

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR DESIGN REVIEW BOARD
OCTOBER 19, 2023

PROJECT TITLE

Brookwood Medical – Garage Modification

APPLICANT

Tom LeBeau, on behalf of
Accretive Santa Rosa Partners, LLC.

ADDRESS/LOCATION

1000 2nd Street

PROPERTY OWNER

Accretive Santa Rosa Partners, LLC.

ASSESSOR'S PARCEL NUMBER

009-081-053

FILE NUMBERS

DR23-009

APPLICATION DATE

April 25, 2023

APPLICATION COMPLETION DATE

April 25, 2023

REQUESTED ENTITLEMENTS

Design Review

FURTHER ACTIONS REQUIRED

None

PROJECT SITE ZONING

NMU (Neighborhood Mixed Use)

GENERAL PLAN DESIGNATION

Neighborhood Mixed Use

PROJECT PLANNER

Susie Murray

RECOMMENDATION

Approval

For Design Review Board Meeting of: October 19, 2023

CITY OF SANTA ROSA
DESIGN REVIEW BOARD

TO: CHAIR JONES-CARTER AND MEMBERS OF THE DESIGN
REVIEW BOARD
FROM: SUSIE MURRAY, SENIOR PLANNER
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
SUBJECT: BROOKWOOD MEDICAL – GARAGE MODIFICATION

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Design Review Board, by resolution, approved modifications to the previously approved parking garage at 1000 2nd Street, Assessor's Parcel No. 009-081-053.

BACKGROUND

1. Project Description

On September 1, 2022, the Design Review Board (DRB) approved the Brookwood Medical project which included a four-story, 93,270-square foot medical office building and a six-level parking garage. Copies of the staff report, resolution, and approved plans are attached to this memo for reference.

On April 25, 2023, Planning and Economic Development received an application requesting modifications to the parking structure. The proposed plan would drop the structure from six to five levels, reduce the height of the structure from 60 feet at its tallest point (east stair tower) to 54 feet (elevator overrun at west stair well, which is not visible from the street), and reduce the number of parking spaces from 325 to 276. The revisions also include a shift in the building's location and a reduction in drive aisle width.

2. Surrounding Land Uses

North: Retail & Business Services; currently developed with a mix of commercial uses.

South: Neighborhood Mixed Use; currently developed with a mix of commercial, public institutional and residential uses.

East: Office/Medium Density Residential; currently developed with a mix of commercial uses.

West: Neighborhood Mixed Use; currently developed with a mix of residential and commercial uses.

3. Existing Land Use – Project Site

The subject site, where the garage is proposed, is currently undeveloped.

4. Project History

September 1, 2022	Design Review Board granted Final Design Review to the Brookwood Medical project, including a four-story medical office building and a six-level parking garage.
September 15, 2022	Zoning Administrator approve a minor Conditional Use Permit for the use.
April 25, 2023	Application for design modifications to the parking structure submitted. No changes proposed for the medical office building.
September 15, 2023	Notice of Application (NOA) sent to property owners and occupants within 600 feet of the subject site.

ANALYSIS

Refer to the original Staff Report, dated September 1, 2023 (attached), for the full project analysis.

SUMMARY OF PUBLIC COMMENTS

A Notice of Application was mailed to property owners and occupants within 600 feet of the subject site on September 15, 2023. Staff received four comments members of the public: two requesting more information, one in full support and one opposed to the project. All comments, regardless of their support or lack there of, revolved around the parking issue. Refer to more discussion in the Issues section of this report below.

PUBLIC IMPROVEMENTS

Refer to Engineering Development Services Exhibit A, prepared by Jesus McKeag, dated August 17, 2023, attached to the draft resolution.

FISCAL IMPACT

Approval of the Project will not have an effect on the General Fund.

ENVIRONMENTAL IMPACT

At its meeting of September 1, 2022, the DRB found the project to be in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15182 (a)(b) and Public Resources Code Section 21166.4, the project is statutorily exempt. There are no changes proposed that would result in a significant impact and no known changes have occurred on site.

PUBLIC NOTIFICATION

Pursuant to Zoning Code Chapter 20-66, all required public noticing was done for the public hearing, including the installation of two public hearing signs at the project site, a mailed Notice of Public Hearing to property owners and occupants within 600 feet of the Project site, and a Notice of Public Hearing was published in the Press Democrat for the October 19, 2023, Design Review Board meeting. Notification was also provided by a bulletin board posting at City Hall and on the City website.

Pursuant to Government Code Section 65091, where necessary, the City has incorporated noticing procedures to the blind, aged, and disabled communities. These procedures include audio amplifier/assistive listening device support at public meetings, closed captioning, and optical character recognition conversion of electronic notices.

ISSUES

During staff review, questions were raised about the reduction in parking spaces (from 325 parking spaces to 276 spaces). The site is within the boundary of the Downtown Station Area where there is no minimum parking requirement. An Addendum to the original Traffic Impact Study (attached), prepared by W-Trans, dated July 6, 2023, found that “while the proposed parking supply significantly exceeds the minimum City requirement of providing no parking [within the boundary of the Downtown Station Area], it seems reasonable for the project to provide parking for employees and visitors to avoid any overflow into the adjacent neighborhoods.” The project has been further conditioned to incorporate additional measures to minimize employee parking should the onsite parking become over-burdened.

ATTACHMENTS

- Attachment 1: Disclosure Form
- Attachment 2: Location & Neighborhood Context Map
- Attachment 3: Proposed Revisions, prepared by Gensler and Carlile Macy, dated April 5, 2023
- Attachment 4: Approved Plans, prepared by Gensler and Carlile Macy, dated October 13, 2021, revised June 20, 2022

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- Attachment 5: Rendering, provided by Carlile Macy
- Attachment 6: Staff Report and Resolution, dated September 1, 2022
- Attachment 7: Original Traffic Impact Study (TIS), prepared by W-Trans, stamped received on March 23, 2022
- Attachment 8: Addendum to TIS, dated July 2, 2023
- Resolution 1: Design Review (with conditions of approval)

CONTACT

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