

CITY OF SANTA ROSA  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
STAFF REPORT FOR DESIGN REVIEW BOARD  
July 2, 2020

**PROJECT TITLE**

VA Medical Office Building (VA MOB)

**APPLICANT**

Megan Maki, Ryan Companies US, Inc.

**ADDRESS/LOCATION**

1000 Apollo Way  
0 Mercury Way  
(Future address 2285 Challenger Way)

**PROPERTY OWNER**

Santa Rosa VA LLC  
Santa Rosa VA LLC

**ASSESSOR'S PARCEL NUMBER**

035-112-035  
035-112-034

**FILE NUMBER**

DR20-015

**APPLICATION DATE**

March 4, 2020

**APPLICATION COMPLETION DATE**

June 11, 2020

**REQUESTED ENTITLEMENTS**

Major Design Review

**FURTHER ACTIONS REQUIRED**

No further action required.

**PROJECT SITE ZONING**

Business Park (no change)

**GENERAL PLAN DESIGNATION**

Business Park (no change)

**PROJECT PLANNER**

Andrew Trippel

**RECOMMENDATION**

Recommend Approval

Agenda Item # 6.1  
For Design Review Board Meeting of July 2, 2020

CITY OF SANTA ROSA  
DESIGN REVIEW BOARD

TO: CHAIR KINCAID AND MEMBERS OF THE BOARD  
FROM: ANDREW TRIPPEL, SENIOR PLANNER  
PLANNING & ECONOMIC DEVELOPMENT

SUBJECT: VA MEDICAL OFFICE BUILDING (VA MOB)

AGENDA ACTION: RESOLUTION

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RECOMMENDATION

Planning and Economic Development Department recommends that the Design Review Board, by resolution, approve Major Design Review of a proposed one-story, ± 57,500-square foot medical office building in the Northpoint Corporate Center Business Park to be used for a VA Community-based Outpatient Clinic.

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EXECUTIVE SUMMARY

Major Design Review of a proposed one-story, ± 57,500-square foot medical office building on a ± 8.06-acre vacant site in Southwest Santa Rosa's Northpoint Corporate Center Business Park to be used as a VA Community-based Outpatient Clinic is requested. The proposed project is consistent with the General Plan, complies with applicable Zoning Code regulations, promotes Superior Design, and is consistent with applicable Design Guidelines.

1. Project Description

The VA MOB project proposes development of a one-story, ± 57,500-square foot medical office building on a ± 8.06-acre vacant site for use as a VA Community-based Outpatient Clinic in Southwest Santa Rosa's Northpoint Corporate Center Business Park. It would be off Corporate Center Parkway less than ¼-mile from the Center's Sebastopol Road entrance. In addition to the VA clinic building, site improvements would include driveway access points, associated parking for patients and staff, utilities, stormwater biotreatment-retention features, and amenities such as bicycle parking racks, covered patient drop off, electric vehicle charging sites, lawn and garden open space, and other landscaping.



Figure 1: Proposed site plan with landscaping. *Source: Attachment 4: Project Plan Set*

Bordered by public street infrastructure on three sides and multi-story office development on its fourth side, the project site is relatively level, open, and covered by non-native grassland that is regularly maintained by mowing or light discing, presumably for fire control purposes.



Image 1: Proposed Site Plan. *Source: Attachment 4: Project Plan Set*

When the parcel was graded and improvements were made, two drainage ditches were excavated on dry land to keep the parcel land drained with one ditch providing drainage from the west and one draining from the east. The drainage ditches both converge at and drain into a storm water drainage system inlet near Apollo Way. This drainage system has been present since at least 2004. Except for a few coyote brush shrubs (*Baccharis pilularis*) that had colonized along the drainage ditch and landscaping trees that include coast redwood (*Sequoia sempervirens*), London plane (*Platanus acerifolia*), and Chinese pistache (*Pistacia chinensis*) around the perimeter of the site, no other woody vegetation is present on the property.

2. Surrounding Land Uses

North:	Business Park (Office)
South:	Business Park (Office)
East:	Business Park (Office/Light manufacturing/General Service)
West:	Business Park (Office/Light Industrial/General Service)

Surrounding development dates to the early- to mid-2000s and is well-established. It hosts a variety of uses that are appropriate for a business park.

3. Existing Land Use – Project Site

The project site is currently vacant and has never been developed. Aerial data indicates that the site was used for agricultural, likely grazing, purposes prior to establishment of the business park.

