

RESOLUTION NUMBER [to be entered by Secretary after Adoption]

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA
GRANTING DESIGN REVIEW APPROVAL OF THE COFFEY PARK SELF-STORAGE
PROJECT LOCATED AT 3242, 3282, and 3300 COFFEY LANE; APNs: 034-011-074, 034-
011-077 and 034-011-076 - FILE NUMBER DR20-043 (PRJ21-034)

WHEREAS, on October 5, 2023, the Design Review Board of the City of Santa Rosa considered the Santa Rosa Self-Storage project; and

WHEREAS, the Design Review Board, at the same time considered written and oral reports of staff, public 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). Specifically, the Project uses varied materials such as corrugated metal panels, light colored stucco finish, exterior tile with a faux natural wood appearance, metal awnings with tie backs, and clear windows with brushed aluminum mullions. The site is an appropriate land use within the Light Industry General Plan Land Use Designation and Light Industrial (IL) Zoning District while complying with all self-storage requirements found in Zoning Code Section 20-42.180; 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 design is appropriate for its location and use within an industrial area by proposing a two-story, "L" shaped building with adequate parking, lighting, utilities, and water efficient landscaping; 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 proposed building is adequately set back from properties lines, parking (including 25 off-site parking spaces) is proposed to meet the needs of the proposed development, and lighting is shielded to be contained on the project site. Further, the proposed removal of a portion of the solar array shed structure on APN 034-011-076, used by the existing car wash, will facilitate the self-storage design; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the mass and scale of the self-storage facility are compatible with that of existing structures in the neighborhood, and the façade articulation, colors and use of exterior materials compliment the surrounding buildings while providing all necessary right-of-way improvements along Coffey Lane. The two-story, "L" shaped building will be placed between existing buildings and landscaping within an industrial area and would not overburden the site with its scale and massing that would inhibit the surrounding neighbors. Further, the project adheres to Zoning Code 20-42.180 requirements for storage facilities; 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 in that the project incorporates landscaping along Coffey Lane and uses building materials appropriate for the use and location. The project has been reviewed for consistency with the Design Guidelines; and
6. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity in that the development project has been reviewed by City staff, outside agencies, and approval authorities, and has been conditioned to minimize potential impacts, including the need to submit an application for and record a Lot Line Adjustment between APNs 034-011-076 and 034-011-077; and
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) in that the project in its entirety is exempt from the provisions of CEQA as a Class 32 exemption, per Section 15332, as outlined fully in the staff report as an infill development on a project area of less than five acres, within City limits, substantially surrounded by urban uses, with no value as habitat for endangered, rare or threatened species, adequately served by necessary utilities and public services, and the project has no foreseeable significant adverse impacts. This finding is supported by a traffic report, a biological assessment, an Initial Stormwater Low Impact Development (SWLID) Report, implementation of current standards and laws regarding short term and operational air quality, and correspondence the Lytton Rancheria indicating the Tribe does not request any further consultation pursuant to AB52. Therefore, no additional environmental review is required.

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Design Review approval of the Coffey Park Self-Storage project subject to each of the following conditions:

DEPARTMENT OF PLANNING AND ECONOMIC 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. 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. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).
4. Compliance with the Public Art Contribution requirements if applicable (City Code 21-08.030).
5. All work shall be done according to the final approved plans dated received July 21, 2023.
6. Compliance with all conditions as specified by the attached Exhibit "A" from Engineering Development Services dated September 6, 2023.

PLANNING DIVISION:

7. The building materials, elevations, and appearance of this project, as presented for issuance of a building permit, shall be the same as that approved by the Design Review Board. Any future additions, expansions, remodeling, etc., will be subject to review and approval of the Planning Division.
8. Compliance with the City’s Outdoor Lighting and Parking Design Standards in Zoning Code Sections 20-30-080 and 20-36.070, respectively, is required. All outdoor lighting shall achieve 1 foot candle of illumination as required for pedestrian, parking and drive aisle surfaces. All pedestrian walkways shall have at least 4-feet of clearance from any vehicle overhang (vehicle overhang area is not included in determining the pedestrian path width). The applicant shall provide an additional 12-inches of curbing to landscaped side of the parking space nearest Coffey Lane.
9. Modify the Landscape Plan to add one (1) additional Flowering Pear tree in the landscape strip between the sidewalk and curb, replace the proposed Coastal Live Oak with a Flowering Pear tree in the same area as described above, and add two (2) additional trees (Coastal Live Oak trees) behind the back of sidewalk along Coffey Lane. Trees shall be spaced a minimum of 20-feet on-center or as otherwise approved the Landscape Architect.
10. No exterior signs, banners, or the like are approved with this permit. A planning sign permit application is required for all signs.

DESIGN REVIEW BOARD

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa Design Review Board on this 5th day of October 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Approved: _____
Melanie Jones-Carter, Chair

Attest: _____
Amy Nicholson, Executive Secretary

Attachment: Engineering Development Services Exhibit “A” dated September 6, 2023