

RESOLUTION NUMBER [Entered by Secretary after Approval]

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR COLLEGE CREEK APARTMENTS, A 164-UNIT MULTIFAMILY AFFORDABLE HOUSING PROJECT, LOCATED 2150 W. COLLEGE AVENUE, APN: 010-320-029 FILE NO. DR20-011

WHEREAS, on November 19, 2020, the Design Review Board of the City of Santa Rosa considered the College Creek Apartments, a 164-unit multifamily affordable housing project that includes two, three-story buildings and one, four-story building with onsite amenities including a pool, clubhouse, tot lot, and creek trail; 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 Medium-High Density General Plan Land Use Designation, and applicable R-3-30 (Multi-Family Residential) 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) in that the density proposed is 29 units per acre when 30 units per acre are allowed by the General Plan while implementing General Plan Goals and Policies including but not limited to LUL-A, LUL-E, LUL-F, LUL-S, UD-G, H-A, H-C and H-G. The Project meets all development standards outlines in Table 2-5 of [Zoning Code Section 20-22.050](#). The project incorporates City Design Guidelines for Neighborhood Design, Streetscapes, Multi-Family Residential, Landscaping and Off-Street Parking; 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) including the Natural and Built Environment, Architecture, Landscaping, Placemaking/Livability, and Sustainability, in that the project incorporates the natural and built environment as it has been designed to integrate into the existing neighborhood by placing two buildings, each three-stories along West College Avenue with common entries and units, which is similar to surrounding one- and two-stories structures in the neighborhood while concealing most of the onsite parking behind both buildings. The four-story building partially outlines a common open space area with amenities and orients toward the open space and the College Creek trail section that keeps eyes on the creek.

The overall buildings have been articulated to emphasize scale and rhythm of the individual residential unit with a consistent level of detail applied to all building elevations. Varying parapets accentuate the building profile while individual balconies out in-front break up the building mass. Design composition includes horizontal and vertical siding and creates a pedestrian scale with four-sided architecture utilizing more features such as window and door trims, sunshades, and cornices. Natural colors and earth tones are utilized on the stucco material and siding features to continue the color palette of the surrounding tree canopy.

Landscape design integrates trees, plants, and the built environment throughout the site to provide a cohesive outdoor environment for residences and guests. A tree lined paseo with seating and an

arbor structure provides a pedestrian entry path that transitions them from the public space to the private space. Finally, heritage trees were protected to the best extent feasible and Conditioned accordingly as proposed by the Arborist Report by Horticulture Associates, dated April 27, 2019.

The Project's outdoor spaces provide future residents with a sense of place by providing communal areas for outdoor activities for all age groups. A pool, clubhouse, tot lot, and Wi-Fi workstations provide both recreation and personal development opportunities. Bike storage and a bicycle repair station promotes multi-modal transportation, including the close proximity to the Westside Transfer Center.

The Project will be designed to incorporate elements of the City's Climate Action Plan and included in the Project's analysis as well as complying with the CALGreen requirements including Tier I Standards for 2020. Some of these features include incorporating solar power design, photovoltaic roof mounted solar panels to offset utility costs to residents while generating power onsite. 15% of vehicle spaces will be Electric Vehicle capable while the landscaping throughout the site will implement water efficient landscaping; 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 site involves the demolition and reconstruction of three office buildings. The proposed project does not incorporate any surrounding properties but does maintain the existing College Creek Trail and will continue to provide access for trail and creek maintenance. The site is approximately 400 feet from the Westside Transfer Center and near the Finley Community Center and Park while providing onsite amenities for the future residents of the Project. A Traffic Impact Analysis was included and indicated several Conditions to provide a left-turn lane in the existing width of West College Avenue. The site screens most of the proposed parking with two, three-story buildings and landscaping along West College Avenue, while placing a four-story building behind the three-story buildings so not to impact the visual characteristics of the existing neighborhood; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that architecture incorporates street-oriented placement of the three-story buildings with common entryways and individual balconies that overlook West College Avenue. The taller four-story building in the back of the parcel faces the creek to provide site over the creek but does not inhibit the continued use and enjoyment of the creek path. The varying roof parapets, horizontal and vertical siding, and consistent four-sided architecture using window and door trims, sunshades, and cornices is consistent with the single-family subdivisions predominately surrounding the site, which also incorporate horizontal and vertical siding and stucco materials. In addition, the site would not have a negative impact to the adjacent City owned and operated parcels; 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 materials used incorporate existing neighborhood elements including but not limited to a sense of place, stucco materials, cornices, sunshades, and horizontal and vertical siding. The color incorporates existing tree canopy colors to assimilate into the existing site, and the building orientation activates the street frontage but does not dominate the neighborhood because the project places the largest building setback further from the street away from the predominately single-family subdivision neighborhood. All onsite amenities will be bill privately maintained except for the existing creek trail; 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 project was reviewed and found compliant with applicable Building and Fire Code requirements for access and separation and has been conditioned by appropriate City Staff to provide safe and convenient access to and from the site including a left-turn in lane from West College Avenue; and
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) in that CEQA Guidelines Section 15183 states that “projects which are consistent with the development density established by zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.” The proposed project has been found to be consistent with the Santa Rosa General Plan and complies with all Zoning Code requirements. Review of the project has revealed no significant environmental impacts which are peculiar to the parcel or to the project and which were not addressed in the General Plan EIR, nor is there any new information that shows that any environmental impacts will be more significant than as described in that EIR.

