

RESOLUTION NO. DR20-014

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR DESIGN REVIEW APPLICATION FOR A NEW INDUSTRIAL BUILDING AND SITE IMPROVEMENTS FOR THE PROPERTY LOCATED AT 3300 INDUSTRIAL DRIVE, SANTA ROSA, APN: 015-670-038

The Santa Rosa Zoning Administrator has completed its review of your application. Please be advised that your requested Design Review for a new industrial building with onsite improvements to a vacant site has been granted based on your project description and updated official approved exhibit August 25, 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; and
- 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 in that the project implements multiple Design Guidelines for industrial buildings; and
- 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 proposed project includes a new industrial building in an industrial tract within the City and provides adequate onsite parking and right-of-way improvements including new curb, gutter, and sidewalk; and
- The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that location is within an existing industrial area and is aesthetically consistent with the industrial buildings in the area. The site enhances the existing industrial area by implementing Design Guidelines including new landscaping, developing entry ways as focal points, and scaling the buildings similar to the existing surrounding buildings, while incorporating four-sided architecture; and
- 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 project includes concrete panels typical for industrial buildings, metal awnings, and shades of green for color that are easily maintainable along with water efficient landscaping; and
- 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 proposed project has been reviewed and Conditioned by appropriate City departments including the Building and Fire Departments; and

- The Project qualifies for a Class 32 exemption under California Government Code Section 15332 (In-fill Development Projects) of the State CEQA Guidelines in that:
 - a. The Project is consistent with Santa Rosa General Plan 2035 and the current City of Santa Rosa Zoning Code;
 - b. The Project is located within City of Santa Rosa jurisdiction, on a project site of no more than five acres substantially surrounded by urban uses;
 - c. The Project site has is not a habitat for rare, threatened, or endangered species and was concluded in the Biological Resource Report completed by Dana Riggs with SolEcology, a qualified biologist dated August 10, 2020;
 - d. The Project will not result in any significant effects relating to traffic, noise, air quality, or water quality as supported by an Air Quality Memorandum completed by Brelje & Race dated June 29, 2020; and
 - e. The Project site is located in a developed area where it can be adequately served by all required utilities and public services. City staff has reviewed the plans and conditions the project appropriately.

No exceptions to the exemption apply and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. (CEQA Guidelines Section 15300.2.)

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. Obtain a building permit for the proposed project.
2. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
3. Comply with Engineering Development Services Exhibit "A" dated May 27, 2020.
4. 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.
5. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
6. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.

7. Comply with the BAAQMD's Basic Construction Mitigation Measures and print them on all subsequent grading and construction plans:
- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
 - e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
 - h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency 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.

Applicant is advised that the following Fire Department **General Conditions** apply to this project:

8. 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.
9. CA Fire Code requires fire apparatus access roads ("Fire Lanes") to within 150 feet hose-pull distance of all first-floor exterior walls.
 - a. Access roads that are dead end in excess of 150 foot shall be provided with approved turn around ability for fire apparatus.
10. 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 Santa Rosa Ave. side of the structure, and a hydrant within 100 feet of the FDC.

11. 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.
12. 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.
13. 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. Fire Alarm/Monitoring System (to be determined)
 - d. Fire Pump (to be determined)
 - e. Emergency Responder Radio System (to be determined)
14. A Fire Department key box shall be provided on the front of the structure for access (Santa Rosa Ave.)
 - a. Should a gate be planned to the parking area, it shall be an automatic gate equipped with a Knox Company key operated electric gate release switch.
 - 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.
15. More detailed building plans will be needed to determine compliance with California Building Standards.

This Minor Design Review Permit for a new industrial building with on-site improvements is hereby approved on this 17th day of September 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