

## **RESOLUTION NO. DR20-031**

### **RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A DESIGN REVIEW APPLICATION FOR THE SANTA ROSA MEMORIAL HOSPICE HOUSE, A 12 BED HOSPICE CARE FACILITY FOR THE PROPERTY LOCATED AT 520 DOYLE PARK DRIVE, SANTA ROSA, APNs: 014-082-012, -015, -026, AND -027**

The Santa Rosa Zoning Administrator has completed its review of your application. Please be advised that your Design Review to build an approximately 8,847 square foot, one-story, 12 private room hospice care facility on an infill site, over four-parcels totaling 0.54-acres has been granted based on your project description and official approved exhibit dated December 1, 2021. 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;
- 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 building's design incorporates a single-story structure offering a transitional scaled building between an existing medical office building adjacent on the north side of the project site and the single- and multi-family residences to the south and east side of the project site. Along the south and east project site are walkways and courtyards for patients that presents a similar outdoor space as the neighboring residential uses rear yards. The use of materials includes vertical fiber cement siding which is a similar appearance to residential dwellings while utilizing a standing seam metal roofing system and other metal finishes to distinguish the building as its intended hospice use, and then softening its appearance with natural wood finishing and stone walls throughout the site. While heritage trees are to be removed as part of the project, the landscape design includes several 35-inch valley oak heritage trees possible, while incorporating other trees and plantings between the existing residential uses while complementing the proposed courtyards for future residents;
- 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 design is located on existing undeveloped infill lots, while maintaining a neighboring property's access driveway. Further, the single-story will not create a shading issue for residential units surrounding the site;
- The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the architectural design takes existing elements from the neighborhood and incorporates it into the design to bring scale to the building that appropriate for the intended use within a transitional zone from residences to medical office and hospital uses. The use of materials such

as vertical siding, wood, and stone finishes is similar to the existing residential uses throughout the neighborhood;

- 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 design incorporates a superior design for its occupants and visiting public by providing functional landscaping and creating courtyards for outdoor space, utilizing a desirable aesthetic with use of natural wood and stone finishes, while utilizing a soft white color palette with dark accent colors that helps identify individual spaces. The design incorporates a humble aesthetic that will be appropriately maintained with the proposed use, which is an unmet need in the City of Santa Rosa;
- 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 has been reviewed by City Staff and applicable outside agencies and has been conditioned appropriately for the intended design;
- The proposed Project has been found exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 because all proposed excavation and earthmoving activities can be identified as a necessary and integral part of a construction project; and
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 32 Infill exemption under Section 15332 in that:
  - The Project is consistent with Santa Rosa General Plan 2035 and the applicable R-1-6 zoning district in that it complies with all development standards and is an allowed use with Minor Use Permit Approval for which this project has received;
  - The Project is located within City of Santa Rosa, on a project site of no more than five acres substantially surrounded by urban uses;
  - The project site has no value, as habitat for endangered, rare or threatened species in that the site was previously developed and the project has been conditioned to require a qualified professional to conduct pre-construction surveys within February 1<sup>st</sup>, and October 1<sup>st</sup>;
  - The Project will not result in any significant effects relating to traffic, noise, air quality, or water quality in that a Focused Traffic Study W-Trans dated August 5, 2020, was submitted that concluded the project would not result in any negative impacts as it relates to Traffic. A Noise Analysis by Ilingworth & Rodkin, dated November 25, 2020, concluded that the project would comply with ambient noise levels in Chapter 17-16 of the City Code

provided that the location of the emergency generator be placed on the northwest side of the roof. The site will generate fewer than 59 trips per day which is less than the 110 trips that would require further Vehicle Miles Traveled (VMT) analysis and can therefore be considered less than significant impacts on air quality. Finally, the site has been reviewed by City Staff and determined not pose as a significant impact to water quality; and

- 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.

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 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. A building permit is required.
2. 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.
3. No signs are approved as part of the Project. Signs will require separate Planning and Building permits.
4. The Project shall comply with City Code Section 21-08, development requirements relating to public art.
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. The project shall comply with all Conditions of Approval found in the Zoning Administrator Resolution CUP20-024.

This Design Review for Santa Rosa Memorial Hospice, an approximately 8,847 square foot, one-story, 12 private room hospice care facility on an infill site, over four-parcels totaling 0.54-acres is hereby approved on this 4th day of March, 2021. 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