4. Project History

March 4, 2020	Application submitted
March 17, 2020	City of Santa Rosa began COVID-19 Shelter In Place policy
May 18, 2020	Notification of Project Issues was provided to applicant team
June 11, 2020	Application deemed complete
June 21, 2020	Public hearing notification provided via mailing, onsite signage, and Press Democrat

PRIOR CITY COUNCIL REVIEW (N/A)

ANALYSIS

In accordance with Zoning Code § 20-52.030(A-B), review of design aspects of proposed development in compliance with the City's Design Guidelines is required for all projects required a building permit. Pursuant to § 20-52.030(Table 5-2), Major Design Review is required for any project with 10,000 sq. ft. or more in total floor area. New construction of a ± 57,500 square-foot medical office building for which a building permit will be required is subject to Major Design Review by the Design Review Board.

1. General Plan

The General Plan Land Use designation is Business Park, which provides for campus-like environments for a variety of uses, including offices, that do not generate nuisances such as noise, clutter, or noxious emissions. Typologically, Business Park is located between Office and Light Industry land use designations; therefore, a more robust mix of land use types can be expected and creates an ideal environment for a more intensive medical office use. The proposed project implements a variety of General Plan goals and policies including these deemed most applicable:

<b>LUL-I-J</b>	Provide a range of commercial services that are easily accessible and attractive, that satisfies the needs of people who live and work in Santa Rosa and that also attracts a regional clientele.
<b>LUL-J</b>	Maintain the economic vitality of business parks and offices, and Santa Rosa's role as a regional employment center.
<b>LUL-J-1</b>	Maintain an adequate supply of employment centers in a variety of locations and settings to ensure the city's continued economic vitality.
<b>UD-A-12</b>	Promote green building design and low impact development projects.
<b>EV-D</b>	Maintain the economic vitality of business parks.

The current Santa Rosa VA Clinic is located in Harvest Business Center near the Sonoma County Airport. While this location supports VA clients throughout the region by providing easy vehicular access, its isolated location, *vis-à-vis* residential neighborhoods and other commercial services and retail activity centers and when combined with limited transit service, creates an auto-dependent scenario for many employees and local visitors to the clinic.

By establishing a new VA outpatient clinic in the heart of Southwest Santa Rosa, the VA MOB will provide new employment opportunities and medical services for Santa Rosa residents, as well as attract patients/visitors from other areas. Its location within close proximity to residential neighborhoods and commercial services and retail activity centers will benefit to both employees and clinic visitors, and accessibility to the clinic by alternate modes of transportation, especially transit and bicycle, can reduce auto-dependence for commuting employees and local visitors.

Building elements provide employees and users of the new clinic with a state-of-the-art healthcare facility. The new facility employs evidence-based design approach paired with industry best architectural practice. Energy efficiency is a key component of the project. The design and construction team has taken an integrated approach to sustainability by having a sustainability expert as part of the development team. This way energy and sustainability measures are incorporated into the design early in the process.

2. Other Applicable Plans

Project design is not subject to requirements of other City-wide or specific plans. The proposed project supports implementation of the Bicycle and Pedestrian Master Plan Update 2018 by installing pedestrian infrastructure along all project frontages and connecting new infrastructure to existing pedestrian facilities. The site plan also calls for internal pedestrian connections to support accessing the greater pedestrian network, and the project proposes installation of short- and long-term bicycle storage facilities, as well as shower facilities, to support bicycle commuters and visitors choosing to bike to the clinic.

3. Zoning

The site is zoned Business Park, which is an implementing district of the Business Park General Plan land use designation, and the proposed use of the MOB facility for *Medical service – Clinic, urgent care* is a permitted use in BP zoning districts. These uses are permitted to operate beyond standard medical office hours and may provide emergency treatment. While the VA does not plan to operate beyond standard medical office hours or offer emergency treatment at this location, a future decision to change operational characteristics would not negatively impact residential neighborhoods because it is located within the core of the business park.

<b>Development Standard (BP)</b>	<b>Zoning Code</b>	<b>Project</b>
<b>Setbacks</b>	Subject to Review Authority approval. No Rear setback is required.	The Air Center Business Park Final Map requires a 25-foot setback along Corporate Center parkway. A 20-foot setback along Challenger Way and a portion of Capricorn Way. Remainder of Capricorn and Apollo Ways subject to Review Authority approval.
<b>Lot Coverage</b>	Review Authority	± 16%
<b>Height Limit</b>	55 feet max	± 22 feet to top of parapet
<b>Parking</b>	200 vehicle 10 bicycle short term 3 bicycle long-term	<ul style="list-style-type: none"> <li>• 417 vehicle spaces</li> <li>• 15 short-term bicycle spaces</li> <li>• 3 long-term bicycle spaces</li> <li>• shower/change facilities</li> </ul>
<b>Landscaping</b>	Required	<ul style="list-style-type: none"> <li>• WELO-compliant low-water use</li> <li>• Tree mitigation for removal of 12 non-Heritage trees for development</li> </ul>
<b>Fences, etc</b>	Review Authority	No fences or other accessory structures are proposed.



