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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 THE VA MEDICAL OFFICE BUILDING LOCATED AT 2285 CHALLENGER WAY, APN: 035-112-035 AND 035-112-034, FILE NO. DR20-015

WHEREAS, on July 2, 2020, the Design Review Board of the City of Santa Rosa considered 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 (VA Medical Office Building); 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); 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 proposed development reflects the existing business park development pattern; architectural design incorporates an evidence-based design approach with industry best architectural practices; proposed materials and forms relate to our local environment; architectural details create human scale environments and support way-finding; landscaping, an energy efficient design, and support for multi-modal transportation alternatives support sustainability goals; 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 Northpoint Corporate Center Business Park has planned for development of large-scale office-type buildings, provides adequate public infrastructure to accommodate activity generated by the proposed development, and has existing medical office building development, as well as similar office and light manufacturing or services uses; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that an existing varied design aesthetic is additionally enhanced by the proposed design which incorporates health care industry design best practices to express the intended use of the building while creating an iconic place for Santa Rosa and the surrounding region; 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 proposed design's modern composition is reflective of best architectural practices, while its warm hues,

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earth tones, and natural materials seek to establish the building as a human-oriented facility and healing environment; 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 development will comply with all applicable City regulations to ensure public health safety, and welfare; and
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and in accordance with Public Resources Code §21083.3 and §21094.5, and State CEQA Guidelines §15183, the project qualifies for CEQA tiering/streamlining in that it 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), and 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. No further environmental documents are required in accordance with CEQA Guidelines §15183.

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 in accordance with CEQA Guidelines §15168(c).

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Preliminary Design Review of VA Medical Office Building subject to each of the following conditions:

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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 June 11, 2020.
3. The address shall be displayed in a prominent location on the street side of the property. The numbers shall be no less than 6-inches in height and shall be of a contrasting color to the background to which they are attached. The address shall be illuminated during hours of darkness per City "Premises Identification" requirements.

BUILDING DIVISION:

4. A building permit is required.
5. Construction hours shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. Saturdays. No construction is permitted on Sundays and holidays.
6. The Applicant and contractor(s) shall implement basic air quality construction measures recommended by the BAAQMD, including the following:

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- Water all active construction areas (staging, parking, soil piles, unpaved driveways, etc.) at least twice daily.
 - Cover all hauling trucks transporting materials offsite.
 - Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas.
 - Sweep streets daily (with water sweepers) if visible soil material is deposited onto adjacent roads.
 - Limit traffic speeds on any unpaved roads to 15 mph.
 - Suspend construction activities that cause visible dust plumes that extend beyond the construction site.
 - A certified mechanic shall verify that equipment is properly tune and maintained in accordance with manufacturer specifications.
 - Idling times shall be limited to 5 minutes or less pursuant to the "no idling" rule for in-use off-road diesel-fueled vehicles. Signage shall be posted at the construction site indicating the idle time limitation.
 - Post a publicly visible sign with the telephone number of designated person and person to contact at the City of Santa Rosa regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
7. Grading and Drainage of the site must be per the approved plans. Site drainage shall be to the curb, under the sidewalk, per City standards.
8. A soils report must be submitted with an application for building permit. Check with the Building Division prior to submittal to determine the level of report necessary for the project or if a soils report is on file for the subject property. The applicant shall adhere to all recommendations listed in the Preliminary Geotechnical Investigation/Soils Investigation for the project, and with subsequent recommendations from additional design-level studies that shall be completed as part of the Building Permit process.
9. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by Santa Rosa City Council, Resolution No. 4051, on October 27, 2015. Plans shall be submitted with the Building Permit application. Submit the following with the abovementioned plans: Maximum Applied Water Allowance (Appendix A) and Hydrozone Table (Appendix B).
10. In accordance with the National Pollution Discharge Elimination System regulation, the applicant shall prepare and implement a Storm Water Low Impact Development Submittal (SWLIDS) prior to construction. The SWLIDS shall address erosion and sediment controls, proper storage of fuels, identification of BMPs, and use and cleanup of hazardous materials. A Notice of Intent, fees, and other required documentation shall be filed with the RWQCB. During construction a monitoring report shall be conducted weekly during dry conditions and three times a day during storms that produce more than 1/2" of precipitation.

