

RESOLUTION NUMBER DR21-036

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA GRANTING DESIGN REVIEW APPROVAL FOR 891 3RD STREET MULTI-FAMILY HOUSING PROJECT, A THREE-STORY, 18-UNIT MULTI-FAMILY HOUSING PROJECT, LOCATED AT 891 3RD STREET, SANTA ROSA, APN 009-061-022 (FILE NO. DR21-036)

WHEREAS, on July 17, 2008, the Design Review Board approved a seven-story, mixed-use building on the 888 4th Street site and a related two-story pool house building on the 891 3rd Street site; and,

WHEREAS, on October 19, 2020, a Lot Merger application (File No. MER20-011) was submitted to merge 888 4th Street and 891 3rd Street, and is currently under review by the City's Engineering Development Services Division; and,

WHEREAS, on July 2, 2020, the Zoning Administrator granted Design Review approval (Resolution No. DR20-017), revising the previously approved 107-unit, 7-story, mixed use tower located at 888 4th Street and 891 3rd Street (Previous Files No. PRJ16-025 & CUP19-013) by eliminating the extended podium, pool and pool building on 891 3rd Street; reconfiguring the parking podium; reducing the unit count to 90 from 107; and, maintaining the design theme materially; and,

WHEREAS, on February 16, 2021, an application was submitted for Concept Design Review for 891 3rd Street Multi-Family Housing Project, a three-story, 18-unit, multi-family housing project, and the second phase of the 888 4th Street project, located at 891 3rd Street, APN 009-061-022 (Project); and,

WHEREAS, on March 18, 2021, the Design Review Board provided nonbinding comments to the applicant and interested citizens as to how the application may meet the City's development priorities, and those comments were recorded in the minutes of the subject meeting as follows:

- Consider adding personal space in balconies of at least 2-3 feet deep for texture, and pulling out vertical elements 6-8 inches to create shadows;
- Consider wrapping soffit-line all the way around or open to the sky at vertical elements;
- Consider keeping siding away from the soffits. Horizontal band between 1st and 2nd floors could be thicker.
- Consider 2x8 or 2x10 framing for vertical elements, if feasible;
- Consider a rear entry to the rear unit, adding a canopy like the front;
- Consider using balconies as canopies for floor below, with columnar expression on corners. The simplicity in massing is appreciated; colors are good; and

WHEREAS, the requirement for a neighborhood meeting may be waived in cases where the position of a neighborhood is established and or recent contact indicates that there is no interest in holding a meeting; and

WHEREAS, the Director waived the neighborhood meeting requirement based on recent contact with the neighborhood during the many project iterations for the Project site and adjoining 888 4th Street project site; and

WHEREAS, the project site is located within the Downtown Station Priority Development Area (PDA), as described in Zoning Code § 20-16.070, Figure 1-1; and

WHEREAS, Design Review applications for multi-family residential developments within all Priority Development Areas are delegated to the Zoning Administrator, through the Minor Design Review process in accordance with § 20-16.070(A)(1), subject to Conceptual Design Review by the Design Review Board, which was held on March 18, 2021; and

WHEREAS, on June 17, 2021, an application was submitted for Minor Design Review for the Project; and

WHEREAS, the project description, dated June 5, 2021, states that residents of the Project will have access to the common areas and amenities of the 888 4th Street project (currently under construction), including podium level common space, rooftop terrace, and other amenity facilities; and

WHEREAS, the Santa Rosa Zoning Administrator has completed its review of the project application for Design Review for the Project, and the Zoning Administrator's review was based upon the project description and official approved exhibit, dated received June 17, 2021, as well as Grading Plans, dated received on September 22, 2021; and

WHEREAS, the Santa Rosa Zoning Administrator finds as follows:

1. The design and layout of the proposed development is of superior quality, and is consistent with the General Plan, and the Downtown Station Area Specific Plan (DSASP), applicable Zoning Code standards and requirements, the City's Design Guidelines, architectural criteria for special areas, other applicable City requirements (e.g., City policy statements and development plans), and the matter has been properly noticed, as required by Section 20-16.090(B). The property is zoned NMU – Neighborhood Mixed Use, which requires that the Project site achieve the mid-point or higher of the maximum FAR of 4.0. Exceptions are allowed where parcel configuration, historic preservation, or utility constraints make the mid-point impossible to achieve. The lot is 7,073-square-feet and the proposed building square-footage is 9,450-square-feet, resulting in an FAR of 1.33 and a density of 112.5 dwelling units per acre. The proposed 1.33 FAR is lower than the midpoint to achieve streetscape harmony, meet the open-space provision, and preserve substantial-sized oak trees that are in good health in the rear yard. The combined FAR for the Project and the adjoining, related 888 4th Street mixed-use project is 6.0 which exceeds the

