

RESOLUTION NUMBER DRB-2024-004

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING DESIGN REVIEW APPROVAL FOR GIFFEN ONE BUILDING, LOCATED AT 2711 GIFFEN AVENUE, ASSESSOR'S PARCEL NO. 010-450-008, FILE NO. DR22-042

WHEREAS, on February 17, 2022, the Design Review Board provided comments to the applicant for a concept design proposed at 2711 Giffen Avenue, Assessor's Parcel No. 010-450-008 (Project Site), by the Design Review Board and comments were provided to the applicant (File No. DR22-004); and

WHEREAS, on May 5, 2022, the Design Review Board provided comments to the applicant for a second concept design proposed on the Project Site (File No. DR22-004); and

WHEREAS, on May 2, 2024, the Design Review Board of the City of Santa Rosa considered Preliminary Design Review application that was submitted to the Planning and Economic Development Department on September 2, 2022, for Giffen Building One, a new 37,520-square-foot industrial shell building within an existing 12-acre industrial campus, more specifically located at 2711 Giffen Avenue, Assessor's Parcel No. 010-450-008; 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, 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 site cast, tilted concrete panels with a variety of enhancements. The typical wall panels would be enhanced with reveals and a textured elastomeric, multicolored coating system. The site is an appropriate land use within the General Industry General Plan Land Use Designation and Light Industrial (IL) Zoning District while complying with all warehouse use 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, rectangular-shaped building with adequate parking, lighting, utilities, and water efficient landscaping. The proposed industrial building will complement the existing industrial park in terms of size, design, and materials, and will be set furthest away from any residential uses.; 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 building will be compatible in size and appearance with the existing industrial campus and is additionally compatible with the existing industrial and business park uses in the vicinity. The existing and proposed onsite parking supply is more than adequate to meet the needs of the proposed development with 198 available parking spaces when only 175 spaces are required for the existing and proposed industrial uses.

Additionally, all proposed exterior lighting fixtures are proposed as wall sconces, which are shielded to be prevent lighting from spilling over onto neighboring properties; 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 industrial shell building are compatible with that of existing structures within the 12-acre industrial campus, as well as other industrial uses in the vicinity. The façade articulation, colors and use of exterior materials complement the surrounding buildings with site cast, tilted concrete panels with a variety of enhancements. The wall panels would be enhanced with reveals and a textured elastomeric, multicolored coating system. The areas around the building entries would also be enhanced with tinted glazing in aluminum frames with overhead steel-framed painted canopies. The placement of these enhancements would be in locations most prominently visible from the public and private roadways. The proposed project would be landscaped using native, water efficient grasses and shrubs that would be appropriate for both access and stormwater retention areas. The proposed project would provide landscaping adjacent to the nearby parking area, in planters along the building frontage, and walkways in accordance with the City's Design Guidelines; 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 would remain aesthetically appealing and be appropriately maintained in that the project incorporates durable, low maintenance materials and native, water-efficient landscaping. 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 proposed development project has been reviewed by City staff, outside agencies, and approval authorities, and has been conditioned to minimize potential impacts; 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 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 from 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 of Giffen One Building, 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 issuance of a building permit.
2. All work shall be done according to the final approved plans dated April 12, 2023.
3. 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.
4. 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. Saturdays. No construction is permitted on Sundays and holidays.

**ENGINEERING DIVISION:**

5. Compliance with all conditions as specified by the attached Exhibit "A" dated March 7, 2023.

**PLANNING DIVISION:**

6. 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.
7. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080),
8. **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.
9. **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.

10. 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.

11. 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.
- 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.

12. 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.

13. 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.

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this 2<sup>nd</sup> of May, by the following vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

Approved: \_\_\_\_\_  
Melanie Jones-Carter, Chair

Attest: \_\_\_\_\_  
Monet Sheikhal, Executive Secretary

Attachments:  
Exhibit A

**CITY OF SANTA ROSA, CALIFORNIA  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
ENGINEERING DEVELOPMENT SERVICES**

**EXHIBIT "A"  
March 7, 2023**

**Giffen Building One  
2-story warehouse  
Giffen Ave (2711)  
DR22-042**

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Division of the Planning & Economic Development Department's Standard Conditions of Approval dated August 27, 2008 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
- II. Developer's engineer shall comply with all requirements of the City Storm Water Low Impact Development Technical Design Manual in effect at the time this application was deemed complete.
- III. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on December 1, 2015.
- IV. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans received 11-14-2023:

**PUBLIC STREET IMPROVEMENTS**

1. All public and private improvements, both on-site and off-site; all rights-of-way and easement acquisitions, be they on-site or off-site; and all removal, relocation, or undergrounding of existing public utilities and any coordination thereof required or necessitated as a result of the review and approval of the project and the cost thereof shall be the obligation of the developer unless express written provision to the contrary is agreed to by the City. The full installation of all such required improvements to the satisfaction of the City Engineer shall be completed prior to the acceptance of the improvements by the City.
2. An Encroachment Permit shall be obtained from Engineering Development Services of the Planning and Economic Development Department prior to beginning any work on utilities located within public easements.
3. Any curb, gutter and/or sidewalk broken by the contractor shall be replaced per current City standards.

