

RESOLUTION NUMBER DRB-2023-014

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING DESIGN REVIEW APPROVAL FOR THE HERITAGE COMMERCE CENTER, LOCATED AT 0 NORTHPOINT PARKWAY, ASSESSOR'S PARCEL NOS. 035-530-016 & 035-530-055, FILE NO. DR23-008

WHEREAS, on February 3, 2022, Concept Design Review was conducted by the Design Review Board and comments were provided to the applicant; and

WHEREAS, on July 27, 2022, a Neighborhood Meeting was conducted by the applicant and Planning staff and comments were provided by the public; and

WHEREAS, on May 25, 2023, the Planning & Economic Development Department requested that the Waterways Advisory Committee (WAC) advise the Design Review Board as to whether the proposed project is consistent with the applicable Citywide Creek Master Plan, General Plan goals and policies, and Design Guidelines for development near waterways; and

WHEREAS, on December 7, 2023, the Design Review Board of the City of Santa Rosa considered the entitlement application for Design Review that was submitted to the Planning and Economic Development Department for the Heritage Commerce Center, specifically the development of an approximately 74,949-square-foot industrial building with approximately 9,268 square feet of storm retention zones; 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, Creek Master 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 site is an area designated by the General Plan Land Use Diagram as General Industry, which is intended for industrial and manufacturing activities, warehousing, wholesaling and distribution uses. The proposed building meets all required development standards of the IG – General Industrial zoning district, pursuant to Zoning Code Table 2-11 and [Section 20-24.040](#), including setbacks, building height, site circulation and emergency access. The proposed construction will be sensitive to the natural environment and will not disrupt or pollute the waterway. Additionally, the Project would assist in maintaining the economic viability of the area while ensuring compatibility with the surrounding area; 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 Heritage Commerce Center building and landscape enhance the streetscape along Northpoint Parkway, while maintaining more than 30-feet of setback from the adjacent Roseland Creek. The proposed building will be climate controlled and energy efficient and a bioretention system is provided on the site to protect water quality. The site layout, landscaping, and circulation are appropriate for the proposed use and

have been determined by the Design Review Board to be of “Superior Design” by reflecting thoughtful considerations and responses to parameters outlined in the Framework of Design Review; 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 Project provides appropriate setbacks, circulation and design features compatible with the surrounding industrial uses. Parking is proposed to meet the needs of the proposed development, and lighting is shielded to be contained on the project site. Additionally, the loading docks are facing west, away from the residential uses to the south and the location of Roseland Creek on the south side of the site creates a landscaped buffer between the proposed facility and residential uses located south of Roseland Creek; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that it is surrounded to north, east and west by similar industrial/commercial buildings, and separated from residential uses to the south by Roseland Creek, existing vegetation and a pedestrian path. The project also enhances the campus with updated design themes, which include: landscaping with plant that are appropriate for the site, the installation of several EV charging stations in the parking area, the usage of low volatile organic compound (VOC) emitting sealants, adhesives, coatings, floorings, and wood materials, heat reflecting roof membranes and roofing structure to support the installation of solar panels; 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 that the project would include a bioretention area with native landscaping, and the proposed structures and onsite improvements are more than 30 feet from the creek setback; and
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a streamlining measure pursuant to CEQA Section 15183 (Projects Consistent with a Community Plan or Zoning). Section 15183 of the CEQA Guidelines mandates that projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which a Final Environmental Impact Report (FEIR) was certified (in this case, the Santa Rosa General Plan 2035 FEIR) shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. A General Plan consistency analysis, prepared by FirstCarbon Solutions, FCS International, Inc., dated December 23, 2022, concluded that “the proposed project falls within the scope of the project evaluated in the General Plan FEIR and, therefore, no further environmental review is required.” The analysis further explained that California tiger salamander (CTS) has the potential to occur at the project site (See the Biological Resources Report, included as Appendix B),” for which mitigation credits have already been purchased.

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Design Review of the Northpoint Commerce Center subject to each of the following conditions:

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

ENGINEERING DIVISION:

1. Compliance with all conditions as specified by the attached Engineering Development Services Exhibit "A" dated November 8, 2023, attached hereto and incorporated herein.

PLANNING DIVISION:

2. Should Commercial Linkage fees be applicable, then this proposal shall be subject to the provisions of City Code Chapter 21.02, at time of building permit application.
3. 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.
4. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).
5. Construction hours shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. Saturday. No construction is permitted on Sunday and holidays.
6. 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 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.
7. PARKING LOT AREA:
 - A. The parking lot shall be paved to City standards.
 - B. The parking lot shall be provided with concrete curbing around all planter areas unless specifically approved by the Planning & Economic Development Department 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.

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D. Bicycle parking 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.

8. 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. Building permits for sign installations shall be separate permits from other building permits issued for construction.

DESIGN REVIEW BOARD

9. add/delete text as needed

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this 7th day of December 2023 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Approved: _____
Melanie Jones-Carter, Chair

Attest: _____
Amy Nicholson, Executive Secretary