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11. Developer's engineer shall comply with all requirements of the City Low Impact Development Technical Design Manual using Best Management Practices (BMPs). Final Plans shall address the storm water quality and quantity along with a maintenance agreement or comparable document to assure continuous maintenance of the source and treatment.
12. At the building permit stage, the project plans shall demonstrate conformance with the City's standard for interior noise levels.
13. Prior to construction, during the design phase of the building, an acoustical study will be required to demonstrate to the City's building official that noise emissions from stationary equipment on the new building would conform to the City's requirements. Completion of this study would be required prior to issuance of a building permit.
14. Any existing zoning or building violations must be cleared prior to or in conjunction with any new permits.
15. Comply with all Federal, State and local codes, disabled access included.

ENGINEERING DIVISION:

16. Compliance with all conditions as specified in the attached Exhibit "A" dated June 24, 2020, attached hereto and incorporated herein.

PLANNING DIVISION:

17. This project shall be subject to the Commercial Linkage Fee provisions of City Council Resolution No. RES-2019-154, as the same now exists or may be extended and as its provisions may be amended, revised, or re-enacted in the future.
18. 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.
19. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).

20. PROJECT DETAILS:

- A. All project details shall be in accordance with the restrictions and limitations of the City Zoning and California Building Codes, as well as the City's Design Review Guidelines.
- B. The design of all fencing, sound walls, carports, trash enclosures, and similar accessory site elements shall be compatible with the architecture of main buildings and shall use similar materials. The design must be approved by the Planning Division prior to issuance of a building permit.
- C. 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.

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- D. 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.
21. If project construction is to occur between February 1 and August 31 a qualified biologist shall conduct pre-construction surveys of all potential nesting habitats within 500 feet of project activities. If nesting birds are identified within the survey area, a non-disturbance buffer determined in coordination with the California Department of Fish and Wildlife should be established around the nest tree during the breeding season or until the young have fledged. If preconstruction surveys indicate that nests are inactive or potential habitat is unoccupied, no further mitigation measures are required. Raptor or other bird nests initiated during construction are presumed to be unaffected and no buffer is necessary. However, the “take” of any individuals is prohibited.
22. TREE MITIGATION
- Prior to the issuance of a certificate of occupancy, the applicant shall comply with the tree replanting requirements indicated in Santa Rosa Municipal Code, and specifically the following:
- A. No heritage trees will be removed. The total trunk diameter of twelve (12) non-heritage trees to be removed is 105” inches. Required mitigation is 36 native trees of the same genus and species as the removed tree (or another species, if approved by the Director), each of a minimum 15-gallon container size, which shall be planted on the project site, provided however, that a fewer number of such trees of a larger size of the same genus and species may be planted as mitigation if approved by the Director.
 - B. A fee of \$100 per replacement tree may be paid in-lieu of planting replacement trees onsite to the City of Santa Rosa Department of Recreation and Parks.
23. TREE PRESERVATION:
- A. Tree Preservation notes and protection during construction notes shall be shown on the improvement plans and building plans. The tree driplines shall also be shown on each drawing with the attendant protection instructions.
 - B. Prior to issuance of a grading or building permit for any clearing, excavation, construction, or other work on the site, a protection zone shall be established to protect natural vegetation and trees from construction activities. The following conditions and restrictions shall apply:
 - i. The zone shall encompass the "protected perimeter" which shall be either the root zone or other limit as established in this approval.
 - ii. The zone shall be delineated with a brightly colored construction fence. Such fences shall remain continuously in place for the duration of all work undertaken on the site.
 - iii. No storage or construction activities (including trenching, grading or filling) shall be permitted within the protected zone.

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- iv. No burning or use of equipment with an open flame shall occur near or within the protected perimeter.
 - v. All brush, earth, and other debris shall be removed in a manner which prevents injury to the protected trees and/or shrubs.
 - vi. No oil, gas, chemicals, or other substances that may be harmful to trees shall be stored or dumped within the protected perimeter or any other location from which substances might enter the perimeter of a protected tree.
 - C. The contractor(s) shall be notified in writing by the developer of the "Protection Zone." Copies of the letter shall be provided to the Planning and Building Divisions prior to issuance of a building or grading permit for any site work.
 - D. The protection zone delineated with the brightly colored construction fence shall be posted with signs which state "Tree/Vegetation Protection Zone -- No Construction or Storage Permitted."
 - E. Irrigation systems, and plant varieties which require regular watering shall not be permitted within the dripline of an Oak tree which is to be preserved.
 - F. No concrete or asphalt paving or compaction of soil shall be permitted within the root zones of protected trees.
 - G. Any special work, including mitigation, within the "Protection Zone" must be done under the supervision of a City approved certified arborist.
24. LANDSCAPING:
- A. All required landscaping and irrigation must be installed prior to occupancy per the approved final plans.
 - B. Construction drawings submitted for issuance of a building permit shall include final landscape and irrigation plans, except where not required.
 - C. 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.
 - D. Street trees will be required and shall be planted by the developer. Selection will be made from the City's approved Master Street Tree Plant List in coordination with the City Parks Division. Planting shall be done in accordance with the City "Standards and Specifications for Planting Parkway Trees." Copies of the Street Tree List and the Planting Standards are available at the Parks Division office.
25. 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.
 - B. Light sources shall be concealed from public view.

