RESOLUTION NUMBER: DRPB-RES-2025-003

RESOLUTION OF THE DESIGN REVIEW AND PRESERVATION BOARD OF THE CITY OF SANTA ROSA APPROVING DESIGN REVIEW FOR THE LAGO FRESCO PROJECT, A 50-UNIT MULTIFAMILY RESIDENTIAL DEVELOPMENT, LOCATED AT 2445 SUMMERFIELD ROAD AND 4744 HOEN AVENUE, ASSESSOR'S PARCEL NO. 014-361-028, AND -029, FILE NO. DR22-037 (PRJ22-019)

WHEREAS, on August 5, 2022, an application was submitted requesting the approval of Design Review for the Lago Fresco project, which includes the construction of a 50-unit multifamily development, in four separate buildings, 63 on-site parking spaces, and an outdoor space to be located at 2445 Summerfield Road And 4744 Hoen Avenue, also identified as Sonoma County Assessor's Parcel Numbers 014-361-028, and -029 (Project Site);

WHEREAS, a Neighborhood meeting was held on September 29, 2021, and about 50 members of the public attended, and provided comments and concerns related to parking, traffic, building size and height, neighborhood character, and construction impact; and

WHEREAS, the project received Concept Design Review on March 3, 2022, where the Design Review Board provided nonbinding comments to the applicant and the public as to how the application may meet the regulations, and those comments were recorded within the minutes of the subject meeting; and

WHEREAS, the project is entitled to a density bonus pursuant to the California Government Code Section 65915 (California Senate Bill [SB] 1818) (State Density Bonus Law), and the Santa Rosa zoning code Chapter 20-31; and

WHEREAS, the project qualifies for two concessions based on meeting the minimum affordability requirement of providing at least ten percent (10%) of the units as very low-income affordable housing, pursuant to Zoning Code Section 20-31.090, Table 3-5, and may request waivers or reduction of development standards as necessary to accommodate the affordable housing, consistent with Zoning Code Section 20-31.100(G), and applicable State Density Bonus Law; and

WHEREAS, the two requested concessions include 1) relief from placing all the affordable units in one structure, and 2) a reduction in parking requirements; and

WHEREAS, the five requested waivers include 1) building height, 2) front setback reduction along Summerfield Road, 3) front setback reduction along Hoen Avenue, 4) reduction of covered parking spaces, and 5) reduction of covered parking width; and

WHEREAS, the request for Density Bonus was approved by the Director of Planning and Economic Development on November 12, 2025; and

WHEREAS, on December 11, 2025, the Planning Commission conducted a duly noticed public hearing to consider the Conditional Use Permit application and adopted Resolution No. PC-RES-2025-018, approving the Conditional Use Permit; and

WHEREAS, on December 18, 2025, the Design Review and Preservation Board held a duly noticed public hearing on the Design Review application at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, on December 18, 2025, the Design Review and Preservation Board of the City of Santa Rosa considered a proposal for the construction of a 50-unit multifamily residential development; and

WHEREAS, the Design Review and Preservation 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 and Preservation Board, after due consideration of all evidence and reports offered for review, does find and determines 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). The proposed Lago Fresca development presents a superior quality in architectural design, site planning, building colors, exterior design, and landscape design. The tallest part of the building is located at the center and is set back from the street. The building's mass is carefully articulated through open balconies, railings, varied window and door placements, different building edges, differentiated rooflines, and oriel window projections, all of which effectively break up the overall massing and create a visually dynamic, human-scaled design. The project aligns with the City of Santa Rosa General Plan by promoting infill residential development, increasing housing supply (including four affordable units), and supporting compact, sustainable growth. The site's density is consistent with the land-use designations and housing-element objectives in the General Plan. Although the project uses the State Density Bonus Law to request reduced setbacks, increased height, and reduced parking, those deviations are permitted under the City's zoning regulations for affordable housing under the density bonus provisions; 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. The project's three-story residential buildings are oriented to respect the scale and rhythm of nearby housing and commercial buildings while providing much-needed multi-family units in an infill setting consistent with the City's General Plan. The site layout, parking, and open space are designed to minimize impacts on adjacent homes and streetscape. The balconies have been added to provide residents with private outdoor spaces. The project features landscape design and solar panels on the roof that are suitable for the site's location, promoting energy efficiency and water conservation; and

3. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments. The project has

been reviewed by the Santa Rosa Fire Department, which has confirmed that the site design meets all applicable fire and life-safety codes. As part of the project review, the Fire Department has issued conditions to ensure full compliance with City-adopted building standards, the California Code of Regulations Title 24 Building Standards, the California Fire Code, and the Santa Rosa City Code. These conditions have been incorporated into the project's approval and will be required to be satisfied prior to issuance of subsequent permits. A Focus Traffic Study by W-Trans, dated December 28, 2023, was received, which concludes the proposed project would generate a low number of new trips and would not substantially impact the City's circulation system. The project will include a new crosswalk on Hoen Avenue equipped with rectangular rapid flashing beacons (RRFBs). The project will include efficient all-electric infrastructure, which aligns with the city's sustainability goals. Landscaping, including new trees and perimeter plantings, will provide an additional buffer between the development and adjacent residential properties, supporting privacy and visual screening; and

4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood. The project incorporates building forms, materials, and massing strategies to relate to the existing buildings in the neighborhood. Although the project introduces a multi-family building type within a neighborhood with single-family and single-story uses, its design respects the neighborhood scale through a three- to four-story height step-backs that reduce the perceived mass when viewed from neighboring properties. The project's use of varied rooflines, open balconies, oriel window projections, and articulated building edges creates visual interest while breaking the building into smaller, residentially scaled components. Landscaping along the property edges, including new trees and shrubs, softens the building's appearance and provides a natural buffer that enhances neighborhood continuity. Additionally, the orientation of active building elements, such as balconies and a common space, toward the interior of the site helps maintain privacy and reduce potential noise impacts on adjacent properties, ensuring a respectful relationship with existing development; and

5. The design of the proposed development will provide a desirable environment for its occupants, the visiting public, and its neighbors through the appropriate use of materials, texture, and color, and would remain aesthetically appealing and be appropriately maintained. The buildings use durable exterior materials, such as composite siding and composition roof shingles for longevity and ease of maintenance, and include balcony railings and oriel window projections to enhance their visual appeal. The use of these materials and design features creates a residential character, contributing to a comfortable, inviting living environment. The texture and color help break up the building mass and add visual depth, enhancing the pedestrian experience and contributing to the overall neighborhood aesthetic. Varied rooflines, building step-backs, and the color palette add scale and architectural richness, ensuring the development remains visually engaging from both public and private viewpoints. The landscape plan, which includes new trees, shrubs, and groundcover around the site's perimeter, adds greenery that softens the building edges and provides seasonal interest. This landscaping enhances

privacy, contributes to shade and comfort, and helps integrate the development harmoniously into its surroundings; 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. Project plans have been thoroughly reviewed by City staff, including Planning, Building, Engineering Development Services, Water, Traffic, Transit, and the Fire Department, to ensure compliance with applicable standards. As a condition of approval, the project will include public and private improvements that support safe and effective use. As part of the project, a new crosswalk with enhanced safety features, including rectangular rapid flashing beacons (RRFBs), will be installed approximately 300 feet west of Summerfield Road to improve pedestrian crossings along Hoen Avenue; and

7. The proposed Project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for an exemption under CEQA Guidelines Section 15332, Class 32 (Infill) exemption. The applicant has submitted a memorandum for the infill exemption environmental analysis, detailing how the Project aligns with the criteria listed in CEQA Guidelines Section 15332 (a-e) as follows:

   - The Project site is located in an area designated by the General Plan as Office, which provides sites for administrative, financial, business, professional, medical, and public offices. The Project is within the CO (Office Commercial) zoning district, consistent with the General Plan land use designation, where Multifamily Housing is allowed through a Conditional Use Permit. The 2035 General Plan, which was in place when the project was submitted and deemed complete, included Policy LUL-E-6 that allowed residential or mixed-use development in the Retail and Business Services or Office designations. Additionally, the current General Plan 2050 includes numerous policies and actions in support of residential development and complete neighborhood, as well as Action 2-3.1 that calls for updating the Zoning Code to permit residential and mixed-use development by right in certain nonresidential zoning districts, as mandated by state law.

   - The Project site is located within Santa Rosa City limits, does not exceed five acres, and is surrounded by urban uses.

