

Boys' and Girls' Club of Greater Santa Rosa Remodel



1011 Hahman Drive

05/18/2023

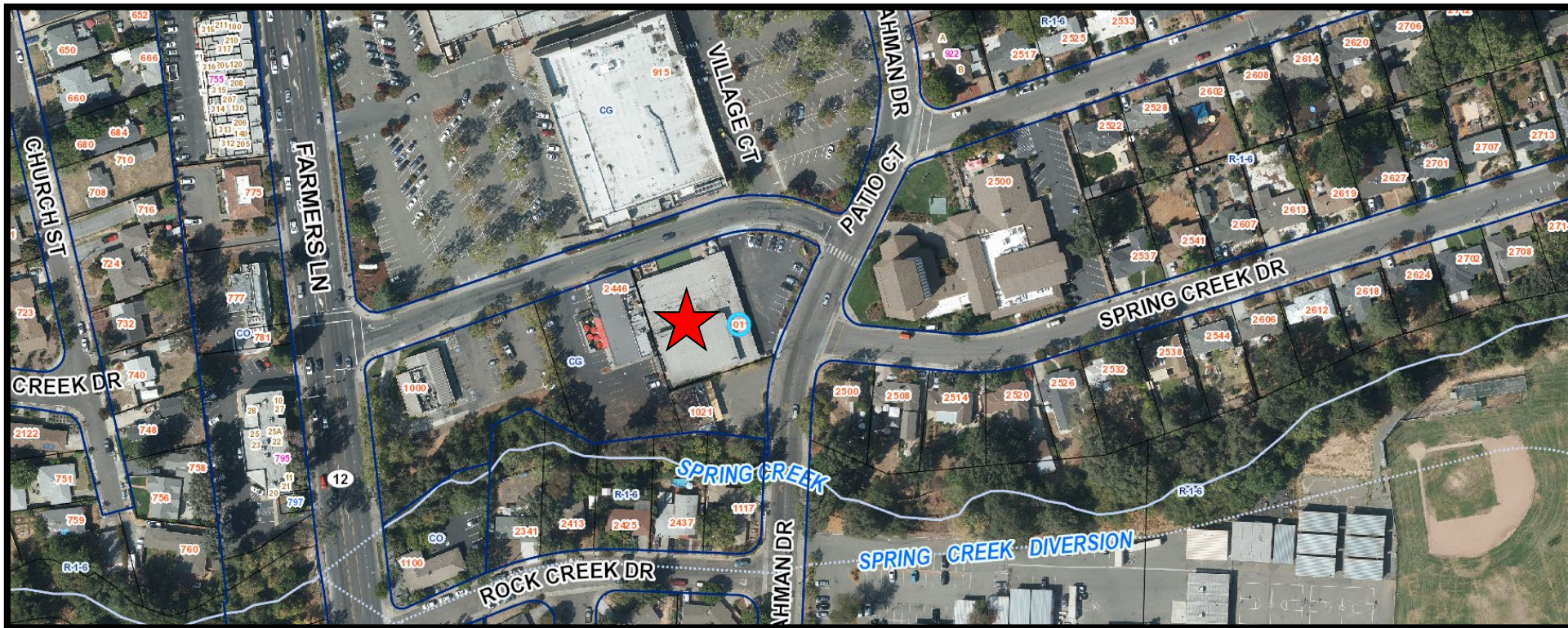
Jandon Briscoe
City Planner Trainee
Planning and Economic Development

- The applicant is proposing an interior and exterior remodel of an existing one-story building.
- Modifications include alteration of the parking lot to enhance vehicular circulation, installing accessible parking stalls and accessible path to building entries.
- Exterior modifications include new windows on the east(front) elevation and modifying the roof to add a 680 square feet vaulted ceiling with clerestory lighting at the building entry.

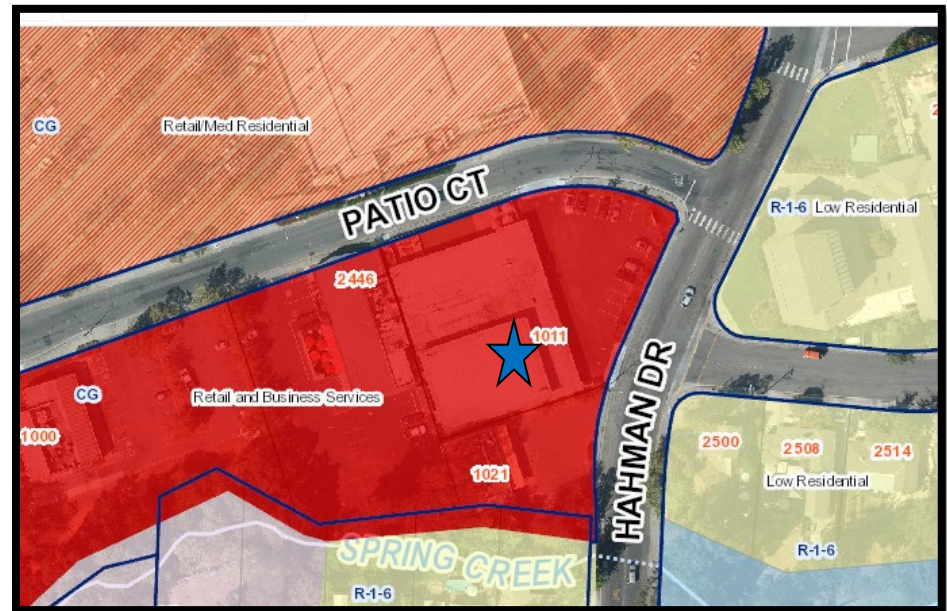
Project Location



Neighborhood Context



General Plan – Retail and Business Services Zoning – General Commercial



Required Findings

- 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 in that a meeting facility is a permitted use within the General Commercial zoning district.
- 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 in that the proposed modifications and new siding will harmonize with the residential uses and church to the east of the property.
- 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 new parking lot is designed to mitigate traffic on Hahman Drive, and the new design has a trash enclosure, helping with the cleanliness of the area.

Required Findings(continued)

- The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that new siding cover is more compatible with other structures, and the raised roof will enhance the existing meeting facility building.
- 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 redesigned parking lot improves traffic flow, and the addition of vaulted volumetric space at the entry level along with the clerestory windows will enhance the existing meeting facility
- 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 improvements to roof, window, and parking lot have been reviewed by requisite City departments and has been conditioned to address any potential impacts to neighboring properties.

Environmental Review

California Environmental Quality Act (CEQA)

- The project has been found in compliance with the California Environmental Quality Act(CEQA). Pursuant to CEQA Guidelines Section 15301, the project is categorically exempt from CEQA because it involves minor modifications to an existing facility, with no expansion of use.



Recommendation

It is recommended by Planning and Economic Development Department that the Zoning Administrator approve Minor Design Review Permit to allow the proposed exterior and interior modifications located 1011 Hahman Drive.

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