

DRAFT

RESOLUTION NUMBER [to be entered by Secretary after Adoption]

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR SANTA ROSA SELF-STORAGE, LOCATED AT 1100 SANTA ROSA AVENUE; APNs: 038-111-011, 038-111-048, 038-111-057; FILE NO. DR 19-019

WHEREAS, on December 19, 2019, the Design Review Board of the City of Santa Rosa considered the Santa Rosa Self-Storage project; and

WHEREAS, the Design Review Board, at the same time considered written and oral reports of staff, public 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 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 the Project uses materials such as basalt concrete masonry with metal roofing for the site. The site is an appropriate land use within the Retail and Business Services General Plan Land Use Designation and CG (General Commercial) Zoning District while complying with all self-storage requirements found in Zoning Code Section 20-42.180; 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 is appropriate for its location and use by using single-story buildings with water efficient landscaping within and around the site, including a landscape buffer between the proposed buildings on the south portion of the site and the adjacent residential neighborhood; 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 proposed buildings are adequately set back from properties lines, parking is proposed to meet the needs of the proposed development, and lighting is shielded to be contained on the project site; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the mass and scale of the self-storage facility are compatible with that of existing structures in the neighborhood, and the façade articulation, colors and use of exterior materials compliment the surrounding buildings while providing right-of-way improvements along Santa Rosa Avenue and Lotus Court. The single-story buildings do not overburden the site with large-scale structures that would inhibit the surrounding neighbors. Further, the project adheres to Zoning Code 20-42.180 requirements for storage facilities; 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 in that the project incorporates a landscape buffer between the residential neighborhood and the existing

commercial businesses on the south and west property lines, incorporates downcast lighting fixtures, and uses materials appropriate for the use. The project has been reviewed for consistency with the Design Guidelines and approved by the Design Review Board; 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 development project has been reviewed by City staff, outside agencies, and approval authorities, and has been conditioned to minimize potential impacts; and
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and pursuant to CEQA Guidelines Section 15332, the project qualifies for a categorical infill exemption as it is located on a site of less than five acres, within City limits, substantially surrounded by urban uses, with no value as habitat for endangered, rare or threatened species, adequately served by necessary utilities and public services, and the project has no foreseeable significant adverse impacts to traffic, noise, air quality or water quality:
 - Based on the Traffic Generation Estimate for the proposed self-storage prepared by Overland Traffic Consultants, on October 1, 2019, the Project is expected to generate eight (8) A.M. Peak Hour Trips and 14 P.M. Peak Hour Trips during weekdays and 12. Because the proposed Project would be expected to generate fewer than 50 trips during either the AM or the PM peak hours, a full traffic impact study is not required per the City's guidelines and there are no foreseeable adverse traffic impacts as a result of the project.
 - A Biological Resource Assessment is included with the Project proposal by Rincon Consultants, Inc. dated May 8, 2019, who state that this project would have a less than significant or no impact to biological resources including but not limited to special-status plant species, wildlife vegetation, waters and wetlands, and wildlife movement.
 - The proposed Project will operate within an existing building, which will not result in excessive noise on the exterior of the building and will operate within the City's normal and transitional business hours of operation between 6:00 a.m. and 11:00 p.m.
 - The project is an allowed use with a Minor Conditional Use Permit in the CG (General Commercial) Zoning District and implements the General Plan Land Use Designation of Retail/Business Services, for which the General Plan has a certified Environmental Impact Report that anticipates uses such as a personal storage facility, which is a low volume use.
 - The site is surrounded by urban uses and has been reviewed by City Engineering Staff and determined that there would be no impact to water.

No exceptions to the exemptions apply and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. (CEQA Guidelines section 15300.2.).

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Preliminary Design Review of the Santa Rosa Self-Storage project 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 received November 14, 2019.

ENGINEERING DIVISION, BUILDING DIVISION, AND FIRE DEPARTMENT:

3. Compliance with all conditions as specified by the attached Exhibit "A" dated December 10, 2019.

PLANNING DIVISION:

4. 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.
5. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080),
6. Compliance with the Public Art Contribution requirements if applicable (City Code 21-08.030).
7. Compliance with all Conditions of Approval with the Minor Use Permit approved by the Zoning Administrator on December 19, 2019, File No. CUP19-023.

DESIGN REVIEW BOARD

- 8.

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa
Design Review Board on this 19th day of December 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Approved: _____
Scott Kincaid, Chair

Attest: _____
William Rose, Executive Secretary