

RESOLUTION NUMBER 12-870

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR NORTH VILLGAE II, LOCATED AT 2406 FULTON ROAD, FILE NO. MJP07-003

WHEREAS, on August 16, 2012, the Design Review Board of the City of Santa Rosa considered the North Village II project, which proposes to construct 120 residential units in a variety of building and unit configurations, a community building, and multiple acres of private open space; 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); 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); and
3. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood; 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; 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; and
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) in that the Northwest Santa Rosa Annexation 3-97 (SCH# 2003022085, adopted December of 2003) Environmental Impact Report (EIR) originally analyzed the potential impacts of the proposed project and a supplement to this EIR was prepared and adopted by the Planning Commission at their April 2011 Public Hearing held to review the project (pursuant to Section 15163 of CEQA).

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Preliminary Design Review of North Village II subject to each of the following conditions:

DEPARTMENT OF COMMUNITY DEVELOPMENT

GENERAL:

1. Compliance with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval. All fees must be paid prior to issuance of a building permit.
2. All work shall be done according to the final approved plans dated April 23, 2012.
3. The address shall be displayed in a prominent location on the street side of the property. The numbers shall be no less than 6-inches in height and shall be of a contrasting color to the background to which they are attached. The address shall be illuminated during hours of darkness per City "Premises Identification" requirements.

BUILDING DIVISION:

4. A building permit is required for all interior and exterior changes or for any change of occupancy from one building code group to another.
 - a) Subdivision site improvements that are part of the City Engineer signed improvement plans are issued a ENGG type building permit by Public Works - EDS.
 - b) The buildings and any site structures not approved via the ENGG permit are subject to B type building permits issued by Community Development - Building.
5. Obtain a demolition permit for any structures to be removed. A air quality district J# is required to be submitted with the demolition permit application.
6. Provide a geotechnical investigation and soils report that meets CBC Chapter 18 requirements with the building permit application. The investigation shall include subsurface exploration. The report shall include grading, drainage, paving and foundation design recommendations.
7. Grading and Drainage of the site must be per the approved plans. Site drainage shall be to the curb, under the sidewalk, per City standards.
8. Any existing zoning or building violations must be cleared prior to or in conjunction with any new permits.
9. Comply with all Federal, State and local codes, disabled access included.

ENGINEERING DIVISION:

10. Compliance with all conditions as specified by the attached Exhibit "A" dated April 11, 2011 as well as all of the requirements of the April 11, 2011, DAC report.
11. Utility lines mounted from bridges are required to meet all City of Santa Rosa standards for this method of utility infrastructure construction, and may include requiring a "sleeve" to protect this infrastructure.

PLANNING DIVISION:

12. An alternative method of compliance with the Housing Allocation Plan (HAP) has been approved by the City Council which essentially requires an increase in the number of affordable units required to be built on site. Should the developer not follow through with the specific requirements or conditions of this separate agreement compliance with the typical standards and requirements of the HAP Ordinance is required.
13. Alleys are required to provide illumination in compliance with the City of Santa Rosa Design Guidelines and other development standards. These lights may be garage or pole mounted photocells, but must be identified on all plans submitted for building permit review and compliance.
14. The building materials, elevations, and appearance of this project, including trellis, planter boxes, and glazing incorporated into the garage doors, 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.
15. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080),

16. PROJECT DETAILS:

- A. All project details shall be in accordance with the restrictions and limitations of the City Zoning and Uniform Building Codes, as well as the City's Design Review Guidelines.
- B. The design of all fencing, sound walls, carports, trash enclosures, and similar accessory site elements shall be compatible with the architecture of main buildings and shall use similar materials. The design must be approved by the Planning Division prior to issuance of a building permit.
- C. All roof appurtenances, accessory equipment, and meters must be totally screened from public view by an architectural design consistent with the building architecture element approved by the Design Review Board or Planning Division.
- D. All outdoor storage of materials and/or refuse bins/cans shall be maintained within a completely screened structure or area. The design of the screened structure or area shall be approved by the Planning Division prior to issuance of a building permit.

17. 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 natural vegetation and trees from construction activities.

- 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 or within close proximity to wetland areas where irrigation treatments and methods shall be at the direction of the wetland biologist.
- 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.

18. 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 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.
- D. Street trees will be required and shall be planted by the developer. Selection will be made from the City's approved Master Street Tree Plant List in coordination with the City Parks Division. Planting shall be done in accordance with the City "Standards and Specifications for Planting Parkway Trees." Copies of the Street Tree List and the Planting Standards are available at the Parks Division office.

19. 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. Light sources shall be concealed from public view.
- C. All lighting shall be directed toward the subject property and away from adjacent properties.
- D. The mounting height of lighting fixtures in parking and storage areas shall not exceed 16-feet in height. Lower mounting heights are encouraged.

20. PARKING LOT AREA:

- A. All parking lots shall be paved to City standards.
- B. Parking lots shall be provided with concrete curbing around all planter areas unless specifically approved by the Department of Community Development in some other fashion.
- C. The parking lot shall be striped according to City standards and all handicapped and compact spaces shall be identified and marked accordingly.
- D. Bicycle parking, both short and long term, shall be provided in accordance with Zoning Code requirements. The location and number of spaces shall be shown on the site plan submitted for issuance of a building permit.

21. SIGNING:

- A. No exterior signs, banners, or the like are approved with this permit. A planning sign permit application is required for all signs.
- B. Sign permit approval shall be obtained prior to application for a building permit.
- C. Building permits for sign installations shall be separate permits from other building permits issued for construction.

