**City of Santa Rosa** 



Meeting to be Held via Zoom Video Conferencing

ZONING ADMINISTRATOR REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL NOVEMBER 19, 2020

DUE TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDERS N-25-20 AND N-29-20 WHICH SUSPEND CERTAIN REQUIREMENTS OF THE BROWN ACT, AND THE ORDER OF THE HEALTH OFFICER OF THE COUNTY OF SONOMA TO SHELTER IN PLACE TO MINIMIZE THE SPREAD OF COVID-19, THE ZONING ADMINISTRATOR WILL BE PARTICIPATING VIA ZOOM WEBINAR.

MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING VIRTUALLY: HTTPS://SRCITY-ORG.ZOOM.US/J/954 8138 7430 OR BY TELEPHONE: 888-475-4499, THEN ENTER WEBINAR ID: 954 8138 7430; ADDITIONAL INFORMATION RELATED TO PARTICIPATION IS AVAILABLE AT HTTPS://SRCITY.ORG/ZONINGADMIN

> THE MEETING WILL BE LIVESTREAMED AT HTTPS://WWW.YOUTUBE.COM/CITYOFSANTAROSA

#### 10:30 A.M.

- 1. CALL TO ORDER
- 2. PUBLIC COMMENT

This is the time when any person may address matters not listed on this agenda, but which are within the subject matter of the jurisdiction. The public may comment on agenda items when the item is called. Each speaker is allowed three minutes.

#### 3. SCHEDULED ITEMS

3.1 HILLSIDE DEVELOPMENT PERMIT - 3728 Skyfarm Drive

BACKGROUND: This proposal includes a Hillside Development permit to allow grading and the construction of a retaining wall for backyard landscaping and patio area where the slope is greater than

#### Zoning Administrator

- FINAL

10%. File No. HDP20-008

Project Planner: Conor McKay

<u>Attachments:</u> <u>Project Plans</u> <u>Presentation</u> Resolution

3.2 MINOR LANDMARK ALTERATION - 911 Monroe Street

BACKGROUND: Minor Landmark Alteration Permit to demo an existing garage, foundation to remain, and replace with new 560 square-foot garage with 504 square-foot Accessory Dwelling Unit and 249 square-foot patio. File has been submitted by Raymond and Katrin Fullerton. File No. LMA20-006.

Project Planner: Adam Ross

<u>Attachments:</u> <u>Project Plans</u> <u>Public Correspondence</u> <u>Resolution</u>

3.3 SIGN VARIANCE - 885 Hopper Ave

BACKGROUND: Sign variance for two additional wall signs for a total of four wall signs, and one multi-tenant monument sign in a commercial shopping center. The total square footage will exceed what is allowed by the Zoning Code by 100 square feet to allow more exposure to passing motorists. File has been submitted by Patrick Eulberg. File No. SI19-031

Project Planner: Adam Ross

Attachments: Project Plans Resolution

**3.4** MINOR DESIGN REVIEW - 266 Coddingtown

BACKGROUND: Minor Design Review to remove a portion of the existing facade and replace it with a new aluminum frame and glazing system. File No. DR20-049

Project Planner: Monet Sheikhali

<u>Attachments:</u> <u>Project Plans</u> <u>Presentation</u> <u>Resolution</u>

#### 3.5 MINOR CONDITIONAL USE PERMIT - 3555 Arron Drive

BACKGROUND: Minor Conditional Use permit for a 6-foot fence within the corner side yard setback. File No. CUP20-038

Project Planner: Monet Sheikhali

Attachments: Project Plans Presentation Resolution

#### 4. ADJOURNMENT

The City of Santa Rosa does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability related aids or services, including printed information in alternate formats, to enable persons with disabilities to participat in public meetings and programs are available by calling (707) 543-3200 one week prior to the meeting.

### **City of Santa Rosa**



Text File

File Number: 20-361ZA

Agenda Date: 11/19/2020

Version: 1

Status: In Committee

In Control: Zoning Administrator

Agenda Number: 3.1

File Type: ZA- Agenda Item

#### STANDARD ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

ENCROACHMENT PERMIT: ANY IMPROVEMENTS, PROPOSED OR REQUIRED, WITHIN THE PUBLIC WAY OR ANY EXISTING PUBLIC SEWER OR WATER EASEMENTS SHALL BE REVIEWED AND APPROVED WITH AN ENCROACHMENT PERMIT APPLICATION. ONLY CONSTRUCTION PLANS SUBMITTED WITH THE ENCROACHMENT PERMIT APPLICATION ARE FINAL PLANS AND WILL BE APPROVED FOR CONSTRUCTION. SUBMIT PLANS SHOWING ALL WORK IN THE PUBLIC RIGHT OF WAY, OR IN PUBLIC EASEMENTS, INCLUDING ALL WORK ON PUBLIC UTILITIES (WATER METER BOXES, SEWER LATERAL CLEANOUTS, BACKFLOW DEVICES, ETC.) TO THE RESILIENT PERMIT OFFICE AT 100 SANTA ROSA AVE, ROOM 6. NO WORK SHALL BE PERFORMED IN THE PUBLIC RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.

- 2. WATER METER: WATER METERS MAY NEED TO BE SIZED TO A 3/4" METER BASED UPON WHAT THE FIRE DEPARTMENT APPROVES TO MEET THE FIRE SPRINKLER REQUIREMENTS. FEES WILL BE DUE FOR A LARGER METER.
- WATER LATERAL: THE WATER LATERAL MUST BE SIZED TO MEET DOMESTIC, IRRIGATION, AND FIRE SPRINKLER DEMAND. IF THE WATER SERVICE MUST BE UPSIZED, THE EXISTING SERVICE MUST BE ABANDONED AT THE MAIN PER CURRENT CITY STANDARDS. IF THE EXISTING WATER SERVICE OR METER BOX HAS BEEN DAMAGED, THEY WILL NEED TO BE REPAIRED/REPLACED. ANY OF THIS WORK WILL REQUIRE AN ENCROACHMENT PERMIT.
- 4. BACKFLOW: FIRE SPRINKLERS ARE REQUIRED, SO A BACKFLOW DEVICE WILL BE REQUIRED PER CURRENT CITY STANDARDS. AN IN-LINE CHECK BACKFLOW PER STD. 875F MAY BE INSTALLED IF THE PROPERTY HAS AN AMI METER INSTALLED (AN AMI WATER METER WILL NEED TO BE INSTALLED FOR THIS OPTION TO BE ALLOWED, CONTACT WATER ENGINEERING SERVICES TO SEE WHEN AMI WILL BE AVAILABLE TO THIS LOCATION). IF AMI IS NOT AVAILABLE, A DOUBLE CHECK BACKFLOW DEVICE PER STD. 875 WILL BE REQUIRED. EITHER DEVICE WILL NEED TO BE INSTALLED UNDER AN ENCROACHMENT PERMIT.
- 5. SEWER LATERAL: A CLEANOUT MUST BE INSTALLED PER CITY STANDARD 513 IF NONE EXISTS. IF ONE NEEDS TO BE INSTALLED OR IF THE SEWER LATERAL NEEDS TO BE REPLACED, AN ENCROACHMENT PERMIT WILL BE REQUIRED. PROVIDE THE BUILDING INSPECTOR WITH A REPORT INDICATING THAT THE SEWER LATERAL IS IN WORKING CONDITION PRIOR TO THE WATER SERVICE BEING RE-INSTATED.
- FEES: FEES TO UPSIZE THE EXISTING WATER METER WILL BE DUE. FEES CANNOT BE DETERMINED UNTIL IT IS KNOWN WHAT IS BEING REQUIRED BY FIRE. IF A 3/4" METER WILL BE REQUIRED, \$10 WILL BE DUE PRIOR TO THE LARGER METER BEING INSTALLED.

