attached Exhibit "A" dated October 22, 2019, attached hereto and incorporated herein.
3. 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 June 11, 2019.
4. Obtain a demolition permit for the structures being removed.

# DRAFT

5. 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.
6. Obtain a building permit for the proposed project.
7. Ensure system design accounts for storage commodity class and high piled storage within the space.

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this day of November 21, 2019, by the following vote:

AYES: (0)

NOES: (0)

ABSTAIN: (0)

ABSENT: (0)

Approved: \_\_\_\_\_  
Chair

Attest: \_\_\_\_\_  
Executive Secretary

Attachment: Exhibit A dated October 22, 2019