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Preliminary Design Review of College Creek Apartments 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 October 27, 2020.
3. The developer of College Creek Apartments shall comply with City Code section 21-02, Housing Allocation Plan, through (a) provision of the appropriate number of on-site affordable units, (b) payment of housing impact fees, or (c) an alternative compliance proposed in accordance with City Code section 21- 02.070 and approved by the Director of Planning and Economic Development. For purposes of this condition, the Director of Planning and Economic Development is designated as the review authority for review and acceptance of innovative Housing Allocation Plan compliance strategies under City Code section 21-02.070(D).

##### **BUILDING DIVISION:**

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. Obtain demolition permit(s) for structures to be removed.

6. 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.
7. Obtain building permits for the proposed project.

**ENGINEERING DIVISION:**

8. Compliance with Engineering Development Services Exhibit "A" dated November 6, 2020, attached hereto and incorporated herein.

**PLANNING DIVISION:**

9. 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.
10. Prior to issuance of Grading Permits, the applicant shall provide a note on the Grading Plans and comply with the recommendations of the Biological Resources Report, by Monk & Associates, dated March 18, 2020, which reads:

- A. Preconstruction nesting surveys would have to be conducted for nesting birds to ensure that there is no direct take of these birds, including their eggs or young, during the construction of the proposed project. If project site disturbance associated with the proposed project would commence between March 1 and September 1, a preconstruction nesting survey should be completed in the 15-day period prior to commencing with any proposed project related disturbance on the project site. The nesting survey should be conducted on the project site and within a zone of influence around the project site. The zone of influence includes those areas off the project site where birds could be disturbed by earth-moving vibrations or noise. Accordingly, the nesting survey(s) must cover the project site and an area around the project site boundary.

If nesting raptors are identified during the surveys, the dripline of the nest tree must be fenced with orange construction fencing (provided the tree is on the project site), and a 300-foot radius around the nest tree must be staked with bright orange lath or other suitable staking. A smaller diameter protective buffer could be established if a qualified ornithologist monitors the nesting attempt and determines that the birds are well acclimated to disturbance. Upon completion of the nesting cycle, as determined by a qualified ornithologist, the protective buffer could be removed, and the proposed project could commence as otherwise planned.

If special-status birds are identified nesting on or adjacent to the project site, a nondisturbance buffer of 100 feet should be established or as otherwise prescribed by a qualified ornithologist. If common (that is, not special-status) birds for example, California towhee, California scrub jay, or acorn woodpeckers (*Melanerpes formicivorus*) are identified nesting on or adjacent to the project site, a non-disturbance buffer of 75 feet should be established or as otherwise prescribed by a qualified ornithologist. The buffer should be demarcated with painted orange lath or via the installation of orange construction fencing. Disturbance within the buffer should be postponed until it is

determined by a qualified ornithologist that the young have fledged and have attained sufficient flight skills to leave the area or that the nesting cycle has otherwise completed. Typically, most passerine birds in the region of the project site are expected to complete nesting by August 1. However, many species can complete nesting by the end of June or early to mid-July. Regardless, nesting buffers should be maintained until September 1 unless a qualified ornithologist determines that young have fledged and are independent of their nests at an earlier date.

- B. In order to avoid impacts to special-status bats, a biologist should conduct a preconstruction survey of trees that would be impacted by the project 15 days prior to removal or commencement of ground work. All bat surveys should be conducted by a biologist with experience surveying for bats. If no special-status bats are found during the surveys, then there would be no further regard for special-status bat species.

If special-status bat species are found roosting on the project site, the biologist should determine if there are young present (i.e., the biologist should determine if there are maternal roosts). If young are found roosting in any tree that will be impacted by the project, such impacts should be avoided until the young are flying and feeding on their own. A non-disturbance buffer installed with orange construction fencing should also be established around the maternity site. The size of the buffer zone should be determined by a qualified bat biologist at the time of the surveys. If adults are found roosting in a tree or building on the project site but no maternal sites are found, then the adult bats can be flushed or a one-way eviction door can be placed over the tree cavity (or building access opening) for a 48-hour period prior to the time the tree or building in question would be removed or disturbed. At that point, no other mitigation compensation would be required.

- C. Wildlife friendly hay wattles (that is, no monofilament netting on the wattles) and silt fence will need to be installed along the western, southern and eastern project site boundaries to prevent unintended de minimus fill impacts to the adjacent ditches and College Creek while construction is ongoing.

1. 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.
- 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.

2. TREE PRESERVATION:

- A. The Project shall comply with the Tree Mitigation and recommendations from the Arborist Report completed by Horticulture Associates, dated April 27, 2019, which include planting of 232 new trees.
- B. 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.
- C. 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.
  - 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.
- D. 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.
- E. 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."
- F. 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.
- G. No concrete or asphalt paving or compaction of soil shall be permitted within the root zones of protected trees.
- H. Any special work, including mitigation, within the "Protection Zone" must be done under the supervision of a City approved certified arborist.

3. 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.
4. 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.
5. 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.
6. 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.
7. 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.

#### **DESIGN REVIEW BOARD**

- 8. add/delete text as needed
- 9. add/delete text as needed

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this 19<sup>th</sup> day of November 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Approved: \_\_\_\_\_  
Scott Kincaid, Chair

Attest: \_\_\_\_\_  
William Rose, Executive Secretary