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- C. All lighting shall be directed toward the subject property and away from adjacent properties.
- D. The mounting height of lighting fixtures in parking and storage areas shall not exceed 16-feet in height. Lower mounting heights are encouraged.

26. PARKING LOT AREA:

- A. The parking lot shall be paved to City standards.
- B. The parking lot shall be provided with concrete curbing around all planter areas unless specifically approved by the Planning & Economic Development Department in some other fashion.
- C. The parking lot shall be striped according to City standards and all handicapped and compact spaces shall be identified and marked accordingly.
- D. 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.

27. SIGNAGE:

- A. No exterior signs, banners, or the like are approved with this permit. A planning sign permit application is required for all signs.
- B. Sign permit approval shall be obtained prior to application for a building permit.
- C. Building permits for sign installations shall be separate permits from other building permits issued for construction.

28. CULTURAL RESOURCES

- A. Prior to demolition or other ground disturbance, a qualified professional archaeologist shall conduct a Phase I survey of the site consisting of further archival and field study to identify archaeological resources and including a good faith effort to identify archaeological deposits that may show no indications on the surface. In the event archaeological resources or human remains are discovered on-site, these resources would be handled according to applicable regulations (Public Resources Code Sections 21083.2, 21084.1, 5097.98, 15064.5(d) and/or Section 7050.5 of the Health and Safety Code).

If cultural resources are discovered during the project construction (inadvertent discoveries), all work in the area of the find shall cease and a qualified archaeologist and representatives of the appropriate tribe shall be retained by the project sponsor to investigate the find and make recommendations as to treatment and mitigation of any impacts to those resources.

If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Sonoma County

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Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the “most likely descendant.” The most likely descendant shall then make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.

29. NATURAL RESOURCES:

- A. Advisement. The applicant, its successors, heirs, assigns or transferees are advised in writing that this approval or permit prior to the start of any construction may be subject to certain other clearances, approvals, permits, or authorizations by state and/or federal agencies. The applicant shall acknowledge in writing receipt of the above advisement.
- B. Mitigation requirement. The City's approval or permit is valid only if the applicant, its successors, heirs, assigns or transferees, comply with the terms, conditions and mitigations set forth in any clearance, permit or approval except that any permit condition or mitigation that requires project redesign shall trigger a review by the City of Santa Rosa Director of Planning & Economic Development to determine if the project as redesigned is consistent with the original approval. A project that the City determines is not consistent with the City approval shall not be granted subsequent entitlements, such as approval of improvement plans and final maps, but excluding grading or building permits of any type. Such a project would have to be resubmitted to the City and reviewed by the City as a new project, including the submittal of a new application and fees.
- C. Power to stop work if violation occurs. Nothing in this approval shall prevent the City of Santa Rosa from exercising its power to stop work in instances where a violation of state or federal law is brought to the City's attention.
- D. No building or grading permit of any type shall be issued by the City until a required federal or state, as applicable, clearance or authorization, with or without conditions, has been filed with the City.

RECREATION AND PARKS DEPARTMENT

- 30. This project is subject to development requirements relating to public art contained in City Code Chapter 21-08.

TRANSIT AND PARKING DEPARTMENT

- 31. Consider installing transit real-time data monitors, including power source and internet connection, in building common areas. For more information about transit real-time data monitors, contact Santa Rosa CityBus.

DESIGN REVIEW BOARD

- 32. add/delete text as needed

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this 2nd day of July, 2020, by the following vote:

Res. No. _____

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AYES:

NOES:

ABSTAIN:

ABSENT:

Approved: _____
Scott Kincaid, Chair

Attest: _____
Bill Rose, Executive Secretary