

Attachment 8

RESOLUTION NUMBER 14-888

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING FINAL DESIGN REVIEW APPROVAL FOR THE ELM TREE STATION PROJECT LOCATED AT 874 NORTH WRIGHT ROAD, APN: 035-063-001, FILE NO. MJP12-005

WHEREAS, on December 19, 2013, the Design Review Board of the City of Santa Rosa considered written and oral reports of staff, testimony and other evidence presented by all those who wished to be heard on the Elm Tree Station project located at 874 North Wright Road; and

WHEREAS, on March 20, 2014, the Design Review Board of the City of Santa Rosa considered Final Design Review for the Elm Tree Station project; 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); 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), and a Mitigated Negative Declaration was adopted by the Planning Commission on October 24, 2013.

NOW, THEREFORE, BE IT RESOLVED, that the Design Review Board of the City of Santa Rosa does hereby grant Final Design Review of the Elm Tree Station project subject to each of the following conditions:

1. The project shall comply with all conditions of approval set forth in Preliminary Design Review Resolution of Approval 13-887.
2. The landscaping in the bioswale shall be native mow free grass.

3. Allow flexibility in the design of the gas canopy. Final approval of the design shall be delegated to staff.

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa Design Review Board on this 20th day of March, 2014, by the following vote:

AYES: (6) Hilberman, Hedgpeth, Anderson, Burch, Kincaid, Sunderlage

NOES: (0)

ABSTAIN: (0)

ABSENT: (1) Zucco

Approved:



Doug Hilberman, Chair

Attest:



Bill Rose, Executive Secretary