   - The project site is not within regions designated for special habitats or protected species. The biological assessment report prepared by First Carbon Solutions, dated September 6, 2023, and updated June 18, 2024, indicates that the project site has no value as habitat for endangered, rare, or threatened (including candidate, sensitive, or special status) species due to the absence of suitable habitat conditions and use of surrounding areas.

   - The Project will not result in any significant traffic, noise, air quality, or water quality impact as explained below:

a. **Traffic**: A traffic study was conducted by W-Trans on December 28, 2023, to evaluate the proposed project. The traffic study concludes that the proposed project would generate a low number of new trips and would not substantially impact the City's circulation system. The City's Traffic Engineering Division has reviewed the report and did not raise any issues.

b. **Noise**: The Noise Impact Assessment, dated June 12, 2024, analyzed different sources of noise such as construction activities, traffic, operational/stationary sources, and groundborne vibrations. The assessment indicates that the project would not result in significant noise effects on the surrounding environment and will maintain acceptable noise levels for nearby residents.

c. **Air Quality**: An Air Quality, Greenhouse Gas Emissions (GHG), and Energy Impacts Analysis Memorandum was prepared for the proposed project on October 17, 2023, and updated on June 14, 2024. The memorandum indicates that the project is consistent with local zoning and does not require a General Plan amendment, as population growth has been considered in the 2017 Clean Air Plan. The project meets the BAAQMD criteria for air quality impacts, with construction emissions controlled through Basic Construction Mitigation Measures to limit dust. Operationally, the project involves 50 apartment units, well below the 451-unit threshold for air quality impacts. As such, the project will not generate significant emissions or air quality impacts. Further, the project is below acceptable thresholds for air quality impacts on sensitive receptors. The proposed project includes all-electric construction, reduced vehicle miles traveled, EV charging infrastructure meeting CALGreen Tier 2 standards, and adherence to the Santa Rosa CAP (Climate Action Plan). Therefore, the project aligns with a Qualified GHG Reduction Plan and will not have significant effects.

d. **Water Quality**: The proposed project will be developed in accordance with Low Impact Development (LID) requirements and all relevant federal, state, and local regulations regarding stormwater management and runoff. The Engineering Development Services and the Water Department have reviewed the Preliminary Drainage Analysis and the Initial Storm Water Low Impact Development (SWLID) plan. The project has been conditioned to ensure that it does not cause significant impacts on water quality.

- The project site is situated in an area where all necessary utilities and public services are accessible. It is located within half a mile of Fire Station 4. Also, the plans have been reviewed and appropriately conditioned by the Fire Department, Water Department, and Engineering Development Services.

The City has further determined that no exceptions to the exemptions apply, and there is no reasonable possibility that the activity will have a significant effect on the

environment due to unusual circumstances (CEQA Guidelines Section 15300.2.) This determination is based on the current development of the site and surrounding area.

NOW, THEREFORE, BE IT RESOLVED, the Design Review and Preservation Board of the City of Santa Rosa does hereby grant Design Review for the Lago Fresco Project, subject to each of the following conditions:

## PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

**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 the 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. All work shall be done according to the final approved plans dated December 4, 2025.

4. 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.

5. Compliance with the City's Noise Ordinance in City Code Chapter 17-16 is required.

**ENGINEERING DIVISION:**

6. Compliance with all conditions included in the Engineering Development Services (EDS) Exhibit "A" dated November 18, 2025, attached hereto and incorporated herein.

**PLANNING DIVISION:**

7. Compliance with all conditions as specified in the Conditional Use Permit Resolution No. PC-RES-2025-018, approved by the Planning Commission on December 11, 2025.

8. The building materials, elevations, and appearance of this project, as presented for issuance of a building permit, shall be the same as those approved by the Design Review and Preservation Board. Any future additions, expansions, remodeling, etc., will be subject to review and approval of the Planning Division.

9. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).

10. PROJECT DETAILS:

A. All project details shall be in accordance with the restrictions and limitations of the City Zoning and California 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 and Preservation 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.

