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RESOLUTION NUMBER [TO BE ENTERED BY SECRETARY AFTER ADOPTION]

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR THE SONOMA ACADEMY PERFORMING ARTS CENTER, LOCATED AT 2500 FARMERS LANE, APN: 044-200-036 FILE NO. DR20-019

WHEREAS, on May 20, 2004, the proposal for Sonoma Academy, a 600-student high school, went before the Design Review Board of the City of Santa Rosa (Board) as a concept item and was determined by Board to achieve the standards of superior design; and

WHEREAS, on February 10, 2005, the Planning Commission adopted a Mitigated Negative Declaration, recommended an amendment to the Southeast Area Planned Development District, and approved a Conditional Use Permit for Sonoma Academy, by Resolution Nos. 10682, 10683, and 10684, respectively; and

WHEREAS, on March 22, 2005, the City Council introduced an ordinance that was subsequently adopted on April 5, 2005, amending the Southeast Area Planned Community policy statement and Planned Development district to allow the school approved by the Planning Commission via use permit; and

WHEREAS, on July 21, 2005, the Design Review Board granted Preliminary Design Review to Phase I of the Sonoma Academy project, which was subsequently partially constructed and occupied in 2008; and

WHEREAS, on April 21, 2016, the Design Review Board, by Resolution No. 16-927, approved Preliminary Design Review for the construction of two new buildings, including a 400-seat theater, on the existing Sonoma Academy campus located at 2500 Farmers Lane, Assessor's Parcel Number (APN) 044-180-016 (Project); and

WHEREAS, on May 12, 2016 the Planning Commission, by Resolution No. 11767, a Hillside Development Permit for the Studios and Grange project; and

WHEREAS, on May 6, 2021, the Design Review Board of the City of Santa Rosa considered the Sonoma Academy Performing Arts Center, a 450-seat theater including a mezzanine, stage, classroom and green room, rehearsal space, restrooms, scene shop, storage and utility space, and a small entry lobby along with academic teaching spaces; 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) in that the project implements several goals and policies of the General Plan and Southeast Area Plan, while also complying with all development standards outlined in PD 96-001D; and

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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) in that the Project provides site layout, landscaping, ecological protection, and aesthetic considerations appropriate for an infill, hillside development and within the scope of the previously approved 2016 project, and has been determined by the Design Review Board to be of “Superior Design” by reflecting thoughtful considerations and responses to parameters outlined in the Framework of Design Review; 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 the Project involves the construction of a new Performing Arts Center on a campus that was already determined to be compatible with the surrounding neighborhood. The new structure is in substantial conformance with the building footprint included in the original project approval, the 2016 Studios and Grange Project, and the existing and proposed adjacent development was appropriately considered in the adopted environmental review document and approved Conditional Use Permit for that original project; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the proposed Project is consistent with the approved Sonoma Academy Conditional Use Permit, the amended Southeast Area Plan policy statement, and within substantial conformance with the 2016 Studios and Grange Project for which a Hillside Development Permit was approved. The Project’s approval is subject to, and consistent with the City’s hillside development and design standards; 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 as part of the existing Sonoma Academy; 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 entire project has been reviewed by City staff, outside agencies, and approval authorities and conditioned to minimize potential impacts; and
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) in that Pursuant to the California Environmental Quality Act (CEQA), on February 10, 2005, the Planning Commission adopted a Mitigated Negative Declaration for the Sonoma Academy Rezoning and Use Permit (MND). The Council adopted the MND on April 5, 2005. The MND for Sonoma Academy tiers from the Southeast Area Plan Environmental Impact Statement (EIR) and incorporates many of the EIR’s mitigation measures. Section 15162 of the CEQA Guidelines identifies the threshold for requiring an update or addendum to an adopted CEQA document. The scope of the originally adopted MND was such that there are no new or more severe adverse impacts associated with the project currently under consideration and no additional environmental review is necessary.

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Preliminary Design Review of Sonoma Academy Performing Arts Center, subject to each of the following conditions:

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## PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

### GENERAL:

1. All applicable conditions of approval as outlined in Planning Commission Resolution No. 10682, adopting a Mitigated Negative Declaration, Planning Commission Resolution No. 10684, approving a Conditional Use Permit for Sonoma Academy, and Planning Commission Resolution No. 11767, approving a Hillside Development Permit shall be satisfied.
2. Construction hours shall be limited to 7:30 a.m. to 6 p.m. Monday through Friday. Construction is prohibited on Saturdays, Sundays, and all holidays recognized by the City of Santa Rosa.
3. 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.
4. All work shall be done according to the final approved plans dated March 13, 2020.

### BUILDING DIVISION:

5. 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.
6. Obtain building permits for the proposed project.

### ENGINEERING DIVISION:

7. Compliance with all conditions as specified by the attached Exhibit "A" dated January 13, 2021, attached hereto and incorporated herein.

### PLANNING DIVISION:

8. The project shall include spot checks by an archaeologist and/or tribal monitor. Verification that an archaeologist and/or tribal monitor is under contract with the project shall be made prior to issuance of grading permits.
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. TREE PRESERVATION:

- A. 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.
- B. 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

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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.
- C. 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.
- D. 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."
- E. 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.
- F. No concrete or asphalt paving or compaction of soil shall be permitted within the root zones of protected trees.
- G. Any special work, including mitigation, within the "Protection Zone" must be done under the supervision of a City approved certified arborist.
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, except where not determined necessary by City staff.
  - 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 promptly replaced with healthy specimens as necessary.

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## FIRE DEPARTMENT

12. Compliance with Fire Department Memorandum dated December 10, 2020, incorporated herein as Exhibit B.

## DESIGN REVIEW BOARD

13. add/delete text as needed
14. add/delete text as needed

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this 20<sup>th</sup> day of May, 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Approved: \_\_\_\_\_  
Drew Weigl, Chair

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