22. NATURAL RESOURCES:

- A. Advisement. The applicant, its successors, heirs, assigns or transferees are advised in writing that this approval or permit prior to the start of any construction may be subject to certain other clearances, approvals, permits, or authorizations by state and/or federal agencies. The applicant shall acknowledge in writing receipt of the above advisement.
- B. Mitigation requirement. The City's approval or permit is valid only if the applicant, its successors, heirs, assigns or transferees, comply with the terms, conditions and mitigations set forth in any clearance, permit or approval except that any permit condition or mitigation that requires project redesign shall trigger a review by the City of Santa Rosa Director of Community Development to determine if the project as redesigned is consistent with the original approval. A project that the City determines is not consistent with the City approval shall not be granted subsequent entitlements, such as approval of improvement plans and final maps, but excluding grading or building permits of any type. Such a project would have to be resubmitted to the City and reviewed by the City as a new project, including the submittal of a new application and fees.
- C. Power to stop work if violation occurs. Nothing in this approval shall prevent the City of Santa Rosa from exercising its power to stop work in instances where a violation of state or federal law is brought to the City's attention.
- D. No building or grading permit of any type shall be issued by the City until a required federal or state, as applicable, clearance or authorization, with or without conditions, has been filed with the City.

FIRE DEPARTMENT

23. Functional fire hydrant(s) shall be provided within 300 feet of all structures as approved by the Fire Department.
24. An approved UL rated fire extinguisher shall be provided for each 3,000 square feet or fraction thereof.
25. The Fire Department requires a Phase 1 Environmental Site Assessment be submitted with building permit plans. If one was completed when the project began, it is now outdated and shall be revised.
26. The Improvement Plans illustrate pull out bollards on the two EVA's connecting to Fulton Road while the Planning submittal (April 2012) illustrates swinging gates to match the Western fencing. Swinging gates are required per planning and Design Review. As these EVA's serve residential occupancies, vehicle gates shall be equipped with strobe-actuated electric operators on both the ingress and egress sides. Egress actuators may be replaced with a magnetic detection loop. Gates shall fail to an unlocked condition in the event of power outage.
27. EVA gates are required to include signage (approx 18 "x 30", text identified below) attached to both sides of the gate structure to prohibit parking in front of the closed gate.

EMERGENCY VEHICLE ACCESS
FIRE LANE
NO PARKING
CFC 503.4 CVC 22500.
28. Parcels G&J provide fire access to Lot's 33, 34 & 35 and 54, 55 & 56 respectively. Due to orientation of the homes (based upon the Planning documents), fire department access to an exterior door must not be unduly impeded by impassable fences and gates. In several locations, compliant access will be achieved by providing direct access via the Alley's thru a man gate.
29. Parking is shown near Lot's 44 & 45. With a bulb-out on the north and parking on the south, there is concern that the 20'/40' radius cannot be achieved for fire vehicles traveling south on Street B and transitioning to eastbound Street A when vehicles are parked. Painting the curbs red in front of Lots 44 & 45 is necessary.
30. Fire hydrants are not provided for Lot 36 or nearby lots. 300 foot spacing and double-steamer hydrants required for the 3 story project.
31. A post installation fire flow test is required of the public improvements. Provide results to the Fire Department so they can be reconciled with the Fire Flow Analysis.

UTILITIES DEPARTMENT

32. Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North Coast Region, in effect at the time, or thereafter, that the building permit(s) for this development, or any part thereof, are issued.

RECREATION AND PARKS DEPARTMENT

33. The applicant shall pay park fees (or document approval alternative method of compliance) in effect at the time the building permit is issued.
34. Street trees are required to be planted by the developer at a maximum separation of 30' on-center.
35. All landscape improvements in the public right-of-ways and common parcels shall be maintained privately. This includes street trees irrigation, the planted strip maintained and traffic circle.
36. Parcels A & B wetlands and/or storm water detention areas shall be maintained privately.

DESIGN REVIEW BOARD

37. Final Design Review is hereby delegated to Community Development staff, subject to compliance with the conditions listed below.
38. Provide additional detail and articulation on the front façade of the homes identified in Elevation Sections E and F on sheet SS.2 of project plan set. This may come in the form of another elevation design to be incorporated into this elevation section.
39. Expand on the existing pedestrian circulation by incorporating a north south crosswalk across the main entry street as well as providing dedicated pedestrian paths from the northwest corner of the project site, down to the southeast corner of the property to allow access to the proposed neighborhood park.
40. Incorporate a "Tot-Lot" play area in the vicinity of the EVA located east of lots 25 and 35.
41. The DRB supports the use of brighter colors for the color pallet used throughout the proposed project.
42. Resolve the transition between the use of horizontal and vertical siding in the southern corner on the eastern façade of House A4.
43. Incorporate an 8 foot concrete fence (in keeping with the design provided to the DRB) along the northern property line from Fulton Road to the eastern edge of Lot 35 to provide additional sound attenuation and privacy for the existing development to the north.
44. Consider providing additional storage opportunities for the residents in the 6-plex apartment building.
45. Consider eliminating the 'corral fencing' around the wetlands on parcels, subject to support from the consulting wetland biologist regarding maintaining wetland function and viability.
46. Eliminate the *Juncus patens*, *Nassella pulchra* and any other invasive species from the landscape pallet.

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa
Design Review Board on this 16th day of August, 2012, by the following vote:

AYES: (5) Hilberman, Anderson, MacNab, Sunderlage, Zucco

NOES: (0)

ABSTAIN: (2) Hedgpeth, Hale

ABSENT: (0)

Approved:


Doug Hilberman, Chair

Attest:


William Rose, Executive Secretary