11. Pursuant to City Code Section 17-24.050, any tree removal required for development is subject to replacement. This requirement shall be fulfilled by planting replacement trees on the development site, **which shall be** shown on the landscape plans submitted for the Building Permit. 44 (678 dbh) trees are proposed for removal. The applicant plans to plant 18 24-inch box trees, 22 36-inch box trees, and 7 48-inch box trees, and to pay a $2,100 in-lieu fee for the trees that cannot be planted. Birds, their eggs, and their nests are protected under the California Fish and Game Code and the Migratory Bird Treaty Act. Bird nesting season is between February 1 and August 31. During that time care should be taken to ensure no harm is caused to the birds, their eggs or their nests. A qualified professional, such as a bird biologist or certified arborist, should perform a survey of the tree(s) prior to commencement of tree work. Bats are also protected. Prior to tree work (removal or aggressive trimming), a qualified professional should assess any open cavity in the tree(s) for bats. Alternatively, if no inspection is done, the tree work may be completed following a two-step removal process:

    1. In the afternoon of the first day, any limbs or branches would be removed using a chainsaw only. Any Limbs with cavities, crevices, or deep bark fissures would be avoided.
    2. On the second day, any additional work would be completed, be it the final trimming or removal.

12. 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.

13. 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.

14. 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.

15. ENVIRONMENTAL CONDITIONS

A. During construction, the following Best Management Practices (BMPs), as recommended by the Bay Area Air Quality Management District (BAAQMD), shall be implemented and stated on the face of the construction plans:

B. Exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day, or more as needed.

C. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

D. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

E. All vehicle speeds on unpaved roads and surfaces shall be limited to 15 miles per hour.

F. All roadways, driveways, and sidewalks shall be paved as soon as possible.

G. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure [ATCM] Title 13 Section 2485 of the California Code of Regulations). Clear signage shall be provided for construction workers at all access points.

H. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

I. A publicly visible sign shall be posted with the telephone number and person to contact both at Sonoma County and at the office of the General Contractor regarding dust complaints. This person shall respond and take corrective action within 2 business days of a complaint or issue notification. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.

J. The following noise reduction techniques and practices shall be implemented. Prior to issuance of construction permits, the following language shall be included, verbatim, in the general notes section of all project-related civil plan construction documents:

K. The construction contractor shall ensure that all equipment driven by internal combustion engines shall be equipped with mufflers which are in good condition and appropriate for the equipment.

L. The construction contractor shall ensure that unnecessary idling of internal combustion engines (i.e., idling in excess of 5 minutes) is prohibited.

M. The construction contractor shall utilize "quiet" models of air compressors and other stationary noise sources where technology exists.

N. At all times during project grading and construction, the construction contractor shall ensure that stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from adjacent residences.

O. The construction contractor shall ensure that the construction staging areas shall be located to create the greatest feasible distance between the staging area and noise-sensitive receptors nearest the project site.

16. 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 Planning & Economic 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.

17. DESIGN REVIEW AND PRESERVATION BOARD CONDITIONS:

A. The applicant shall provide additional horizontal articulation at Building A, west elevation, at grid lines AD, AC, and AB, including a material or color change. The applicant shall also consider pulling horizontal articulation elements at gridline AC all the way to the ground to match the stair towers at grid lines AB and AD.

B. The applicant shall extend bay windows at Building C, North Elevation, all the way to the ground.

C. The applicant shall provide pedestrian access from the Hoen entrance through the site to the public area.

D. The applicant shall consider extending the masonry wall on the east elevation, facing Summerfield Road, to extend into the courtyard and replace the solid wood wall with a masonry wall to where building D starts.

DULY AND REGULARLY ADOPTED by the Design Review and Preservation Board of the City of Santa Rosa on this 18th day of December, 2025, by the following vote

| | | |
|---|---|---|
| AYES: | (4) | Chair Jones-Carter, Vice-Chair Sharron, Board Members Ennis, Fagent |
| NOES: | (1) | Board Member Weigl |
| ABSTAIN: | | |
| ABSENT: | (1) | Board Member Anderson |

Approved: *Melanie Jones-Carter*
Melanie Jones-Carter (Feb 4, 2026 16:17:32 PST)
Melanie Jones-Carter, Chair

Attest: *Kristinae Toomians*
Kristinae Toomians (Feb 4, 2026 16:51:45 PST)
Kristinae Toomians, Executive Secretary

Attachment: Engineering Development Services (EDS) Exhibit "A" dated November 18, 2025

# DRPB Resolution DRPB - RES - 2025-003

Final Audit Report 2026-02-04

| | |
|---|---|
| Created: | 2026-02-03 (Pacific Standard Time) |
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## "DRPB Resolution DRPB - RES - 2025-003" History

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