maximum FAR allowed, but was permitted at the time of approval. The average FAR for both project components is 3.66 gross FAR; 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) in that the proposed design provides a highly articulated form, with balconies, well-developed fenestration, defined entries, absence of blank walls, strong street orientation, and variegated materials. The rear picnic area under the canopy of existing oak trees provides natural unique space within the Downtown Station Area Specific 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 in that the design is appropriate for its location in the Downtown Station Area Specific Plan area, with its main entrance proposed on Third Street, while preserving an existing oak grove in the rear yard for continued visual aesthetics and shade for Project residents. The building is setback 10-feet from the residential building to the east and 5-feet from the commercial building to the west. There are no driveways proposed on the Project site, as the parking for the site will be provided by the adjacent 888 4th Street site; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the building is a standalone wood-framed structure designed to be in harmony with the existing low rise construction along Third Street, while meeting the City's goals for more intensive residential development in the downtown core. The proposed building is designed with a highly articulated form with balconies, well-developed fenestration, strong street orientation, and setbacks from neighboring residential and commercial properties; and
5. 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 Building, Engineering, and Fire divisions and appropriately conditioned to comply with all local regulations currently in effect; and
6. Pursuant to CEQA Guidelines Section 15183, the Project was determined to be exempt from further review pursuant to CEQA Guidelines section 15183, in that:
 - a. The Project is consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified. The Project will implement residential uses at the intensity called for by the Downtown Station Area Specific Plan.
 - b. There are no project specific effects which are peculiar to the Project or its site, which the General Plan or Specific Plan EIRs failed to analyze as significant effects. The project site is located in an area developed with commercial,

institutional, and residential uses. The property does not support any peculiar environmental features, and the Project would not result in any peculiar effects.

- c. There are no potentially significant off-site and/or cumulative impacts which the General Plan and Specific Plan EIRs failed to evaluate. The proposed Project is consistent with the density and use characteristics of the development considered by the General Plan and Specific Plan EIRs. The General Plan and Specific Plan EIRs considered the incremental impacts of the future development, such as the Project, and no potentially significant off-site or cumulative impacts have been identified which were not previously evaluated.
- d. There is no substantial new information which results in more severe impacts than anticipated by the General Plan or the Downtown Station Area Specific Plan EIRs. No new information has been identified which would result in a determination of a more severe impact than what had been anticipated by the General Plan or Specific Plan EIRs.
- e. The project will undertake feasible mitigation measures specified in the General Plan or Specific Plan EIRs. The mitigation measures will be undertaken through Project design, compliance with regulations and ordinances, or through the Project's conditions of approval.

Pursuant to CEQA Guidelines Section 15182, the density, design, and infrastructure planned under the proposed Project is consistent with the adopted Specific Plan in that the level and intensity of the proposed developments and the locations of the developments are consistent with the Specific Plan. No special circumstances or potential new impacts related to the Project has been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the Specific Plan EIR (SCH #2006072104). The Specific Plan EIR adequately addressed environmental issues related to the development of the entire Specific Plan area, including the subject property.

NOW, THEREFORE, BE IT RESOLVED, the Zoning Administrator of the City of Santa Rosa does hereby grant Minor Design Review for the Project subject to each of the following conditions:

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

GENERAL:

1. Compliance with the Final Subsequent EIR (SEIR) for the Downtown Station Area Specific Plan Final EIR (SEIR) (State Clearinghouse Number 2016012030) Mitigating Monitoring and Reporting Program (MMRP).
2. 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.

3. All work shall be done according to the final approved plans dated June 17, 2021, as well as Grading Plans, dated received on September 22, 2021.
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. The Project shall comply with City Code Section 21-08, development requirements relating to public art.

BUILDING DIVISION:

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 all conditions as specified by the attached Exhibit "A" dated October 5, 2021.

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 Zoning Administrator. Any future additions, expansions, remodeling, etc., will be subject to review and approval of the Planning Division.

10. **PROJECT DETAILS:**

- A. 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.
- B. 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 Zoning Administrator or Planning Division.
- C. 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 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.

12. 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. Compliance with the City's Outdoor Lighting Ordinance in Zoning Code § 20-30.080.

ZONING ADMINISTRATOR

This Minor Design Review for 891 3rd Street Multi-Family Housing Project, a project that includes construction of a three-story, 18-unit, multi-family housing project with onsite amenities located at 891 3rd Street, is hereby approved on this 2nd day of November, 2021, provided that a Building Permit for construction approved under the permit is issued and is diligently pursued toward completion on the subject property within two years from approval date unless otherwise extended.

The approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: _____
ANDY GUSTAVSON
Zoning Administrator

Attachments:

Engineering Development Services Exhibit "A" dated October 5, 2021

Mitigation Monitoring & Reporting Program (MMRP) for the Santa Rosa Downtown Station Area Specific Plan Update, dated September 2020 (SCH#2006072104)