#### **GENERAL NOTES**

- 1. DRAINAGE AROUND PERIMETER OF HOUSE AND AT UNDERFLOOR AREAS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. TOPOGRAPHY AND BOUNDARY INFORMATION PROVIDED BY DUNDAS GEOMATICS, INC.
- 3. CONTRACTOR SHALL COORDINATE TRENCH AND CONNECTION LOCATIONS OF COMMUNICATION LINES (TELEPHONE, CABLE) WITH UTILITY PROVIDERS.
- 4. FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING, OR TIE INTO PUBLIC STORM DRAIN SYSTEM. ALL DOWNSPOUTS TO DRAIN TO SPLASHBLOCKS DRAINAGE AT LEAST 24" FROM FOUNDATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MANAGEMENT OF EROSION CONTROL MEASURES INCLUDING FIBER ROLLS, SILT FENCING AND ANY OTHER MEASURES DEEMED NECESSARY TO PREVENT SEDIMENT FROM LEAVING THE SITE. THE CONTRACTOR IS ADVISED TO REFERENCE THE CALIFORNIA STORMWATER QUALITY ASSOCIATION CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) MANUAL.
- CONTRACTOR SHALL ENSURE SOIL IS NOT TRACKED INTO THE ROADWAY. IF FUGITIVE DUST/SOIL IS TRACKED ONTO THE ROADWAY, CONTRACTOR SHALL SWEEP AND REMOVE IT
- CONTRACTOR SHALL ENSURE THAT THE SITE IS GRADED SO THAT STORM RUNOFF LEAVING THE SITE CAN POSITIVELY DRAIN TO THE STORM SYSTEM OR GUTTER.
- CONTRACTOR SHALL ENSURE DRIVEWAY IS IN GOOD CONDITION AND SHALL REPAIR AS NECESSARY TO MEET CITY OF SANTA ROSA STANDARDS.
- 10. ALL ROOF DOWNSPOUTS SHALL BE CONNECTED TO STORM DRAIN SYSTEM OR TO THE SIDEWALK DRAINS. 11. FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% (2% AT IMPERVIOUS SURFACES).
- 12. EASEMENTS SHOWN ARE PER SUBDIVISION MAP BOOK 489, PGS. 38-46 AND ARE SHOWN WITHOUT A CURRENT TITLE REPORT. EASEMENTS SHOWN DO NOT CONSTITUTE A FULL AND COMPLETE INVESTIGATION AS TO ALL EASEMENTS OF RECORD.
- 13. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, CONDITIONS AND CONNECTION POINTS PRIOR TO CONSTRUCTION. IF CONDITIONS OF EXISTING UTILITIES ARE INADEQUATE OR DO NOT MEET UTILITY PROVIDERS REQUIREMENTS AND CODES. CONTRACTOR SHALL REMOVE AND REPLACE AS NEEDED.

#### **EROSION CONTROL NOTES**

- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MANAGEMENT OF EROSION CONTROL MEASURES INCLUDING FIBER ROLLS, SILT FENCING AND ANY OTHER MEASURES DEEMED NECESSARY TO PREVENT SEDIMENT FROM LEAVING THE SITE. THE CONTRACTOR IS ADVISED TO REFERENCE THE CALIFORNIA STORMWATER QUALITY ASSOCIATION CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) MANUAL.
- CONTRACTOR SHALL ENSURE SOIL IS NOT TRACKED INTO THE ROADWAY. IF FUGITIVE DUST/SOIL IS TRACKED ONTO THE ROADWAY, CONTRACTOR SHALL SWEEP AND REMOVE IT.
- 3. ALL DISTURBED SOIL / GRADING AREAS NOT RECEIVING HARDSCAPE MATERIALS SUCH AS ASPHALT, CONCRETE, ROCK, OR GRAVEL SHALL BE REVEGETATED.



CONTRACTOR SHALL CONTACT B11 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO Know what's below. BEGINNING CONSTRUCTION







#### FILL AND BACKFILL:

- 1. FILL MATERIAL SHALL BE FREE FROM DEBRIS, VEGETATION, AND OTHER FOREIGN SUBSTANCES.
- 2. BACKFILL TRENCHES SHALL BE COMPACTED TO 90% RELATIVE COMPACTION PER ASTM D1557 TO WITHIN 12" OF FINISHED GRADE. THE TOP 12" SHALL BE LANDSCAPE FILL (IN NON-STRUCTURAL AREAS).
- BACKFILL AT PIPE TRENCHES SHALL BE COMPACTED ON BOTH SIDES OF PIPE IN 6" LIFTS.
- 4. TRENCH BACKFILL PLACED IN LOCATIONS UNDER JURISDICTION OF PUBLIC UTILITIES OR LOCAL PUBLIC WORK AGENCIES SHALL BE PLACED IN ACCORDANCE WITH THE RESPECTIVE AGENCY SPECIFICATIONS, IF SUCH SPECIFICATIONS EXCEED REQUIREMENTS NOTED ABOVE.
- 5. WATERPROOF EXTERIOR FACES OF ALL FOUNDATION WALLS ADJACENT TO USABLE SPACES. WATERPROOFING OF ALL FOUNDATION AND RETAINING WALLS TO BE THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR. ALL BACKFILL AGAINST FOUNDATION WALLS MUST BE COMPACTED TO 90% RELATIVE COMPACTION PER ASTM D1557.
- FILL MATERIAL SHALL BE PLACED IN LIFTS NOT EXCEEDING 6 IN. IN COMPACTED THICKNESS, MOISTENED OR DRIED AS NECESSARY TO NEAR OPTIMUM MOISTURE CONTENT AND COMPACTED BY AN APPROVED METHOD. FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DENSITY AS DETERMINED BY ASTM D 1557 (MODIFIED TO 3 LAYERS) OR SIMILAR APPROVED METHODS. SOME FILL AREAS MAY REQUIRE COMPACTION TO A GREATER DENSITY AS CALLED FOR IN THE CONSTRUCTION DOCUMENTS.

#### EARTHWORK AND GRADING

- 1. NO CLASSIFICATION OF MATERIAL TO BE EXCAVATED IS MADE WITH THESE PLANS AND SPECIFICATIONS. EXCAVATION SHALL INCLUDE THE REMOVAL AND SUBSEQUENT HANDLING OF ALL EARTH. GRAVEL. ROCK. OR OTHER MATERIAL ENCOUNTERED REGARDLESS OF THE TYPE, CHARACTER, COMPOSITION, OR CONDITION OF THE MATERIAL IN ACCORDANCE WITH THESE NOTES AND APPLICABLE LAWS AND CODES.
- 2. GRADING FINISH GRADES AND EXISTING OR NATURAL GRADES ARE INDICATED ON THE PLANS. THE CONTRACTOR SHALL DO ALL GRADING, FILLING-IN OR EXCAVATING AS REQUIRED TO COMPLETELY GRADE THE SITE TO LINES AND GRADES SHOWN, AND TO PROVIDE FOR THE INDICATED DRAINAGE. WHERE FINISH GRADE CORRESPONDS PRACTICALLY WITH EXISTING GRADE, THE GROUND SHALL BE WORKED UP AND GRADED OFF EVENLY WITH EXISTING GRADE. THE TOP SOIL SHALL BE STRIPPED AND FREE OF ORGANICS IF PROPOSED FOR USE AS ENGINEERED FILL. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR TOP LAYERS OF FILL FOR LANDSCAPING. THE GRADING OPERATION SHALL GENERALLY CONSIST OF MOVING AND TRANSPORTING MATERIALS WITHIN THE AREA; HOWEVER, THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL FILL MATERIAL IF NECESSARY TO COMPLETE THE SITE GRADING TO THE ELEVATIONS SHOWN, OR TO OFFHAUL ANY EXCESS MATERIAL WHICH MAY RESULT.