4. New services (electrical, telephone, cable or conduit) to new structures shall be underground.
5. Existing streets being cut by new services will require edge grinding per City Standard 209, trenching per Standard 215, and an A.C. overlay.

## **STORM DRAINAGE**

6. Drainage facilities and drainage easements shall be provided to the satisfaction of the City Engineer or the Chief Engineer of the Sonoma County Water Agency (SCWA) at the developer's expense.
7. Drainage facilities shall be designed per the Flood Control Design Criteria manual of the Sonoma County Water Agency. If flows exceed street capacity, flows shall be conducted via an underground drainage system (with minimum 15" diameter and maximum 72" diameter pipe sizes) to the nearest approved downstream facility possessing adequate capacity to accept the runoff, per the City's design requirements. Such runoff systems shall be placed within public street right-of-way wherever possible.
8. Systems designed to accommodate storm events larger than 1.0 inch in a 24-hour period are subject to approval by SCWA. This project design shall adequately address all storm events per the City Standards and the most current SCWA Flood Management Design Manual dated March 2020. This may require an extension of the public storm drain system, onsite retention with a release metered so as not to exceed allowable flows, onsite detention of adequate capacity, or another method as determined to the satisfaction of the City Engineer and SCWA.
9. Pipe profiles and plan views of the proposed storm drain system shall be shown on the construction plans wherever it will cross any existing underground utilities or public easements.
10. All onsite flows shall be directed into the SWLID system.
11. Drainage from landscape areas shall not cross over curb or sidewalk. Unless a Public Improvement Variance is approved, private drainage systems shall be connected to a public system via a minimum 15-inch storm drainpipe through the public right-of-way to a public drainage structure, or outlet to a street gutter pan through City Standard detail thru-curb drains. No blind connections are permitted into the public storm drain system.
12. All onsite and offsite adjacent storm drain inlets shall be labeled with the sign "DRAINS TO CREEK" per City Standard 409 or an approved equal.
13. Any off-site storm water runoff shall be conveyed across the project site in a separate bypass storm drain system or shall be fully treated. Collection points along the boundary of the project shall convey storm water to the bypass

system to separate treated and untreated storm water. All storm water systems shall be sized to convey the storm water per Sonoma County Water Agency standards.

### **STORM WATER COMPLIANCE (SUSMP)**

14. Building Permit Plans shall incorporate all Low Impact Development (LID) Best Management Practices (BMPs) and shall be accompanied by a Final Storm Water LID Submittal (SWLIDS) which shall address the storm water quality and quantity to the satisfaction of the Chief Building Official.
15. Perpetual maintenance of LID BMPs shall be the sole responsibility of the owner of the project site that they serve. Building Permit Plans shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the LID BMPs which shall be approved by the Chief Building Official and the City Attorney's Office prior to issuance of any Building Permit.
16. The maintenance schedule and the Final SWLIDS are to be included as part of and recorded along with the maintenance agreement. The maintenance agreement shall note the maintenance schedule required by the Final SWLIDS is to be followed by the property owner and all logs are to be made available for review by the City on an annual basis.
17. After the LID BMP improvements have been constructed, the developers Civil Engineer is to prepare and sign a written certification that they were constructed and installed as required or per the manufacturer's recommendation. Written certification of LID BMPs is to be received by the City prior to final occupancy.
18. A Final SWLIDS using BMPs is to be included with the Building Permit Plans submitted for the First Plan Check. Private improvements required by the Final SWLIDS are to be contained on the property and shall be maintained by the property owner.

### **GRADING** (from Building Memo dated September 26, 2022)

19. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
20. Obtain building permits for the proposed project.

### **WATER AND WASTEWATER**

21. Demand fees and credits for existing water and sewer services shall be determined at the building permit stage. Water and sewer demand fees will be based on warehouse use, for the building shell. Future tenant improvements

may owe additional water and or sewer connection fees if proposed uses will add water demand usage higher than warehouse use.

