

## **RESOLUTION NO. DR20-017**

**RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A DESIGN REVIEW APPLICATION FOR TO REVISE A PREVIOUSLY APPROVED 107-UNIT, 7-STORY, MIXED USE TOWER (PREVIOUS FILES NO. PRJ16-025 & CUP19-013) TO: 1) ELIMINATE ONE FLOOR AND TWO MEZZANINES, REDUCING OCCUPIED ROOF HEIGHT TO 75FT; 2) ELIMINATE THE "TAIL" - EXTENDED PODIUM, POOL AND POOL BUILDING; 3) RECONFIGURE THE PARKING PODIUM; 4) REDUCE UNIT COUNT TO 89 FROM 107; AND 5) MAINTAIN THE DESIGN THEME MATERIALLY (888 4<sup>TH</sup> STREET APARTMENTS) FOR THE PROPERTY LOCATED AT 888 4<sup>TH</sup> STREET & 891 3<sup>RD</sup> STREET, SANTA ROSA, APN: 009-061-050 & 009-061-022**

The Santa Rosa Zoning Administrator has completed its review of your application. Please be advised that your Design Review to revise a previously approved 107-unit, 7-story, mixed use tower (Previous Files No. PRJ16-025 & CUP19-013) to: 1) eliminate one floor and two mezzanines, reducing occupied roof height to 75ft; 2) eliminate the "tail" - extended podium, pool and pool building; 3) reconfigure the parking podium; 4) Reduce unit count to 89 from 107; and, 5) maintain the design theme materially has been granted based on your project description and official approved exhibit dated June 15, 2020. The Santa Rosa Zoning Administrator has based this action on the following findings:

- The design and layout of the proposed development is of superior quality and is consistent with the General Plan and the City's Design Guidelines and the matter has been properly noticed as required by Section 20-52.050.E.2.a and no request for a public hearing has been received;
- 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;
- 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 seven-story, mixed-use building will be located within the Santa Rosa Downtown Core, which allows building heights of five to ten-stories; the project also fulfills the General Plan's vision to direct high intensity mixed-use development, in buildings up to ten-stories in height, in the Downtown Core area.
- The architectural design of the proposed development is compatible with the character of the surrounding neighborhood, in that the proposal will maintain 7-stories, while providing the required parking and maintaining the ground floor commercial uses. Surrounding properties on 4th Street are zoned Downtown Commercial (CD-5), which allows structures up to five-stories. The proposed design will maintain a pedestrian-oriented ground floor commercial space, which will complement the surrounding existing commercial uses along 4th Street, and the proposed residential units will provide housing in the Downtown Core area, within walking distance of transit and commercial uses. The project, as proposed, fits with the overall vision of a taller and more densely populated downtown, fulfilling the General Plan's vision to direct high-intensity mixed-use development

with building up to ten-stories in height, as well as accomplishing the Downtown Area Specific Plan goal of adding 3,409 new residential housing units downtown, within walking distance of transit and commercial uses. The proposed seven-story building will be compatible with future land uses in the vicinity, as the surrounding zoning allows up to five-stories, and 55-feet in total height;

- 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 site is surrounded by a mix of residential and commercial uses, which could be redeveloped in the future with buildings up to 55-feet, and five-stories-tall, has adequate access, is served by utilities, and does not have any physical constraints;
- 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 project has been reviewed by requisite City departments and has been conditioned to address any potential impacts to neighboring properties;
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 32 exemption under CEQA Guidelines Section 15332, in that the project is an in-fill development consistent with the General Plan designation and all applicable General Plan policies, as well as with the CD-7 and CO zoning districts and all zoning regulations. The proposed development is within the City limits, on a site that is less than five acres and substantially surrounded by urban uses. Pursuant to the Traffic Study, Noise Study, Preliminary Standard Urban Stormwater Mitigation Plan, letter from the Regional Water Quality Control Board regarding site contamination clean-up, Tree Evaluation and Construction Impact Assessment, and the Climate Action Plan Compliance list prepared for the project, approval of the project would not result in any significant effects relating to traffic noise, air quality or water quality. Finally, the site can be adequately served by all required utilities and public services.

This entitlement would not be granted but for the applicability and validity of each and every one of the below conditions and that if any one or more of the below conditions is invalid, this entitlement would not have been granted without requiring other valid conditions for achieving the purposes and intent of such approval. The approval of the project is contingent upon compliance with all the conditions listed below. Use shall not commence until all conditions of approval have been complied with. Additional permits and fees are/may be required. **It is the responsibility of the applicant to pursue and demonstrate compliance.**

1. A building permit is required.
2. Comply with all Santa Rosa Engineering and Development Services conditions attached hereto and incorporated here as “Exhibit A” dated March 21, 2019.

3. 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.
4. No signs are approved as part of the Project. Signs will require separate Planning and Building permits.
5. The Project shall comply with City Code Section 21-08, development requirements relating to public art.
6. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
7. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
8. Unless otherwise amended by this resolution, the approved conditions found in resolutions for Conditional Use Permit CUP16-070 and PRJ16-025, relating to 888 4<sup>th</sup> Street Apartments, shall remain in full force and effect.

