

CITY OF SANTA ROSA  
DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT  
STAFF REPORT FOR DESIGN REVIEW BOARD  
**August 20, 2020**

**PROJECT TITLE**

Boys & Girls Club Roseland

**APPLICANT**

Gregg Wanke

**ADDRESS/LOCATION**

929 Sebastopol Road

**PROPERTY OWNER**

Roy & Patricia Nonella

**ASSESSOR'S PARCEL NUMBERS**

125-101-044

**FILE NUMBER**

PRJ20-003

**PROJECT SITE ZONING**

CG & R-3-18

**GENERAL PLAN DESIGNATION**

Retail/Medium Density Residential &  
Medium Density Residential

**APPLICATION DATE**

December 13, 2019

**APPLICATION COMPLETION DATE**

July 16, 2020

**PROJECT PLANNER**

Kristinae Toomians

**RECOMMENDATION**

Recommend Approval

Agenda Item # 6.2  
For Design Review Board Meeting of August 20, 2020

CITY OF SANTA ROSA  
DESIGN REVIEW BOARD

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

SUBJECT: BOYS AND GIRLS CLUB

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 24,464-square-foot meeting facility for the Boys and Girls Club—Roseland.

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EXECUTIVE SUMMARY

The applicant requests Major Design Review approval of a proposed 24,464-square-foot meeting facility (The Boys and Girls Club of Roseland). 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 project consists of the development of an approximately 24,464-square-foot meeting facility (Boys and Girls Club) for children from kindergarten through 8<sup>th</sup> grade, on an approximately 1.01-acre parcel located at 929 Sebastopol Road in the City of Santa Rosa. The first floor of the building is approximately 16,645-square-feet and contains a high school regulation sized gymnasium, a full-sized kitchen and dining room, an art room, a dance/fitness studio, two administrative offices and a meeting room. The second floor is approximately 7,819-square-feet and is dedicated to the academic functions of the club, providing 8 classrooms and a large open flex-space. The rear parking lot can double as an outdoor basketball court.

2. Surrounding Land Uses

North:	School bus facility & commercial businesses
South:	Roseland Gas Mart
East:	Mini Mart & Foster's Freeze
West:	Furniture store and laundromat

The project site is in Santa Rosa's Roseland neighborhood, east of Roseland Avenue and north of Sebastopol Road. The project site is in a predominantly commercial area and is surrounded by developed lots on all sides.

3. Existing Land Use – Project Site

The project site is currently a vacant graveled lot that was previously used for parking and storing vehicles. The project site accesses Sebastopol Road with an existing easement between the Roseland Gas Mart and the Foster's Freeze businesses to the south.

4. Project History

January 2, 2020	Concept Design Review Meeting
January 30, 2020	Project Submitted
March 17, 2020	City of Santa Rosa began COVID-19 Shelter In Place policy
July 16, 2020	Application deemed complete

PRIOR CITY COUNCIL REVIEW

(N/A)

ANALYSIS

Pursuant to § [20-52.030](#) (Table 5-2), Major Design Review is required for any project with 10,000-square-feet or more in total floor area.

1. General Plan

Most of the site is designated Medium Density Residential (8.0 to 18.0 units per acre) on the General Plan Land Use Diagram, while a small southern portion of the site is designated Retail/Medium Residential (8.0 to 18 units per acre). The Roseland Area/Sebastopol Road Specific Plan envisions a mix of medium-density residential and retail uses along this portion of Sebastopol Rd.

2. Zoning

Most of the project site is zoned R-3-18 (Multi-Family Residential) and a small southern portion of the site is designated CG – Commercial General. Both zoning districts permit a private meeting facility.

3. Design Guidelines

The architecture for the Boys and Girls Club uses bold colors, “to create a sense of play that is both welcoming and safe for these children.” The contemporary architectural style features colored stucco walls, exposed steel framing, along with a large amount of glazing. The arched truss roof forms for the interior basketball gymnasium are repeated at the building entry points. The building will have metal roofing at both the curved and shed roof forms.