#### EARTHWORK QUANTITIES

THE FOLLOWING ESTIMATED QUANTITIES ARE GIVEN FOR INFORMATION ONLY.

TOTAL CUT: TOTAL FILL: NET:

4 C.Y. <u>218 C.Y.</u> 214 C.Y. IMPORT

ASSUMPTIONS: FILL FACTOR = 1.0CUT FACTOR = 1.0

CLEARING LOSS = 3 INCHES

- UTILITY TRENCH / INFILTRATION SPOILS: NOT INCLUDED IN THIS CALCULATION.
- 4. THE TOPOGRAPHY FROM WHICH THE ABOVE QUANTITIES WERE COMPUTED WAS OBTAINED FROM A FIELD TOPOGRAPHIC SURVEY, RESULTING IN A 2' CONTOUR INTERVAL MAP THAT WAS PROVIDED FROM CINQUNI & PASSARINO, INC.
- 5. THE CONTRACTOR IS ADVISED TO MAKE AN INDEPENDENT EVALUATION OF THE EARTHWORK QUANTITIES INVOLVED. THE OWNER AND MILLENNIUM PLANNING AND ENGINEERING DO NOT, EXPRESSLY OR BY IMPLICATION, AGREE THAT THE ACTUAL EARTHWORK QUANTITIES WILL CORRESPOND TO THOSE GIVEN ABOVE. EARTHWORK QUANTITIES MAY FLUCTUATE DEPENDING UPON SIZE AND AMOUNT OF ROCK ENCOUNTERED. ANY EXCESS OR UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE OWNER'S PROPERTY AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
- 6. THE IMPORTATION OF SOIL MATERIAL FROM OFF-SITE SHALL ONLY BE HAULED TO THE PROJECT SITE DURING NON-PEAK HOURS (9 AM TO 4 PM), MONDAY THROUGH FRIDAY. THE IMPORTATION OF ACTIVITIES SHALL MEET ALL IDENTIFIED NOISE THRESHOLDS AND DUST CONTROL MEASURES SHALL IMPLEMENTED AT THE PROJECT SITE.

#### **BUILDING SETBACKS**

SEE MAP BOOK 489, PG. 46

#### SHEET INDEX

- C1.0 COVER SHEET AND NOTES
- C2.0 SITE AND GRADING PLAN C3.0 DETAILS



DATE SIGNED: 06-11-2020



				SANTA ROSA
DATE				
DESCRIPTION	GRADING REVISIONS			
REV.	1			
DESIGNED: DEC	DRAWN: DEC	PROJ. NO: 18-0803	DWG: SEE DAYSTAMP	DATE: JUNE, 2020
SHE	ET N	IUME	BER	
C1.0				

### **CONSTRUCTION NOTES**

- 1 INSTALL FIBER ROLLS (DETAIL 1, SHEET C2.0).
- 2 INSTALL 6" TRENCH DRAIN.
- (3) CONSTRUCT 4" THICK P.C.C. OVER 2" SAND (CITY OF SANTA ROSA DETAIL 234).
- (4) INSTALL 4" PVC SDR 35 SEWER LATERAL @ 2% MIN. SLOPE AND CONNECT TO EXISTING 4" SEWER LINE. CONTRACTOR TO COORDINATE CONNECTION TO BUILDING WITH ARCHITECT.
- 5 CONNECT NEW 2" POLYETHYLENE WATER LINE TO EXISTING WATER LINE. CONTRACTOR TO COORDINATE CONNECTION TO BUILDING WITH ARCHITECT.
- 6 EXISTING MYERS "MW SERIES" SEWAGE PUMP. CONTRACTOR TO VERIFY CONDITION AND REPAIR OR REPLACE IF NECESSARY
- (7) INSTALL STORM DRAIN INLET PROTECTION (DETAIL 2, SHEET C2.0).
- (8) INSTALL 5' WIDE X 5' LONG VELOCITY DISSIPATER WITH #2 BACKING.
- 9 FOUNDATIONS DRAINS TO BE CONNECTED TO EXISTING 4" HAND CORE AND DISCHARGE INTO EXISTING CONCRETE SWALE.
- (10) CONSTRUCT 4" THICK P.C.C. OVER 6" AB COMPACTED TO 90% RC, OVER 12" NATIVE SOIL COMPACTED TO 95% RC W/ #4 REBAR @24"O.C. EA. WAY.
- (11) INSTALL 4" PERFORATED DRAIN PIPE @ 1% MIN. SLOPE WRAPPED IN MIRAFI FILTER FABRIC WITH CLEAN DRAIN ROCK (SEE STRUCTURAL PLANS FOR DETAILS). DISCHARGE DRAINS A MINIMUM 20' FROM HOUSE. ROOF DOWNSPOUTS AND SURFACE DRAINS MUST BE MAINTAINED SEPARATE FROM SUBDRAINS AND FOUNDATION DRAINS.

629.0 DI

627.47 DECK

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-16

<u>629.3</u> FG

5% MIN. 20% MAX.

- 630 -

· 620.

608.00FG

606.00BOW

mar

629.0 DI

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- (12) CONSTRUCT SWALE @ 1% MIN. SLOPE.
- (13) INSTALL KEYSTONE RETAINING WALL (DETAIL 4, SHEET C2.0).
- (14) INSTALL 3" PVC PERFORATED PIPE @ 0.5% MIN. SLOPE.



LEGE	ND
	PROPERTY LINE
	BUILDING SETBACK LINE (B.S.L.)
	PUBLIC UTILITY EASEMENT (P.U.E.)
FR	SE-5-FIBER ROLLS
s	SANITARY SEWER LINE
w	WATERLINE
SD SD	STORM DRAIN LINE
· · · · <b>&lt;</b>	FLOWLINE
	PROPOSED RETAINING WALL
	PROPOSED CONCRETE
_ <u>606.00TOW</u>	TOP OF WALL ELEVATION
<u>606.00BOW</u>	BOTTOM OF WALL ELEVATION
_ <u>606.00FG</u>	FINISH GRADE ELEVATION
_ <u>606.00C</u>	CONCRETE ELEVATION



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				SANTA ROSA
DATE				
DESCRIPTION	GRADING REVISIONS			
REV.	1			
DESIGNED: DEC	DRAWN: DEC	PROJ. NO: 18-0803	DWG: SEE DAYSTAMP	DATE: JUNE, 2020
SHE	ET N	IUME	BER	
	С	2	.0	



DATE SIGNED:	<u>6-11-202</u> 0
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-FINISHED GRADE

FILTER BERMS FLOW – DRAIN INLET FLOW

> STORM DRAIN INLET PROTECTION DETAIL 2 NTS

> > NOTE: THE MAXIMUM EXPOSED HEIGHT OF RETAINING WALLS SHALL BE 4 FEET. RETAINING WALLS MAY BE "STEPPED", WITH A MINIMUM SEPARATION OF 5' BETWEEN WALLS. MAXIMUM HEIGHT MAY BE EXCEEDED IN AREAS OF STEEPER SLOPES TO REDUCE GRADING AND SAVE TREES.

