RESOLUTION NO. 20-1008

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA DENYING THE APPEAL AND APPROVING A DESIGN REVIEW APPLICATION FOR ATTACHED HOUSING IN A PROPOSED SMALL LOT SUBDIVISION CONSISTING OF 62 SINGLE DETACHED UNITS, 12 SINGLE-FAMILY ATTACHED DUETS, AND A 64-UNIT MULTI-FAMILY APARTMENT COMPLEX LOCATED AT 1400 BURBANK AVNEUE, SANTA ROSA, APNs: 125-331-003, 125-361-003, 125-361-006, 125-361-007; FILE NO. PRJ19-031 (DR19-054)

WHEREAS, an application has been submitted requesting approval of a Minor Design Review Permit for attached housing in the Burbank Avenue Subdivision, a residential small lot subdivision that would allow the development of 62 single-family units, 12 duets, and 64 multi-family apartments totaling 138 new housing units on a 14.25-acre site consisting of four parcels being split into 75 lots, more particularly described as Assessor's Parcel Numbers 125-331-003, 125-361-003, 125-361-006, and 125-361-007, submitted on August 13, 2019, and on file in the Planning and Economic Development Department; and

WHEREAS, on February 5, 2020, the Zoning Administrator approved a Minor Design Review Permit for attached housing for the Burbank Avenue Subdivision, a residential small lot subdivision that would allow the development of 62 single-family units, 12 duets, and 64 multi-family apartments totaling 138 new housing units on a 14.25-acre site consisting of four parcels being split into 75 lots, more particularly described as Assessor's Parcel Numbers 125-331-003, 125-361-003, 125-361-006, and 125-361-007; and

WHEREAS, on February 18, 2020, an appeal was filed by Mark Henry Parrish for the Minor Design Review Permit; and

WHEREAS, the Design Review Board held a duly noticed public hearing on the application at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, the Design Review Board, at the 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 project was reviewed by the Design Review Board as a Concept Item on November 7, 2019, and received the following applicable recommendations: consider redesigning the architectural pattern on the multi-family apartment complex; consider using a color scheme more similar to the proposed single-family units; Maximize the gathering areas and further develop the courtyard renderings to utilize a diverse array of amenities; consider different street trees more in tune with the surrounding neighborhood and native to Santa Rosa; consider lowering the apartment building to two stories; provide greater screening between the north and south property lines to screen the existing single-gamily residential units; consider horizontal massing; consider alternatives to the site’s perimeter fencing; consider incorporating sound dampening technologies;

2. The design and layout of the proposed development is of superior quality, and is consistent with the General Plan, any 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) in that the project as proposed is consistent with the General Plan, and the Roseland Area/Sebastopol Road Specific Plan with an allowable density of 9 units per acre. The site complies with all applicable Zoning Code for residential small lot subdivisions in R-1-6 zoning districts and is of superior quality by incorporating elements of the Design Review Guidelines, which include neighborhood design, multi-family residential, landscaping, and off-street parking; and

3. 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 attached duets and the updated multi-family units are of superior design as they provide unique and uniform designs without clashing with the surrounding residential area. The duets provide a unique design pattern including hip and gabled roofs, the use of horizontal and vertical siding, and both covered and wrap around porches creating a variety of elevation designs.

   The multi-family apartment complex has been redesigned to achieve a superior design that includes form and massing that provides adequate space between the multi-family buildings and includes an additional five feet of separation from the existing single-family residences to the south. Further, the three-story, multi-family buildings include two-story elements abutting the adjacent single-family residences to the south that soften the transition between the existing single-family residential and the new multi-family units as well as adhere to the scenic and rural qualities of Burbank Avenue. The landscaping area has been increased and incorporates larger evergreens including live oaks and fruitless olive trees; and

4. 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 project site is currently a four vacant parcels with existing residential developments to the north, south, east, and west of the site. Circulation is provided with the development of new public roads throughout the site and stub connections to future roads as designated in the Roseland Area/Sebastopol Road Specific Plan. Right-of-way improvements are provided for this site that will enhance the surrounding neighborhood by developing a Class II bicycle lanes on Burbank Avenue. The project implements City of Santa Rosa goals for Safe Routes to Schools by including a pedestrian path on the southeast corner of the site that connects to the existing Sheppard Accelerated Elementary School, while enhancing the public right-of-way on Burbank Avenue that provides a greater connectivity to Roseland Creek Elementary; and

5. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the project is located in a residential area with existing small lot subdivisions for single-family homes as well

as multi-family homes with varied architectural designs. The proposed architectural features create a character that complements the surrounding residential neighborhood with varied housing types. Additionally, the updated multi-family apartment complex includes recommendations by the Design Review Board received on November 7, 2019. The buildings are moved five feet north of the previous location which increases the spaces between the existing residential units to the south, while adding more landscaping in the setback area. The roof forms have been changed along the southern façade that feature lower eaves to minimize projecting gable ends. Half of the tucked-under parking has been removed to reduce the height (from three stories to two stories) of the building portions that face the single-family residential. The apartments were reworked to create more relief in the facades including one story shed sections at the ends of all projecting wings and a greater recess at the center of each building; and

6. 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 design incorporates horizontal and vertical wood siding for the duet and multi-family apartment's siding materials, adding a texture similar to the single family homes surrounding the project site. The apartment complex has been moved five feet north to create a wider landscape buffer along the southern property while adding diverse street trees and incorporating native valley oaks. The paint options allow for a unique but unified color palette and landscaping that provides a desirable exterior visible from the public right-of-way. The outdoor spaces have been simplified to allow for more flexible uses by the future residents of the site for small and large gatherings; and

7. 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 proposed design has been reviewed by City Staff and does not create an unsafe urban environment and will comply with all requisite regulations, including but not limited to applicable Building and Fire Codes; and

8. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). The project is statutorily exempt from CEQA pursuant to Government Code Section 65457 and CEQA Guidelines Section 15182(a)(c) in that the project would develop a residential land use that is undertaken to implement, and is consistent with, the Roseland Area/Sebastopol Road Specific Plan. The EIR prepared for the Specific Plan was certified by the City Council in 2016 and no events subsequent to certification have required a supplemental EIR pursuant to Public Resources Code section 21166.

   The Project also qualifies for an exemption pursuant to CEQA Guidelines section 15183 in that the project is consistent with the City's General Plan for which an EIR was prepared and certified by the Council on November 3, 2009, As evidenced by the Burbank Avenue Subdivision Consistency Determination Memorandum prepared for the

project by FirstCarbon Solutions, dated December 18, 2019, which determines that the project does not contain conditions, nor would it result in effects that:

a. Are peculiar to the project or the parcel on which the project would be located,
b. Were not analyzed as significant effects in the General Plan EIR
c. Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan; or
d. Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby deny the appeal and grant Preliminary Design Review of the Burbank Avenue Subdivision project subject to each of the following conditions:

1. This Preliminary Design Review Permit is approved contingent upon the applicant(s) obtaining approval of the Tentative Map and Minor Conditional Use Permit associated with the project.
2. This project must comply with all Conditions of Approval of the Conditional Use Permit, the Tentative Map, and the DAC Report dated January 13, 2020, attached as Exhibit "A" and incorporated herein.
3. The applicant shall obtain Final Design Review at or before the project's Building Permits.
4. The height of the three-story multi-family structures shall be limited to 35 feet.

DESIGN REVIEW BOARD

1. Consider a 2-story approach for the multifamily element.

2. Consider as much heritage tree protection as possible throughout the project.

3. Consider more tree diversity on the site, especially where they become monoculture rows.

4. Consider an additional Valley Oak in front of the main entrance to the Burbank Ave, between the two that are proposed.

5. Consider increasing the openness of the Courtyard at the multi-story building.

6. Consider larger trees at opportune areas to further enhance screening: trees that grow larger, faster.

7. Consider adding a 2-ft extension on good-neighbor fence at the south property line, with adjoining neighbors' consent.

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa Design Review Board on this 4th day of June 2020, by the following vote:

AYES: (6) Chair Kincaid, Vice Chair Hedgpeth; Board Members Kordenbrock, Sharron, Weigl, Wix

NOES: (0)

ABSTAIN: (0)

ABSENT: (1) Board Member Goldschlag

Approved: _____
Scott Kincaid, Chair

Attest: _____
William Rose, Executive Secretary

Attachments: Exhibit A – DAC Report dated 1-13-2020