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RESOLUTION NUMBER [ENTERED BY SECRETARY PENDING APPROVAL]

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR THE BOYS AND GIRLS CLUB—ROSELAND PROJECT, LOCATED AT 929 SEBASTOPOL ROAD, ASSESSOR'S PARCEL NO. 125-101-044, FILE NO. PRJ20-003

WHEREAS, on August 20, 2020, the Design Review Board of the City of Santa Rosa considered the Boys and Girls Club--Roseland project; 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, Roseland Area/Sebastopol Road Specific, 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 building features four-sided architecture, with visual interest on all sides of the proposed new building; 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 developer will be required to coordinate with the future construction plans for the nearby Roseland Village project; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood, in that the building will have a contemporary architectural style with colored stucco walls, exposed steel framing, along with a large amount of glazing, similar to many buildings in the vicinity; 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 arched truss roof forms for the interior basketball gymnasium are repeated at the building entry points, and the building will have metal roofing at both the curved and shed roof forms; 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 number of parking spaces approved will be sufficient for the safe, convenient, and efficient operation of the use due to the unique nature of the use; and
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA), in that the project qualifies for a Class 32 exemption under the California Environmental Quality Act (CEQA Guidelines section 15332), in that the project is an in-fill development consistent with the General Plan designation and all applicable General Plan

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policies, as well as with the R-3-18 and CG 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, Wetlands Assessment, Preliminary Standard Urban Stormwater Mitigation Plan, the project would not result in any significant effects relating to traffic or water quality. Finally, the site can be adequately served by all required utilities and public services.

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Preliminary Design Review of Travelodge 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 December 13, 2019.
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 for all interior and exterior changes or for any change of occupancy from one building code group to another.
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.

ENGINEERING DIVISION:

6. Compliance with all conditions as specified by the attached Exhibit "A" dated July 16, 2020.

PLANNING DIVISION:

7. 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.
8. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080),
9. LANDSCAPING:

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- A. All required landscaping and irrigation must be installed prior to finaling the Building Permit, 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.

10. 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.
- 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.

11. 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.

12. SIGNING:

- 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.

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this 20th day of August of 2020, by the following vote:

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AYES: ()

NOES: ()

ABSTAIN: ()

ABSENT: ()

Approved: _____
 Scott Kincaid, Chair

Attest: _____
 William Rose, Executive Secretary