> > > (FOUNDATION SOIL)

8" MIN. LOW PERMEABLE SOII —

( RETAINED SOIL

12" WIDE 3/4" CRUSHED ROCK OR STONE

APPROXIMATE LIMITS\_\_\_\_ OF EXCAVATION 3" PVC PERFORATED PIPE\_\_ SEE SITE PLAN FOR LOCATION

> \*THIS RETAINING WALL DETAIL IS FOR WALLS LESS THAN 4 FT TALL ONLY. WALLS GREATER THAN 4' IN HEIGHT SHALL REQUIRE A SEPARATE BUILDING PERMIT.







DATE SIGNED: 06-11-2020



/- KEYSTONE CAP UNIT (OR EQUAL)

MAX

、4 円

- 1 1/4"

\_ KEYSTONE STANDARD UNIT (OR EQUAL)

12121212121 112121212121212

UNREINFORCED CONCRETE OR

CRUSHED STONE LEVELING PAD

- FINISHED GRADE

COMPLETION OF THE PROJECT.
 SEE GENERAL NOTES ON SHEET C1.2 AND SPECIFICATIONS FOR ADDITIONAL EROSION CONTROL REQUIREMENTS.



Z B N B N E N B N **NNE BOTKA ARM DRIVE** DETAILS Ы ΥF AND 728 SKY **Y ND** V



## New Retaining Wall for Patio and Landscaping

### 3728 Skyfarm Drive

November 19, 2020

Conor McKay, City Planner Planning and Economic Development

1



This project consists of the construction of a retaining wall to allow for patio space and landscaping areas in the backyard of 3728 Skyfarm Drive.

A minor Hillside Development Permit is required because the slope where the retaining wall is proposed is greater than 10%.

2





















### 2021 Park Vista Court





### Public Correspondence

There have been no submitted comments regarding this proposal.



## Select Findings – Hillside Development Permit

- Site planning minimizes the visual prominence of hillside development by taking advantage of existing site features for screening, including tree clusters, depressions in topography, setback hillside plateau areas, and other natural features; and
- Site development minimizes alteration of topography, drainage patterns, and vegetation on land with slopes of 10 percent or more; and
- Project grading respects natural features and visually blends with adjacent properties; and
- The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the public health, safety, or general welfare.



The Planning and Economic Development Department recommends that the Zoning Administrator, by resolution, approve a minor Hillside Development Permit for the proposed project located at 3728 Skyfarm Drive.



### Questions

Conor McKay, City Planner Planning and Economic Development Ctmckay@srcity.org (707) 543-4351



#### **RESOLUTION NO. HDP20-008**

#### RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A HILLSIDE DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF A RETAINING WALL FOR THE PROPERTY LOCATED AT 3728 SKYFARM DRIVE, SANTA ROSA, APN: 173-750-011.

The Santa Rosa Zoning Administrator has completed the review of your application. Please be advised that your Hillside Development Permit to construct a retaining wall for backyard landscaping and patio area has been granted based on your project description and official approved exhibit dated August 24, 2020. The Santa Rosa Zoning Administrator has based this action on the following findings:

- Site planning minimizes the visual prominence of the hillside development by taking advantage of existing site features for screening including tree clusters, depressions in topography, setback hillside plateau arrears, and other natural features;
- Site development minimizes alteration of topography, drainage patterns, and vegetation on land with slopes of 10 percent or more;
- Site development does not alter slopes of 25 percent or more except in compliance with Section 20-32.020.B (Applicability-Limitation on hillside development);
- Project grading respects natural features and visually blends with adjacent properties;
- Building pad location, design, and construction avoids large areas of flat pads and building forms will be stepped to conform to site topography;
- The proposed project complies with the City's Design Guidelines;
- The proposed project complies with the requirements of this Article and all other applicable provision of this Zoning Code;
- The proposed project is consistent the General Plan and any applicable specific plan;
- The establishment, maintenance, or operation of the use will not under the circumstances of the particular case be detrimental to the public health, safety, or general welfare; and
- 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 3 exemption under Section 15303 in that the project consists of the construction of a small accessory structure (retaining wall).

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. Grading shall be limited to roadways, driveways, garage pads, and understructure areas including accessory structures such as swimming pools.
- 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. All grading shall be designed to blend into the natural contours of the site. Slope grading and contour grading techniques shall be utilized. All disturbed areas shall be revegetated with native plants to the maximum extent possible.
- 4. 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.
- 5. Obtain building permits for the proposed project.

This Hillside Development Permit for the construction of a retaining wall is hereby approved on this 17<sup>th</sup> day of November, 2020. 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

### **City of Santa Rosa**



Text File

File Number: 20-362ZA

Agenda Date: 11/19/2020

Version: 1

Status: In Committee

In Control: Zoning Administrator

Agenda Number: 3.2

File Type: ZA- Agenda Item

### NEIGHBORHOOD CONTEXT MAP



VICINITY MAP





### INDEX TO DRAWINGS

- H1 Minor Landmark Alteration Cover Sheet
- H2 Minor Landmark Alteration Image Sheet
- C ADU Design Set Cover Sheet A1 ADU Design Plans & Elevations

# Minor Landmark Alteration for 911 Monroe Street

Santa Rosa, California

11/20



Street Elevation View



Street Context View



Noted Site Aerial View



Proposed Site Plan NTS.

1940's Garage to be removed Second Floor Addition -Ca. 1960's

1940's Main Residence & Historic Resource



5



Land: 707-544-4344 / Cell: 707-486-2572 mark@ideastudios.com ideastudios.com artisanarchitecture.com

Minor Landmark Alteration for 911 Monroe Street Santa Rosa, California

Cover Sheet for Minor Landmark Alteration



Sheet

H1



View of space between existing garage and west view of residence.



South East View of existing Garage to be Removed and replaced with New Garage and ADU.

# Minor Landmark Alteration for 911 Monroe Street

Santa Rosa, California

11/20



View of west elevation of residence





South elevation of garage to be removed and replaced with ADU and garage



View from rear of garage, residence and existing covered patio to remain.

West view at alley of existing garage to be demolished .



View of garage construction quality



Land: 707-544-4344 / Cell: 707-486-2572 mark@ideastudios.com ideastudios.com artisanarchitecture.com

Minor Landmark Alteration for 911 Monroe Street Santa Rosa, California

Image sheet for Minor Landmark Alteration



PROJECT NUMBER: ISSUE DATE: **REVISION:** 

2003 H. 7/2/2020







Thank you, Adam. - Peeter

On Oct 12, 2020, at 12:35 PM, Ross, Adam <ARoss@srcity.org> wrote:

Hi Joan and Peeter,

I just wanted to follow back up with you both and I apologize if I already have. The deck you are inquiring about is on the ground level between the new deck and ADU. I think I confused this project with another by the same architect with a similar address. The new garage and ADU will be a single-story structure and the deck will be between the new ADU and existing home on the ground floor. Let me know if you have any more questions.

#### Adam Ross |Interim Senior Planner

Planning & Economic Development |100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404 Tel. (707) 543-4705 | <u>aross@srcity.org</u>

From: Joan and Peeter <jp@vilms.net>
Sent: Sunday, August 30, 2020 6:03 PM
To: Ross, Adam <ARoss@srcity.org>
Subject: [EXTERNAL] 911 Monroe Street project

Hello, Adam:

A couple of weeks ago, we exchanged emails and I visited the Department to seek information about this project very close to us. You said in an email you'd let us know when you had clarification on its physical description.