***Most Applicable Design Goals and Guidelines***

**Building Design**

- |               |  |
|---------------|--|
| 3.4 III A. 1. | Design buildings specifically for the sites they are intended to occupy. Designs should be unique to Santa Rosa. Repetitive building designs used in other communities or other locations within Santa Rosa should not be reused |
| 3.4 III A. 2. | Design buildings to fit in to the character and context of the surrounding area. Buildings should not be stylized or ornamented in a garish and conspicuous manner   |
| 3.4 III A. 5. | Design buildings to achieve a human scale and interest. This can be achieved by including elements which give persons a sense of their relationship to the structure, such as balconies, wall insets and reveals, etc.           |
| 3.4 III C. 1. | Use building entries to protect people from the elements and create a “sense of entry” or focal point for the building.  |
| 3.4 III C. 2. | Utilize doors and windows in an organized pattern to articulate wall surfaces.   |

The project site is setback approximately 150-feet from Sebastopol Road. The proposed building design provides visual interest towards Sebastopol Road and the private access road that accesses the site along the east property line with the varied roof design and eye-catching color scheme. The building features pedestrian scaled windows and four-sided architecture, which provides visual interest for users of the facility, which will mostly be children on foot.

4. Parking

[Table 3-4](#) of the City's Zoning Ordinance sets forth the parking requirements for private meeting facilities. The parking table requires one covered space for each fixed seat or 1 space for every 50-square-feet of assembly area or meeting rooms, whichever is greater. The proposed use is unique in that it is not expected to demand as much parking as the Code requires. Most of the users of the Boys and Girls Club are children between the ages of 5 and 13. Most of the children will be picked up and dropped off, or the children will walk or bike to the facility.

The applicant states that the specific use of a Boys and Girls Club does not precisely fall under uses outlined in the Code. The applicant asserts that the proposed use more accurately falls under the use of children's daycare, which is required to provide 1 parking space per employee, plus 1 space per 10 children, plus adequate loading space. The Boys and Girls Club is estimated to have 10 employees to serve approximately 200 children at any one time. If treated like a child daycare, the proposed project would be required to provide a minimum of 30 spaces. The proposed project provides 30 parking spaces. The demand of parking is reduced because the Boys and Girls Club anticipates drop-off and pick-up vehicles transporting more than one child (siblings), and the club will be largely visited by children walking from Roseland Elementary School. Loading space is provided along the east side of the building. The applicant submitted a traffic study prepared by Mark Crane, from Crane Transportation Group. He concludes that the project site should have adequate parking onsite.

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

The project site is accessed by a private road/easement at Sebastopol Road. The developer will be required to build half of the private road to City Minor Street Standards, with curb, gutter, and contiguous sidewalk. As part of the Proposed Project, the design engineer will be required to coordinate with the Roseland Village project to ensure the ultimate design of the private street is consistent across both plans. The developer will be required to install traffic control signing and striping in the private driveway and parking lot and will be required to provide ADA compliant access to the buildings from the public sidewalk.

FISCAL IMPACT

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

ENVIRONMENTAL IMPACT

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 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.

### 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 Neighborhood Context Map
- Attachment 4 Project Description
- Attachment 5 Design Narrative, January 21, 2020
- Attachment 6 Parking Explanation dated December 27, 2019
- Attachment 7 Crane Traffic Study dated January 5, 2020
- Attachment 8 Site Plan dated February 2020
- Attachment 9 Architectural Plan dated December 13, 2019
- Attachment 10 Landscape Master Plan dated January 2020
- Attachment 11 Phase I Environmental Site Assessment (ESA) received November 22, 2019
- Attachment 12 Wetlands Assessment dated January 13, 2020
- Exhibit A
- Resolution

### CONTACT

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