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RESOLUTION NUMBER [to be entered by Secretary]

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR A SIX-UNIT, MULTI-FAMILY, RESIDENTIAL STRUCTURE, PART OF THE RECESS SELF-STORAGE MIXED USE PROJECT, LOCATED AT 4224 SONOMA HIGHWAY, FILE NO. PRJ18-050

WHEREAS, on September 4, 2018, the project applications, including Prezoning for Annexation, Hillside Development Permit, Conditional Use Permit and Design Review, were submitted to Planning and Economic Development. On January 17, 2019, a companion Tentative Map application was submitted; and

WHEREAS, on August 8, 2019, the Planning Commission adopted a Mitigated Negative Declaration; recommended Council approval to prezone the subject site for annexation into the CG (General Commercial) zoning district; and approved a Tentative Parcel Map, Conditional Use Permit and Hillside Development Permit for the project; and

WHEREAS, on September 24, 2019, the Council introduced an ordinance to prezone the subject site into the CG zoning district, which was adopted after the second reading on October 1, 2019; and

WHEREAS, on January 16, 2020, the Design Review Board of the City of Santa Rosa considered Recess Self-Storage project, specifically the four-story, 124,000-square foot, self-storage facility; 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 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). The site in an area designated by the General Plan Land Use Diagram as Retail and Business Services; the area is intended for a mix of retail and services mixed with housing. The site has been prezoned into the GG (General Commercial) zoning district where a where multi-family housing is allowed with approval of a minor Conditional Use Permit, which was approved by the Planning Commission on August 8, 2019. The building design meets all required development standards for residential structures within the CG zoning district including setbacks, building height, site circulation and emergency access. The site is not located in a Specific Plan area; 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 multi-family residential building 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

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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 provides setbacks, circulation and design features compatible with the surrounding commercial and residential neighborhood; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the proposed Project is consistent with the design requirements pursuant to Zoning Code Sections 20-23.040, Table 2-8, which specifies standards for development proposed in the CG zoning district; and
5. The design of the proposed housing structure 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 housing 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 proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). On August 8, 2019, the Planning Commission approved Resolution No. 11972, adopting a Mitigated Negative Declaration for the Recess Self-Storage project, which included the subject six-unit multi-family housing structure.

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Preliminary Design Review of a six-unit, multi-family housing structure, part of the Recess Self-Storage mixed use development, subject to each of the following conditions:

CONDITIONS OF APPROVAL

1. This approval is contingent upon the annexation of the properties located at 4200 and 4224 Sonoma Highway into the City of Santa Rosa.
2. Compliance with conditions of approval as stated in Planning Commission Resolution 11972 through 11976.
3. Should housing in-lieu fees be applicable, then this proposal shall be subject to the provisions of Ordinance No. 3526, (requirements for lower-income housing), as the same now exists or may be extended and as its provisions may be amended, revised, or re-enacted in the future.
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., may be subject to additional review.
5. 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.
6. 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.

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7. All required landscaping and irrigation must be installed prior to occupancy per the approved final plans.
8. 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.
9. 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 and in compliance with Zoning Code Section 20-30.080.
 - B. Light sources shall be concealed from public view.
 - C. The mounting height of lighting fixtures in parking and storage areas shall not exceed 16-feet in height. Lower mounting heights are encouraged.
10. 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.
11. No exterior signs, banners, or the like are approved with this permit. A planning sign permit application is required for all signs.

DESIGN REVIEW BOARD

12. add/delete text as needed
13. add/delete text as needed

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this 16th day of January, 2020, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Approved: _____
Scott Kincaid, Chair

Attest: _____
Bill Rose, Executive Secretary