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RESOLUTION NUMBER [to be entered by Secretary]

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING DESIGN REVIEW APPROVAL, INCLUDING A TWENTY-FIVE PERCENT PARKING REDUCTION, FOR THE CUBE BUILDING, LOCATED AT 1255 APOLLO WAY, ASSESSOR'S PARCEL NUMBER 035-490-029; FILE NO. DR18-081

WHEREAS, on November 29, 2018, an application for Design Review was submitted to the Planning and Economic Development Department requesting Design Review for The Cube Building, a proposal to construct an approximately 12,000-square foot commercial building, including a twenty-five percent parking reduction, at 1255 Apollo Way, also identified as Assessor's Parcel No. 035-490-029; and

WHEREAS, on February 4, 2021, the Design Review Board of the City of Santa Rosa considered The Cube Building 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, and applicable specific plan, 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). The project site is located in an area designated as Business Park on the General Plan Land Use Diagram, which is intended for visually attractive centers including office and warehouse uses. The site is zoned Business Park (BP), which is consistent with the General Plan land use designation. The property is not within a specific plan area or a priority development area. The proposed structure has been found in compliance with required development standards, including height, setbacks, and lot coverage. The Project includes a request for a 25 percent parking reduction. Pursuant to the Zoning Code, the project is required to provide 32 spaces. The site plan provides 24 onsite spaces with eight more available along the street frontage. The unique design of the structure has been found in compliance with the Design Guidelines in that the building steps with the curvature of the road and building materials wrap on all sides; 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). The project is unique to this location; it supports office and warehouse uses, which are appropriate uses in this location; and it has an easy-to-navigate site plan; and
3. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments. The project meets required development standards, including setbacks, building height and lot coverage. The Project includes a request for a 25 percent parking reduction. Pursuant to the Zoning Code, the project is required to provide 32 spaces. The site plan provides 24 onsite spaces with eight more available along the street frontage; and

# DRAFT

4. Due to special circumstances associated with the operation of the use at its location, the proposed use will generate a parking demand different from the standards specified in Table 3-4. A Focused Traffic Study, prepared by W-Trans, dated February 3, 2020, concluded:

Because the parking supply is less than the City's requirements, parking demand was estimated using standard rates published by ITE in Parking Generation, 5th Edition, 2019 for "General Office Building" (ITE LU 710) and "Warehousing" (ITE LU 150). As shown in Table 2 [below], the peak demand anticipated for these uses is substantially less than the parking supply needed to meet the City's requirements. The parking supply is therefore expected to be more than adequate to meet the site's demand.

Parking is allowed along the site's street frontage, and there is currently no other demand for this parking. Since there is street parking available in the vicinity of the project and the projected demand is less than the proposed supply, it is suggested that the City grant a 25 percent parking reduction, which would bring the onsite parking requirement to 24 spaces, which is met by the proposed supply and is expected to be six more spaces than would be need based on the estimated parking demand of 18 spaces.

*Image 1: Parking Analysis*

Table 2 – Parking Analysis Summary						
Land Use	Units	Supply (spaces)	City Requirements		ITE Parking Generation	
			Rate	Spaces Required	Rate	Est. Parking Demand
General Office Building	6.8 ksf	27	1.0 per .25 ksf	27	2.38 per 1 ksf	16
Warehousing	5.0 ksf	5	1.0 per 1 ksf	5	0.39 per 1 ksf	2
<b>Total</b>		<b>32</b>		<b>32</b>		<b>18</b>
Parking Reduction		-25%		-8		n/a
<b>Net Total</b>		<b>24</b>		<b>24</b>		<b>18</b>

Notes: ksf = 1,000 square feet

*Source: Focused Traffic Study, prepared by W-Trans, dated February 3, 2020*

5. The number of parking spaces approved will be sufficient for its safe, convenient, and efficient operation of the use. With a combined total of 32 parking spaces, 24 onsite and eight offsite parallel to the street frontage, the Project provides adequate parking. The W-Trans report reference above also concluded that Adequate sight distance is available at the project driveway.
6. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood. The unique design steps with the curvature of the street and developed properties nearby are of similar commercial architecture; and
7. 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; and

# DRAFT

8. 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 area is designated for lower-impact commercial uses and the building has been designed with office uses taking access from the street and warehouse uses taking access from the rear; and
9. The Project has been found in compliance with the California Environmental Quality Act (CEQA).