Question I have now is: Can this project sail along for a permit in the absence of a clear description of it, bypassing review of legitimate concerns of neighbors?

We look forward to any update, or explanation about the likely route of this project application.

Cordially,

- Peeter

1217 - 14th Street Santa Rosa CA 95404 USA 707.545.7572

<Minor LMA #2003-submittal set- Rev#1 200910.pdf>

#### Ross, Adam

From:	Joan and Peeter <jp@vilms.net></jp@vilms.net>	
Sent:	Sunday, August 30, 2020 6:03 PM	
То:	Ross, Adam	
Subject:	[EXTERNAL] 911 Monroe Street project	

Hello, Adam:

A couple of weeks ago, we exchanged emails and I visited the Department to seek information about this project very close to us. You said in an email you'd let us know when you had clarification on its physical description.

Question I have now is: Can this project sail along for a permit in the absence of a clear description of it, bypassing review of legitimate concerns of neighbors?

We look forward to any update, or explanation about the likely route of this project application.

Cordially, - Peeter

1217 - 14th Street Santa Rosa CA 95404 USA 707.545.7572

#### Re: LMA20-006

Hello, Adam:

We learned on our visit to the PED counter yesterday that you are also looking for clarity in the description of this project.

Our home is 50 feet away and broadside to the back yard of 911 Monroe Street. We would be impacted by a large elevated platform providing outdoor gathering space for more folks than the resident(s) of the new ADU.

Please let us know when you have additional information which would help answer our concern.

Thanks for your attention.

Peeter and Joan Vilms 1217 14th Street 545-7572

#### **RESOLUTION NO. LMA20-006.**

#### RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A LANDMARK ALTERATION APPLICATION FOR DEMOLITION OF AN EXISTING GARGAE, AND REPLACEMENT WITH A NEW GARAGE REPLACEMENT AND ACCESSORY DWELLING UNIT AND GROUND LEVEL PATIO FOR THE PROPERTY LOCATED AT 911 MONROE ST., SANTA ROSA, APN: 180-680-017

The Santa Rosa Zoning Administrator has completed the review of your application. Please be advised that your Minor Landmark Alteration Permit has been granted based on your project description and official approved exhibit dated September 10, 2020. The Santa Rosa Zoning Administrator has based this action on the following findings:

- The proposed change is consistent with the original architectural style and details of the building in that the removal of the garage and replacement is on the same foundation and addition maintains the same exterior materials as the main house;
- The proposed change is compatible with any adjacent or nearby landmark structures or preservation district structures in that garage replacement and new first level porch matches the original architecture of the existing house and will not be readily visible from the public right of way;
- The proposed colors, textures, materials, fenestration, decorative features and details are consistent and/or compatible with the time period of the building's construction, and/or adjacent structures in that the addition maintains the same siding and paint colors on the proposed new accessory structure and are consistent with the age and style of the existing residence;
- The proposed change will not destroy or adversely affect an important architectural feature or features in that the removal of the existing garage does not remove a historic structure and the addition is sympathetic to the original design of the main house by configuring similar exterior materials. The deck is on the ground level in the rear yard of the property and is not visible from the public right of way and is not cantilevered off of the existing building;
- The project is consistent with the Secretary of the Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1983 Revision) in that the proposed addition is in keeping with the existing home and exterior materials, and the new garage, deck, and ADU does not change the overall massing or appearance of the dwelling from the public right of way;
- The project is consistent with the applicable Planned Development PD 0226-H Zoning Standards and General Plan policies, and the project has been properly noticed and no hearing has been requested; and
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 3 exemption under

Section 15303 – New Construction or Conversion of Small Structures in that the proposal involves a negligible addition to an existing single-family residence.

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. Obtain a demolition permit for structures to be removed.
- 2. 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.
- 3. Obtain building permits for the proposed project.
- 4. Construction hours shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday and 8 a.m. to 6 p.m. Saturdays. No construction is permitted on Sundays and holidays.
- 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. Comply with Engineering Development Services Exhibit A, dated October 22, 2020, and attached hereto and incorporated herein.

This Landmark Alteration is hereby approved on this 19th day of November 2020, provided conditions are complied with and work has commenced within two years from approval date. The approval is subject to appeal within ten calendar days from the date of approval.

APPROVED:

ANDY GUSTAVSON, ZONING ADMINISTRATOR

Resolution No. \_\_\_\_\_ Page 2 of 2

#### DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A" October 22, 2020

ADU with Garage 911 Monroe St LMA20-006

- Applicant's engineer shall obtain the current City Design and Construction Standards and the Engineering Division of the Planning & Economic Development Department's Standard Conditions of Approval dated August 27, 2008 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
- II. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received, August 5, 2020:

#### GRADING (From memo dated 8.24.20)

- 1. Obtain a demolition permit for structures to be removed.
- 2. 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.
- 3. Obtain building permits for the proposed project.

#### WATER AND WASTEWATER

- 4. An Encroachment Permit shall be obtained from the Engineering Development Services Division of the Planning and Economic Development Department prior to beginning any work within the public Right-of-Way or for any work on utilities located within public easements
- 5. Water laterals and meters shall be sized to meet domestic, irrigation, and fire protection uses. Fire sprinkler calculations shall be submitted to the Santa Rosa Fire Department.
- 6. Water services shall be provided per Section X of the Water System Design.
- 7. A separate water meter shall be required for the Accessory Dwelling Unit. A double check backflow device, per City Standard 875, shall be installed behind the water meter.
- 8. A sewer cleanout per City Standard #513 shall be required.

9. If applicable, submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance (WELO) adopted by the Santa Rosa City Council, Resolution No. 4028, on October 27, 2015. Plans shall be submitted with the Building Permit application.

#### FIRE DEPARTMENT (From memo dated 10.21.20)

10. Approved automatic fire sprinkler systems in buildings and structures shall be provided in the locations described in adopted CFC Sections 903.2.1 through 903.2.20. Dwelling units with attached garages are required to be protected throughout by an automatic fire sprinkler system in accordance with 903.2.18.

Laura Ponce

Laura Ponce Project Reviewer

### **City of Santa Rosa**



**Text File** 

File Number: 20-363ZA

Agenda Date: 11/19/2020

Version: 1

Status: In Committee

In Control: Zoning Administrator

Agenda Number: 3.3

File Type: ZA- Agenda Item





lanera

BREAD

### **Site Recommendation Book**

885 Hopper Avenue Santa Rosa, CA 95403

### QID# 18-43281 **VARIANCE REQUEST**

**Designer:** Greg Sloan

Date: 7-20-2020

National Toll Free: (800) 353-9132 www.hiltondisplays.com



HILTONDISPLAYS

125 HILLSIDE DRIVE • GREENVILLE SC 29607 P 800 353 9132 • F 864 242 2204 www.hiltondisplays.com

#### QID 18-43281

JOB NAME

Panera Bread

LOCATION

885 Hopper Ave. Santa Rosa, CA 95403

CUSTOMER CONTACT

SALESMAN / PM

Priscilla Heilingoetter

DESIGNER

Greg Sloan

DWG. DATE

9-26-18

**REV. DATE / REVISION** 

1-09-19 / GTS 9-11-19 / GTS 1-14-19 BS / + code page 1-18-19 BS / various 1-23-19 CW /tenant panel 6-18-19 CW 9-13-19 / GTS 7-29-19 / GTS 10-17-19 / GTS

SCALE

FILE

2018/Panera Bread/Locations/ Santa Rosa CA/ 18-43281

#### **DESIGN SPECIFICATIONS ACCEPTED BY:**

EST: CLIENT:

SLS/PM: LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWIN





ЗΑМІ

WET
- A 32" CHANNEL LETTERS
- **B** 20" CHANNEL LETTERS
- **C** DRIVE THRU LETTERS
- **D** AWNINGS
- **HANGING WINDOW SIGN**
- **DT CANOPY**
- **G** CLEARANCE BAR
- **MENU BOARD**
- **DT DIRECTIONAL**
- **J** DT DIRECTIONAL
- **K** RPU SIGNS
- **I** RFDT PANELS
- M TENANT PANELS

### **NO EXISTING SIGNAGE**

NORTH ELEVATION ALLOWED: 24.84 SQ. FT.