## **FIRE**

9. A Phase 1 Environmental Site Assessment shall be provided to the Fire Department Hazardous Material Program for review. Phase 1 shall be approved prior to issuance of any grading, demolition or construction permit.
10. The proposed project shall not have an occupied floor/roof that exceeds 75 feet above the lowest level of fire department access.
11. Structure will be required to be protected by an automatic fire sprinkler system designed to NFPA 13.
  - a. The Fire Department Connection (FDC) for the sprinkler and standpipe systems will be called for installation on the 4<sup>th</sup> St. side of the structure, and a hydrant within 100 feet of the FDC.
    - i. A personnel protection hard surface awning/roof will be required over the fire department connections to protect ground personnel from falling debris, glass or building features.
  - b. Based on the size of the structure and available water supply a fire pump will be required to support the building suppression systems.
  - c. There is also a need for a secondary water supply to be provided.
12. Structure will be required to install a standpipe system in the building.

- a. A temporary fire standpipe system, for use during construction, is required for any construction above the 3rd Floor. The standpipe system must be extended to each floor, as construction progresses.
  - b. Fire Control Room shall not be located with direct access from the ground level.
- 13. Fire flow and location of fire hydrants shall be installed in accordance with California Fire Code Chapter 5, Appendix B, and Appendix C as adopted by the City of Santa Rosa.
  - a. A Fire Flow test shall be performed prior to delivery of combustible materials.
- 14. Required Fire Department access roads shall be signed “No Parking – Fire Lane” per current Fire Department standards.
  - a. Parking allowed only in designated spots. All curbs shall be painted red and posted “No Parking.”
- 15. CA Fire Code requires fire apparatus access roads (“Fire Lanes”) to within 150 feet hose-pull distance of all first-floor exterior walls.
  - a. There shall be a minimum of 26-foot access provided on the 4<sup>th</sup> St. side of the structure that allows for placement of the Fire Department aerial apparatus to be positioned 15 – 30 feet from the face of the building.
  - b. There shall be no projections or obstructions that would limit the articulation of the aerial apparatus.
- 16. Elevators shall be provided in compliance with gurney requirements and Fire Department emergency operations and controls.
- 17. The structure shall have addressing that complies with the Fire Department Standard with a minimum of a 12” exterior address located address side of the structure.
  - a. All addresses required to be displayed on a building or other permanent structure shall be illuminated during all hours of darkness.
  - b. Interior complex directories shall be required at each floor level.
- 18. The following are a list of deferred plan submittal items that will be required by the Fire Department - additional items may be called out based on proposed use(s) of commercial spaces:
  - a. Private Underground Fire Main
  - b. Fire Sprinkler System

- c. Standpipe System
  - d. Fire Pump
  - e. Fire Alarm
  - f. Emergency Responder Radio System
19. A Fire Department key box shall be provided on both sides of the structure for access (4<sup>th</sup> St. and 3<sup>rd</sup> St.).
- a. Should a gate be planned to the parking area, the gate shall be equipped with a Knox Company key operated electric gate release switch with dual key option for the Police Department.
  - b. During a power failure, gate shall release for manual operation OR be equipped with standby power or connected to the building emergency panel.
  - c. In addition to sending the request to exit signal to the gate operator, the magnetic detection loop (when activated) shall prohibit the gate from closing upon fire apparatus
20. The structure will be required to obtain an annual operations permit for a High-Rise Building through the Fire Department.
21. The applicant is required to submit a fire safety plan outlining compliance with the “Fire and Life Safety Systems for High Rise Structures exceeding 75 feet.” These requirements apply to this project because the Fire Department has limited capability on buildings exceeding four stories in height. Satisfying these requirements helps mitigate the fire protection burden specific to the local requirements for:
- a. Fire Sprinklers
  - b. Fire Standpipes
  - c. Fire Alarm System
  - d. Fire Pump System
  - e. Fire Alarm Communication System in protected conduits
  - f. Fire Department Communication System
  - g. Smoke Control Requirements
  - h. Requirements for the Fire Command Center
  - i. Elevator Service

j. Standby Light & Power Service

k. On site water storage

l. Public Safety Radio Coverage

22. More detailed building plans will be needed to determine compliance with California Building Code (CBC) requirements for construction type, building setbacks, restrictions on exterior openings, fire resistiveness of exterior openings and occupancy separations between mixed uses.

This Design Review for 888 4<sup>th</sup> Street Apartments is hereby approved on this 2<sup>nd</sup> day of July, 2020. If conditions have not been met or if work has not commenced within two years from approval date, this approval shall automatically expire and shall be invalid unless an application for extension is filed prior to expiration. The approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: \_\_\_\_\_

ANDY GUSTAVSON, ZONING ADMINISTRATOR