22. Any existing water or sewer services that shall not be used shall be abandoned per current City Standards.
23. As applicable, an Encroachment Permit may be required to connect to the sanitary sewer and water mains prior to issuance of the building permit. Any improvements proposed or required, within the existing city water /sewer easement limits will be reviewed and approved with the Encroachment Permit application. Only construction plans submitted with the Encroachment Permit Application are final plans and will be approved for construction. Contact Engineering Development Services at 543-4611, located at 100 Santa Rosa Avenue, Room 5, as soon as possible to begin Encroachment Permit application processing. Encroachment Permit application processing may take 4-6 weeks. Submit plans showing all work in the public right of way, or in public easements, including all work on public utilities (water meter boxes, sewer lateral cleanouts, DDCV, backflow devices, etc).
24. If any meters for firelines are to be installed, then fees shall be determined at the encroachment permit application. The applicant may contact Water Engineering Services at [watereng@srcity.org](mailto:watereng@srcity.org) to determine estimated fees.
25. If landscaping and irrigation are modified then submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Resolution No. 4051, dated Oct 27, 2015. Plans shall be submitted with the Building Permit application. The landscape plan shall match the LID report in terms of BMP planting.
26. All water and fire improvements that have not been constructed to date shall be installed and accepted prior to building occupancy. The building is required to have working fire sprinklers to the satisfaction of the Santa Rosa Fire department prior to building occupancy.
27. As applicable, a Fire Department permit to dispose of contaminated soil from on site is required to be issued prior to any grading or main installations.
28. Contractor shall not use the sanitary sewer system or storm drainage system to release construction water from the site unless they have a valid discharge permit to do so. Application for Industrial construction water discharge permit can be obtained from the City of Santa Rosa Environmental Compliance Department. Contact Shane Ellison at (707) 543-3394.
29. If a new combination water service is required or proposed, it shall be installed per City Standard 870 and shall be designed to meet domestic, fire and irrigation needs. The domestic and irrigation meters shall require reduced pressure backflow devices per City Standard 876. The fireline Double Check Detector Fire Line Backflow Assembly shall be installed per City Standard 880. Proposed sizing of water services must be approved by both Water and Fire Departments.

30. If landscaping is required or proposed, a dedicated irrigation meter will be required.
31. Sanitary sewer lateral must meet City Standard 513.

**FIRE** (from Fire Memo revised February 22, 2024)

Propose building a warehouse with a tenant to be determined later.

Applicant is advised that the Fire Department has the following **Comments/Concerns** for this project:

32. The proposed design is for an undetermined use with a tenant to be determined later. Applicant is advised that depending on the future use (occupancy classification), alterations may be required to the construction, fire sprinkler system, and fire alarm system. It is advised that the fire sprinkler system be designed to protect a higher hazard class and potentially high-piled storage to prevent additional retrofit costs later.
33. Fire flow and location of fire hydrants, fire protection appurtenances shall be in strict accordance with California Fire Code Chapter 5, Appendix B, and Appendix C as adopted by the City of Santa Rosa.
34. Fire sprinkler system fire department connection (FDC) shall be located within 100 feet of a fire hydrant.
35. The top of the parapet is listed at 36 feet above grade which requires fire department aerial access. Fire department access roads shall be a clear width of 26 feet and shall have a setback of not less than 15 feet and not more than 30 feet from the building per CFC Appendix D105.
36. Approved fire apparatus access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
37. Required Fire Department access roads shall be signed “No Parking – Fire Lane” per current Fire Department standards.
38. Storage or use of any hazardous materials (such as pool chemicals) at the site will require a Hazardous Materials Inventory Statement to be submitted to the Fire Dept. for review via the California Environmental Reporting System (CERS). Materials in excess of the permit amounts will require a Hazardous Materials Management Plan to be submitted to the Fire Dept. for review and approval and may require payment of Hazardous Material Use or Hazardous Waste Generator permit fees.
39. Fire service features for buildings, structures and premises shall comply with all City adopted building standards, [California Code of Regulations Title 24 Building Standards](#) and [Santa Rosa City Code](#).

**PARKS AND RECREATION**

40. Street trees are recommended to be planted by the developer. If the developer elects to plant trees, selection will be made from the City's approved master plan list. Planting shall be done in accordance with the City *Standards and Specifications for Planting Parkway Trees*. Copies of the master street tree list and the standards are available at the Parks Division Office (707) 543-3770.



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A. R. Jesús McKeag

PROJECT ENGINEER