PROPOSED: 0.0 SQ. FT.



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SALESMAN / PM

Priscilla Heilingoetter

DESIGNER

Greg Sloan

T/ ENTRY 25' • 4"

T/ STOREFRONT 9' - 0"

B/ STOREFRONT 3'-4"

FINISH FLOOR

DWG. DATE

9-26-18

**REV. DATE / REVISION** 



SCALE

FILE

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- **M** TENANT PANELS

## **EXISTING CONDITIONS**

SOUTH ELEVATION ALLOWED: 0.0 SQ. FT. PROPOSED: 21.01 SQ. FT.



SCALE: 1/8" = 1'-0"

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- **DT DIRECTIONAL**
- **J** DT DIRECTIONAL
- **K** RPU SIGNS
- RFDT PANELS
- M TENANT PANELS

## **NO EXISTING SIGNAGE**

EAST ELEVATION ALLOWED: 0.0 SQ. FT. PROPOSED: 0.0 SQ. FT.



#### EAST ELEVATION

SCALE: 1/8" = 1'-0"

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- **G** CLEARANCE BAR
- **MENU BOARD**
- **DT DIRECTIONAL**
- DT DIRECTIONAL
- **K** RPU SIGNS
- RFDT PANELS
- **M** TENANT PANELS

## **EXISTING CONDITIONS**

#### WEST ELEVATION ALLOWED: 68.67 SQ. FT. PROPOSED: 64.72 SQ. FT.





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#### QID 18-43281

JOB NAME

Panera Bread

LOCATION

885 Hopper Ave. Santa Rosa, CA 95403

CUSTOMER CONTACT

#### SALESMAN / PM

Priscilla Heilingoetter

DESIGNER

Greg Sloan

DWG. DATE

9-26-18

**REV. DATE / REVISION** 



SCALE

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DAM

#### ILLUMINATED CHANNEL LETTERS & LOGO: H2.L

WEST ELEVATION / EXISTING

#### PAN-G4S-RCL-33167-H2L-P



#### **FRONT VIEW**

54.02 SF

SCALE: 3/8"=1'-0" (11X17 PAPER)

INTERNALLY ILLUMINATED FRONT LIT/HALO LIT CHANNEL LETTERS: -2447 WHITE FACES WITH 3" DEEP CHANNELS PAINTED TO BLACK -CLEAR LEXAN BACKS -6500 WHITE LED LIGHTING -TRIMLESS DESIGN -INTERNALLY ILLUMINATED/HALO LIT MB LOGO WITH PANTONE 7403 CP TRANSLUCENT BACKGROUND WITH PMS 476 CP DETAILS -MB CHANNELS PAINTED TO MATCH PANTONE 476 CP -ALL LETTERS TO BE PINNED OFF WALL 1" -REMOTE POWER SUPPLIES



#### TYPICAL CHANNEL LETTER: N.T.S.

#### NOTES:

SEAL-TITE MUST BE PROVIDED FOR PANERA LETTERS AND LOGO. PROVIDE FASTENERS PER ENGINEERING.

PART #: PAN-18-43281-39





Front View 1 Scale: 3/8" = 1'-0"

#### QTY. 1 ALUMINUM REVERSE RACEWAY: PART #: PAN-18-43281-37

#### REMOVABLE FASTENERS

3" DEEP ALUMINUM CHANNEL

-LEXAN BACK

1/4"- #2447 WHITE ACRYLIC FACE

WHITE L.E.D. ILLUMINATION

REMOTE POWER SUPPLY

10' SECONDARY ELEC, WHIP,

FASTENERS APPROPRIATE TO FASCIA

WEEP HOLES IN CHANNEL BOTTOM FOR EXTERIOR LETTERS

Side View

HILTONDISPLAYS

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#### QID 18-43281

JOB NAME

Panera Bread

LOCATION

885 Hopper Ave. Santa Rosa, CA 95403

CUSTOMER CONTACT

SALESMAN / PM

Priscilla Heilingoetter

DESIGNER

**Greg Sloan** 

DWG. DATE

9-26-18

**REV. DATE / REVISION** 



SCALE

FILE

2018/Panera Bread/Locations/ Santa Rosa CA/ 18-43281

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#### ILLUMINATED CHANNEL LETTERS & LOGO: H2.L PROPOSED SIGNS FOR NORTH AND EAST ELEVATIONS. SUBJECT OF REQUEST FOR VARIANCE.



#### **FRONT VIEW**

PAN-G4S-RCL-33167-H2L-P

54.02 SF

SCALE: 3/8"=1'-0" (11X17 PAPER)

INTERNALLY ILLUMINATED FRONT LIT/HALO LIT CHANNEL LETTERS: -2447 WHITE FACES WITH 3" DEEP CHANNELS PAINTED TO BLACK -CLEAR LEXAN BACKS -6500 WHITE LED LIGHTING -TRIMLESS DESIGN -INTERNALLY ILLUMINATED/HALO LIT MB LOGO WITH PANTONE 7403 CP TRANSLUCENT BACKGROUND WITH PMS 476 CP DETAILS -MB CHANNELS PAINTED TO MATCH PANTONE 476 CP -ALL LETTERS TO BE PINNED OFF WALL 1" -REMOTE POWER SUPPLIES



#### TYPICAL CHANNEL LETTER: N.T.S.

#### NOTES:

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PART #: PAN-18-43281-39





Front View 1 Scale: 3/8" = 1'-0"

#### QTY. 1 ALUMINUM REVERSE RACEWAY: PART #: PAN-18-43281-37

#### REMOVABLE FASTENERS

3" DEEP ALUMINUM CHANNEL

-LEXAN BACK

-1/4"- #2447 WHITE ACRYLIC FACE

WHITE L.E.D. ILLUMINATION

REMOTE POWER SUPPLY

10' SECONDARY ELEC, WHIP,

FASTENERS APPROPRIATE TO FASCIA

WEEP HOLES IN CHANNEL BOTTOM FOR EXTERIOR LETTERS

Side View

HILTONDISPLAYS

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#### QID 18-43281

JOB NAME

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CUSTOMER CONTACT

SALESMAN / PM

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DESIGNER

**Greg Sloan** 

DWG. DATE

9-26-18

**REV. DATE / REVISION** 



SCALE

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2018/Panera Bread/Locations/ Santa Rosa CA/ 18-43281

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DAM

#### ILLUMINATED CHANNEL LETTERS & LOGO: H2.L

SOUTH ELEVATION / EXISTING

#### PAN-G4S-RCL-20125-H2L-P



**FRONT VIEW** 



SCALE: 1/2"=1'-0" (11X17 PAPER)

#### INTERNALLY ILLUMINATED FRONT LIT/HALO LIT CHANNEL LETTERS:

-2447 WHITE FACES WITH 3" DEEP CHANNELS PAINTED TO BLACK -CLEAR LEXAN BACKS -6500 WHITE LED LIGHTING -TRIMLESS DESIGN -INTERNALLY ILLUMINATED/HALO LIT MB LOGO WITH PANTONE 7403 CP TRANSLUCENT BACKGROUND WITH PMS 476 CP DETAILS -MB CHANNELS PAINTED TO MATCH PANTONE 476 CP -ALL LETTERS TO BE PINNED OFF WALL 1" -REMOTE POWER SUPPLIES

#### NOTES:

SEAL-TITE MUST BE PROVIDED FOR PANERA LETTERS AND LOGO. PROVIDE FASTENERS PER ENGINEERING.