#### 4. Design Guidelines

##### **Framework for Design Review**

The VA MOB promotes Superior Design by exhibiting thoughtful relationships in the following areas. The project is consistent with applicable Design Guidelines.

##### **Site: Natural and Built Environment**

The proposed site plan and one-story medical office building reflect the existing business park development pattern, which is characterized by large single- or multi-story office-type buildings with ample surface parking. Because there are no natural features to preserve, proposed landscaping will introduce a significant amount of tree and plant materials to the project site and establish a greater abundance of natural resources to support birds and other wildlife.

Site access and circulation are enhanced by providing four vehicular entrances to the site and establishing bicycle and pedestrian. A main access drive and traffic circle is for visitors and staff, while a second access point would provide access to staff-only parking. The traffic circle contains flag poles and is the obvious main entrance for the facility. Delivery, police and ambulance vehicles are separated from all other vehicles. Directional signage will be used as needed.

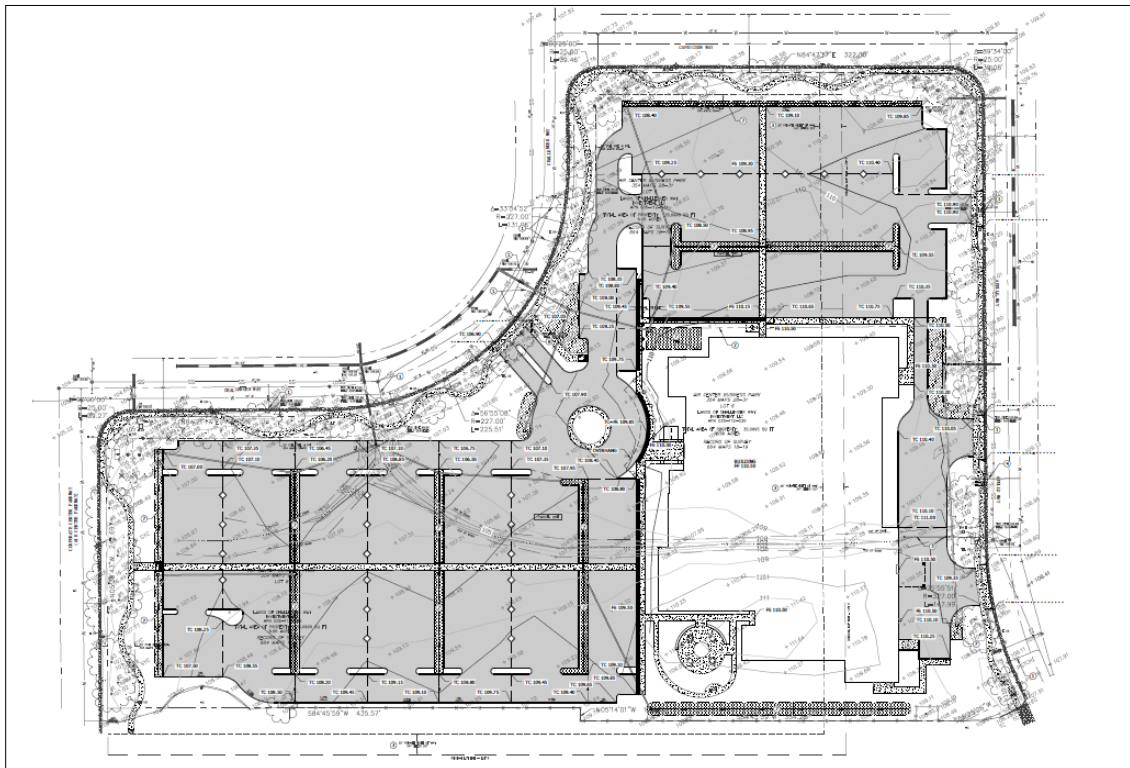


Figure 2: Site Access and Circulation. Source: Attachment 4: Project Plan Set

##### **Architecture**

The architectural design concept seeks to create a warm and welcoming architectural language. It reflects a balanced, modern composition that

incorporates an evidence-based design approach with industry best architectural practices. Architectural massing is at a human scale, which is modulated with modern energy-efficient curtain wall and matching windows to create a contrasting and layered composition. Proposed materials and forms are intended to relate to the local environment of Sonoma County.