Pursuant to CEQA Guidelines Section 15332, the Project is categorically exempt as infill development because:

- The Project site is less than five acres and is substantially surrounded by development;
- The Project is consistent with both the General Plan land use designation of the Business Park and zoning requirements for the Business Park (BP) zoning district.
- All services are available at the Project site;
- The Project would not result in a significant impact in air quality or water quality;
- The Project would not result in a significant impact in traffic. A Focused Traffic Study, prepared for the Project by W-Trans, dated February 3, 2020, concluded that the Project is expected to generate fewer than ten vehicle trips during either peak hour and that there is adequate sight distance at the project driveway; and
- The Project site has no suitable habitat for listed species. An Assessment of Biological Resources was prepared for the Project by WRA Environmental Consultants, dated January 8, 2021. The Assessment concluded that there are no sensitive habitat areas within the project site that will be adversely affected by development; there are no sensitive habitat areas within the project site that will be adversely affected by development; no special-status plant species have a moderate or high potential for presence and no further action is necessary; no special-status wildlife species are expected to be adversely affected by development of the project site;

Pursuant to CEQA Guideline Section 15183, because the project is being developed consistent with the General Plan, for which Council certified an Environmental Impact Report in 2009, the project is eligible for streamlined CEQA processing.

No further environmental review is necessary for the Project as analysis has confirmed that there are no new environmental effects, or environmental effects of greater severity, peculiar to the parcel or the project that were not analyzed and addressed in a prior EIR.

# DRAFT

The City has further determined that no exceptions to the exemptions 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 determination is based on the infill nature of proposed site, and the previous site development.

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Design Review approval, including a twenty-five percent parking reduction, for The Cube Building 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 revised January 5, 2021, unless otherwise modified by the Design Review Board at its February 4, 2021, public hearing on the item.

### **BUILDING DIVISION:**

1. 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.
2. Obtain building permits for the proposed project.

### **ENGINEERING DIVISION:**

3. Compliance with all conditions as specified by the attached Exhibit "A," prepared by Carol Dugas, dated February 6, 2020, attached hereto and incorporated herein;

### **PLANNING 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. on Saturday. No construction is permitted on Sunday or holidays.
5. This project shall be subject to a Commercial Linkage Fee pursuant to City Code Chapter 21-02, Inclusionary Housing.
6. The project shall be subject to the provisions of City Code Chapter 21-08, Development Requirements Relating to Public Art.
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 Director or Design Review Board, depending on the level of change.

Res. No. \_\_\_\_\_

# DRAFT

8. Prior to commencement of construction activities, a sign providing contact information for the General Contractor or designated representative shall be posted on site. All complaints shall be responded to within 24 hours of receipt. The sign shall remain onsite until construction activities are completed.
9. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080),
10. 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.
11. 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, in compliance with the Water Efficient Landscape Ordinance, 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.
12. Exterior lighting shall be done in compliance with Zoning Code Section 20-30.080, Outdoor Lighting.
13. Bicycle parking shall be provided in accordance with Zoning Code Chapter 20-36 requirements. The location and number of spaces shall be shown on the site plan submitted for issuance of a building permit.
14. No exterior signs, banners, or the like are approved with this permit. A planning sign permit application is required for all signs.

# DRAFT

## 15. 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.

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this 4<sup>th</sup> day of February 2021 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Approved: \_\_\_\_\_  
\_\_\_\_\_, Chair

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