#### PART #: PAN-18-43281-39



COLOR LEGEND					
$\ge$	PMS/PAINT				
	PMS 5757 CP				
	PMS 7403 CP				
	PMS 476 CP				
	MP43251 Toque White				
	Black				

Front View Scale:  $3/8^{\circ} = 1' - 0^{\circ}$ 

> QTY. 1 ALUMINUM REVERSE RACEWAY: PART #: PAN-18-43281-38

3" DEEP ALUMINUM CHANNEL \* 10' PRIMARY WHIP. CONNECTION TO PRIMARY BY GC -LEXAN BACK 1/4"- #2447 WHITE ACRYLIC FACE WHITE L.E.D. ILLUMINATION REMOTE POWER SUPPLY 10' SECONDARY ELEC. WHIP, FASTENERS APPROPRIATE TO FASCIA WEEP HOLES IN CHANNEL BOTTOM FOR EXTERIOR LETTERS

#### TYPICAL CHANNEL LETTER: N.T.S.

#### REMOVABLE FASTENERS

Side View

HILTONDISPLAYS

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#### QID 18-43281

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SCALE

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DAM

#### DRIVE THRU WALL SIGN / EXISTING PAN-DT-12-RCL-NTC-D/N QTY.1

С

		10'-8 3/8"							
12"	D	R	IV	Έ	Т	Η	R	U	
	FRONT VIE SCALE: 3/4"=1	<b>W</b> 1'-0"						– 10.70 SF	

INTERNALLY ILLUMINATED FRONT LIT/HALO LIT CHANNEL LETTERS: -2447 WHITE FACES WITH 3" DEEP CHANNELS FIRST SURFACE APPLIED BLACK PERFORATED VINYL GRAPHICS -CLEAR LEXAN BACKS -6500 WHITE LED LIGHTING -ALL LETTERS TO BE PINNED OFF WALL 1" -REMOTE POWER SUPPLIES

#### NOTES:

SEAL-TITE MUST BE PROVIDED FOR ELECTRICAL PENETRATION(S). PROVIDE FASTENERS PER ENGINEERING.

PART #: PAN-18-43281-39



Halo Illuminated Channel Letters

HILTONDISPLAYS

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Scale: Not to Scale

ЗΑМІ



- SUNBRELLA FERN WITH GRAPHICS

AWNI	AWNING COLOR LEGEND					
$\geq$	PMS/PAINT					
	PMS 7485 C					
	PMS 7403 C					
	100% White					
	PMS 5757 C					
	BM 1617 Cheating Heart					

HILTONDISPLAYS

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1-0'



6" STEEL SQ. TUBE



HILTONDISPLAYS

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Panera Bread

LOCATION

885 Hopper Ave. Santa Rosa, CA 95403

CUSTOMER CONTACT

SALESMAN / PM

Priscilla Heilingoetter

DESIGNER

Greg Sloan

DWG. DATE

9-26-18

**REV. DATE / REVISION** 



SCALE

FILE

2018/Panera Bread/Locations/ Santa Rosa CA/ 18-43281

#### DESIGN SPECIFICATIONS ACCEPTED BY:

EST: CLIENT:

SLS/PM: LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE, DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.





TOP OF CANOPY PAINTED TO MATCH BM#2134-20 MIDSUMMER NIGHT SATIN FINISH



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#### QID 18-43281

JOB NAME

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1-09-19 / GTS 9-11-19 / GTS 1-14-19 BS / + code page 1-18-19 BS / various 1-23-19 CW /tenant panel 6-18-19 CW 9-13-19 / GTS 7-29-19 / GTS 10-17-19 / GTS

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ЗΑМІ



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Underwriters

Laboratories Inc.





#### **Front View**

#### MENU BOARD RESTRICTED TO 30.0 SF PER CODE

Scale: 1" = 1'-0" (11x17 paper)

21.0 SQ. FT.



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DAM

#### D/F NON-ILLUMINATED DIRECTIONAL EXISTING

PAN-D1137-DT/DT-36-NIL



ROLAND DEEP 7K-DP07K TO MATCH PMS 5757 U

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#### PAN-D1137-DNE/TY-36-NIL

ROLAND DEEP 7K-DP07K TO MATCH PMS 5757 U





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#### TRAFFIC CONTROL SIGN PANEL(S) EXISTING

Qty: As Noted



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Underwriters

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#### **RESOLUTION NO. SI19-031**

#### RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A SIGN VARIANCE FOR PANERA BREAD CAFÉ TO ADD TWO NEW WALL SIGNS FOR A TOTAL OF 5 SIGNS AND INCREASE THE ALLOWABLE SQUARE FOOTAGE OF SIGNAGE BY 100 SQUARE FEET FOR THE PROPERTY LOCATED AT 885 HOPPER AVENUE, APN: 148-150-034

The Santa Rosa Zoning Administrator has completed the review of your Sign Variance application to install 2 additional wall signs on an existing Panera Bread Café totaling for a total of 194 square feet, when 94 square feet total sign area is allowed (Zoning Code Section 20-38.060). Please be advised that your Variance has been granted based on your project description and official approved exhibit dated October 20, 2020. The Santa Rosa Zoning Administrator has based this action on the required findings (Zoning Code Section 20-52.060(G)(2):

- The design and layout of the proposes signs is of superior quality and is consistent with 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.
- Strict compliance would preclude an effective design solution improving sign functionality, operational efficiency or appearance in that the unique parcel location and correlating placement of the building limits the locational awareness to patrons from Hopper Lane and the internal parking lot. The three existing signs and 93 square foot allowable signage would not achieve a functional signage for wayfinding from Hopper Avenue.
- The variance will not constitute a grant of special privilege inconsistent with limitations imposed on similarly zoned properties or inconsistent with the purposes of the zoning regulations in that the location of the site is tucked behind existing commercial spaces requiring an excess of sign code allowed. The two additional signs and 100 square feet of additional sign area would allow sufficient wayfinding to the site as well as provide the need for a drive-thru menu board to properly identify the site's use and menu offerings.
- The proposed sign is architecturally and aesthetically compatible with the major structures on the subject site, and adjacent sites and is compatible with the character of the established neighborhood and general environment in that the signs are designed to complement the use while drawing interest to the site without oversized features, and is of similar sizes of signs adjacent to the site.
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 11 (Accessory Structure) categorical exemption pursuant to Section 15311(a) in that the project consists of the placement of on-premises signs accessory to an existing use.