Architectural design aesthetics have been concentrated at the front of the building to enhance the entry façade and patient arrival experience, as well as to signify an entry point to the user or patient and provide an area for unloading that is protected from the weather. The exterior facade design is based on a traditional approach and design methods with special consideration put into the height and proportions of elements at the exterior. Windows create a connection to the exterior and allow natural light to penetrate interior spaces. Roof top mounted equipment will be screened by a mechanical screen located centrally on the roof and strategically behind the tallest element of the tiered roof elements.



Image 2: Proposed Building Design. Source: Attachment 4: Project Plan Set

### **Landscaping**

A majority of existing mature trees located in landscape areas adjacent to public rights of way will be retained. Proposed plantings of Crepe Myrtles and Chinese Pistache will enliven existing trees by offering seasonal color. Incorporation of trees into surface parking areas substantially responds to the Design Guideline's preference for orchard-style parking lot design and is consistent with the intent of this guideline. The trees also soften the visual impact of the surface parking areas and reduce heat island effects. The project proposes removal of 12 non-Heritage trees with a Total DHB of 105 inches. Removal would be mitigated by planting of 14 24-inch Chinese Pistache trees, which is the equivalent of 42 15-gallon trees. This mitigation exceeds the minimum required mitigation of replanting at least 36 15-gallon trees. Shrubs, groundcovers, and perennials are proposed for landscape areas adjacent to the building and outdoor patio area.





Figure 3: Proposed Landscape Plan. Source: Attachment 4: Project Plan Set

## Placemaking/Livability

The structure's modern composition is reflective of health care industry best architectural practices, and its warm hues, earth tones, and natural materials seek to establish the building as a human-oriented facility and healing environment. A prominent entrance and human scale fenestrations provide a link between the exterior and interior and aid in way finding. Visitor navigation is enhanced by providing a reference point at the center of the building, which appropriately becomes the central entry and reception point of the building. A building façade composed of traditional cement stucco, wood-grain aluminum panels, and masonry veneer walls, reflects local vernacular architecture, and the overall composition creates an iconic Sonoma County Design.



Image 4: Placemaking elements. Source: Attachment 4: Project Plan Set

## **Sustainability**

The proposed building will seek to achieve Green Globes (GG) accreditation, the standards for which would exceed base level requirements of the California Building Code. Solar shades will be installed at the larger windows of the main lobby to reduce solar heat gain from west facing windows, and one-inch insulated glazing is used throughout with a gray tint to additionally limit the solar heat gain inside the facility. All light fixtures are LED and all plumbing fixtures are low-flow. Site-wide, stormwater runoff is managed on site before being discharged into the City's stormwater system. Proposed landscaping is regionally appropriate and minimizes the use of water for irrigation purposes. The proposed site supports multi-modal access, and public transit service is supplemented by VA transit.

## **Most Applicable Design Guidelines**

### **Section 1.3: Streetscapes**

<b>I.A</b>	To create pleasing environment that encourages pedestrian activity along our streets.
<b>II.B.3</b>	Place street trees to provide canopy at maturity.

### **Section 4.1: Landscaping**

<b>I.A</b>	Provide visual enhancement of the site by creating a landscape that compliments the architecture.
<b>I.C</b>	Make necessary microclimate adjustments to create comfortable outdoor spaces.
<b>I.E</b>	Develop landscaping that is easily maintained and conserves water.
<b>II.14</b>	Comply with the City's current Water Efficient Landscape Ordinance.

### **Section 3.4: Business Parks**

<b>I.E</b>	Provide pedestrian connection with public transportation.
<b>I.H</b>	Promote energy efficiency.
<b>II.B.4</b>	Provide a major entry to the off-street parking and truck access areas.
<b>II.B.5</b>	Design the building and landscaping to create an inviting pedestrian experience.
<b>II.C.3</b>	Where transit stops exist adjacent to the building, provide a direct pedestrian pathway to the building entrance.
<b>II.E</b>	Light poles should be not taller than 16 feet, avoid excessive lighting, and light should not spill over to neighboring properties.
<b>III.A</b>	Design buildings for the site they will occupy and that are architecturally compatible with other buildings in the park.