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. A Sign Permit is required. The approval of the project is contingent upon compliance with all the conditions listed below. The project shall not commence until all conditions of approval have been complied with. Additional permits and fees are/may be required. All work must be performed pursuant to official exhibit received by the City on October 20, 2020. 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. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
- 4. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.

This Sign Variance to install two additional wall signs and exceed the allowable square-footage for signs by 100 square feet, when 93 square feet of total sign area is allowed (Zoning Code Section 20-38.060) for the Panera Bread Café is hereby approved on this 19<sup>th</sup> day of November, 2020, provided conditions are complied with and work has commenced within two years from approval date. The approval is subject to appeal within ten calendar days from the date of approval.

APPROVED:

ANDY GUSTAVSON, ZONING ADMINISTRATOR

#### **City of Santa Rosa**



Text File

File Number: 20-364ZA

Agenda Date: 11/19/2020

Version: 1

Status: In Committee

In Control: Zoning Administrator

Agenda Number: 3.4

File Type: ZA- Agenda Item

# RECEIVED By Monet at 5:47 pm, Oct 22, 2020





NEIGHBORHOOD CONTEXT MAP A1.1 1" = 100'



City of Santa Rosa Planning & Economic Development Department

RECEIVED

NOTHING BUNDT CAKES PROPOSED LOCATION -PROJECT SCOPE





# NOTHING BUNDT CAKES



-Copyright © 2020 WIX Architecture-

A1.2



# **NOTHING BUNDT CAKES**

266 CODDINGTOWN CENTER, SANTA ROSA, CA 95401



A R C H I T E C T U F INTERIOR DESIGN - PROJECT MANAGEMENT - MASTER PLANNING 

4849 OLD REDWOOD HIGHWAY, SANTA ROSA, CA - (707) 576-7766



# **NOTHING BUNDT CAKES**



REMOVE (E) DOORS & WINDOWS -

### REMOVE (E) HOLLOW METAL DOOR - PREP FOR REPLACEMENT







**Existing North Elevation** 





# **Proposed North Elevation**



WF-1 WINDOW FRAMES - STOREFRONT DARK BRONZE

# **Proposed Exterior Color Palette**









# Minor Design Review DR20-049

### 266 Coddingtown

November 19, 2020

Monet Sheikhali, City Planner Planning and Economic Development

1



- Minor Design Review to remove and replace the existing storefront façade with a new aluminum frame and glazing.
- Add new door and windows for the store entrance.



# 266 Coddingtown





# 266 Coddingtown Façade Change



**Existing Elevation** 

**Proposed Elevation** 



# 266 Coddingtown Proposed Façade



Existing North Elevation



Proposed North Elevation



The Planning and Economic Development Department recommends that the Zoning Administrator, by resolution, approve a Minor Design Review permit for the property located at 226 Coddingtown.

#### Questions

Monet Sheikhali, City Planner Planning and Economic Development <u>msheikhali@srcity.org</u> (707) 543-4698

#### **RESOLUTION NO. DR20-049**

#### RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A DESIGN REVIEW APPLICATION FOR NEW STORFRONTAGE FOR THE PROPERTY LOCATED AT 266 CODDINGTOWN, SANTA ROSA, APN: 012-490-051

The Santa Rosa Zoning Administrator has completed its review of your application. Please be advised that your Design Review to remove and replace the existing storefront façade with a new aluminum frame and glazing system has been granted based on your project description and official approved exhibit dated October 22, 2020. 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;
- 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 site is located in a commercial area;
- The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the modifications are to the existing structure, with a design compatible to adjacent structures;
- 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 color and new frontage windows provide visual interest and reduce outdated appearance, and will be in design compatibility with the surrounding structures;
- 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;
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 3 exemption under Section 15303 in that the project involves no expansion of an existing use and the modification is to an existing structure.

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. Obtain a building permit for the proposed project.
- 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. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
- 4. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.

This Design Review to change the front building façade is hereby approved on this 19<sup>th</sup> day of November 2020. 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

#### **City of Santa Rosa**



Text File

File Number: 20-365ZA

Agenda Date: 11/19/2020

Version: 1

Status: In Committee

In Control: Zoning Administrator

Agenda Number: 3.5

File Type: ZA- Agenda Item






# Minor Conditional Use Permit CUP20-038

### 3555 Aaron Drive

November 19, 2020

Monet Sheikhali, City Planner Planning and Economic Development



- Minor Conditional Use permit to a 6-foot solid fence within the 15 feet corner setback
- The fence will be placed 10 feet from back of the sidewalk



## 3555 Aaron Drive Project Site





### 3555 Aaron Drive





# 3555 Aaron Drive Fence





The Planning and Economic Development Department recommends that the Zoning Administrator, by resolution, approve a Minor Conditional Use permit for the property located at 3555 Aaron Drive.

#### Questions

Monet Sheikhali, City Planner Planning and Economic Development <u>msheikhali@srcity.org</u> (707) 543-4698

#### **RESOLUTION NO. CUP20-038**

#### RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL USE PERMIT TO ALLOW A 6-FOOT SOLID FENCE WITHIN THE 15-FOOT CORNER SIDE SETBACK FOR THE PROPERTY LOCATED AT 3555 ARRON DRIVE, SANTA ROSA, APN: 173-190-016

The Santa Rosa Zoning Administrator has completed the review of your application. Please be advised that your Minor Conditional Use Permit to place a 6-foot solid fence 10-feet from the back of the sidewalk for the corner lot has been granted based on your project description and official approved exhibit dated August 26, 2020. The Santa Rosa Zoning Administrator has based this action on the following findings:

- The proposed 6-foot fence is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code. The matter has been properly noticed as required by Zoning Code Section 20-52.050.E.2.a, and no request for a public hearing has been received;
- The proposed fence is consistent with the General Plan and any applicable specific plan;
- The design, location, size and operating characteristics of the proposed fence would be compatible with the existing and future land uses in the vicinity in that the fence is constructed of wood and is consistent with adjacent neighborhood fences;
- The site is physically suited for the type, density, and intensity of the proposed fence, including access, utilities, and the absence of physical constraints;
- The issuance of the permit is reasonably necessary, by reason of unusual or special circumstances or conditions relating to the property, for the preservation of valuable property rights or the full use and enjoyment of the property in that proposed 6-foot fence will add privacy and additional space for the bakcyard;
- The proposed fence will not create a safety hazard to pedestrians or vehicular traffic in that the fence will be constructed well outside the vision triangle;
- The appearance of the proposed fence is compatible with the design and appearance of other existing buildings and structures within the neighborhood;
- The proposed fence is a planned architectural feature to avoid dominating the site or overwhelming the adjacent properties and structures in that the fence design is in keeping with fences on neighboring properties;
- The orientation and location of the proposed fence is in proper relation to the physical characteristics of the site and the surrounding neighborhood;
- The proposed fence will be of sound construction;
- Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to

persons, property, or improvements in the vicinity and zoning district in which the property is located; and

• The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 3 exemption under Section 15303 (e) in that the fence is construction of an accessory structure.

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 intents 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.** 

Conditions of Approval

- 1. 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.
- 2. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
- 3. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
- 4. The fence shall be placed 10 feet from back of the sidewalk.

This Minor Conditional Use Permit is hereby approved on this 19<sup>th</sup> day of November, 2020, for the duration of use provided conditions are complied with and use has commenced within two years from approval date. The approval is subject to appeal within ten calendar days from the date of approval.

APPROVED:

ANDY GUSTAVSON, ZONING ADMINISTRATOR