	Structures should be designed to achieve human scale and interest.
<b>III.B</b>	Select building colors and materials to establish compatibility within the park.
<b>III.C</b>	Entries should be designed as a focal point and provide protection from the elements, and doors and windows should be placed to articulate wall surfaces.
<b>III.D</b>	Screen roof top equipment, utility equipment, waste receptacles.
<b>Section 4.2: Off-street Parking</b>	
<b>I.C</b>	Create a safe/comfortable environment for pedestrian, bicycle, and vehicular traffic.
<b>I.D</b>	Incorporate pedestrian circulation into large parking lots.
<b>II.A</b>	Design parking areas are that easy to maneuver, avoid putting parking stalls near entrances/exits, and provide clearly marked pedestrian pathways.
<b>II.B</b>	Provide shaded areas with orchard-style parking, and plant trees to clear bumper overhangs. When parking abuts a street, provide a landscaped planter strip.

5. Neighborhood Comments

The project public hearing has been noticed in accordance with [Section 20-66.020](#), including Subsections (C)(1), (2), and (3) requiring mailed notice, newspaper publication, and site posting, respectively. No comments have been received in response to required noticing.

6. Public Improvements/On-Site Improvements

Required public improvements would include installation of curb and gutter, as well as pedestrian infrastructure, along all frontages and at appropriate street crossings. The project would be required to contribute 9.3 percent of the total \$562,000 estimate for planned future improvements to SR 12 East Ramps/Stony Point, or \$52,266, as calculated by City staff. Site improvements would include driveway access points, associated parking for patients and staff, utilities, stormwater biotreatment-retention features, and amenities such as bicycle parking racks, covered patient drop off, electric vehicle charging sites, lawn and garden open space, and other landscaping.

FISCAL IMPACT

Approval of this action does not have a fiscal impact on the General Fund.

ENVIRONMENTAL IMPACT

Evaluation of the proposed project under CEQA concludes that in accordance with

Public Resources Code §21083.3 and §21094.5, and State CEQA Guidelines §15183, and as set forth in the *U.S. Department of Veterans Affairs Community-Based Outpatient Clinic: CEQA Analysis § 15183* document dated May 2020, the project qualifies for CEQA tiering/streamlining because the following findings can be made:

**Consistency with Community Plan or Zoning (CEQA Guidelines §15183):** The project is consistent with the development density established by existing zoning and General Plan policies for which an EIR was certified (i.e., the Program EIR). The project is consistent with the Program EIR and would not result in significant impacts not previously identified as significant project-level, cumulative, or offsite effects in that EIR.

The project is permitted in the BP zoning district and is consistent with the bulk, density, and land use standards in the General Plan and the Municipal Code. The analysis presents substantial evidence that there would be no significant impacts peculiar to the project or its site, and that the project's potentially significant effects have already been addressed as such in the Program EIR, or will be substantially mitigated by the imposition of mitigation measures identified in that EIR. No further environmental documents are required in accordance with CEQA Guidelines §15183.

**Program EIR (CEQA Guidelines §15168):** The analyses in the 2009 General Plan EIR and the CEQA Analysis demonstrate that the proposed project would not result in substantial changes or involve new information that would warrant preparation of a subsequent EIR, per CEQA Guidelines §15162, because the level of development proposed for the site is within the broader development assumptions analyzed in the previous EIR. The effects of the project have been addressed in the prior EIR and no further environmental documents are required under CEQA Guidelines §15168(c).

#### BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS (N/A)

#### NOTIFICATION

The project was noticed as a public hearing per the requirements of Chapter 20-66 of the City Code. Notification of this public hearing was provided by posting an on-site sign, publishing notice in a newspaper of general circulation, mailed notice to surrounding property owners, electronic notice to parties that had expressed interest in projects taking place in this geographic area of Santa Rosa, and bulletin board postings at City Hall and on the City website. Pursuant to Government Code Section 65091, where necessary, the City has incorporated notice procedures to the blind, aged, and disabled communities. These procedures include audio amplifier/assistive listening device support at public meetings, closed captioning, and optical character recognition conversion of electronic notices.

#### ISSUES

There are no unresolved issues remaining with the project.

ATTACHMENTS

Attachment 1 Disclosure Form  
Attachment 2 Location Map  
Attachment 3 Design Narrative dated received by the City on March 4, 2020  
Attachment 4 Project Plan Set dated received by the City on June 11, 2020  
Attachment 5 CEQA Consistency Determination dated May 19, 2020  
Attachment 6 CEQA Consistency Determination, Appendices A-E  
Resolution  
Exhibit "A"

CONTACT

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