HERITAGE COMMERCE CENTER

Design Review Board Application: Project Description

Project Location and Setting

Project Location

The Heritage Commerce Center project site is located in the City of Santa Rosa (City), in Sonoma County, California on 4.17 acres of undeveloped land in a mixed industrial, business park, and is adjacent to a residential neighborhood.[1] The project site is bounded by Northpoint Parkway to the north, Corporate Center Parkway to the west, Mariner Way to the east, and vacant land and a multi-family residential neighborhood to the south (Exhibit 1 and Exhibit 2). The site comprises four Assessor's Parcel Numbers (APNs)035-530-016 and 035-530-055. The project site is located on the *Sebastopol, California* United States Geological Survey (USGS) 7.5-minute Topographical Quadrangle Map, Section 21, Township 7 North, Range 8 West Mount Diablo Baseline and Meridian (approximate Latitude 38° 24' 54" North; Longitude 122° 45' 02" West).[2]

Existing Development and Land Use Activities

As shown in Exhibit 2, the project site contains some grass and shrub vegetation in the northern and southern portions, and a strip of impervious pavement toward the center of the site, which served as an airport runway for the no longer active Santa Rosa Air Center. To the north, Northpoint Parkway contains no pedestrian walkways but provides two vehicle lanes and a bicycle lane in each direction, with a separator between travel directions. Mariner Way is a cul-de-sac with no pedestrian walkways adjacent to the site. Corporate Center Parkway is a one-way street with no pedestrian walkway, separated from the project site with a line of shrubs and trees.

General Plan and Zoning Designations

The General Plan designates the project site as General Industrial (IG) and Parking (PKG) (Exhibit 3). This designation is intended to provide areas for manufacturing and distribution activities with potential for creating nuisances, along with accessory offices and retailing.[3] The Santa Rosa Zoning Code zones the project site as General Industrial (IG) (Exhibit 4). The IG zoning allows for industrial building development and a maximum 55-foot building height, occupying a maximum of 85 percent of the site area.[4]

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1 City of Santa Rosa. 2021. City of Santa Rosa Zoning Map. Website: https://maps.srcity.org/Html5Viewer/Index.html?viewer=Planning&scale=76800¢er=6369333.666666665,1924133.333333335. Accessed June 24, 2022.

2 United States Geological Survey (USGS). 2018. *4ebastopol, California* TNM Geospatial PDF 7.5x7.5 Grid 24000-scale TM 2016. September 5.

3 City of Santa Rosa. 2009. Santa Rosa General Plan 2035. November.

4 City of Santa Rosa. 2004. Santa Rosa City Code. Website: http://qcode.us/codes/santarosa/view.php?topic=20-2-20_24-20_24_020&frames=on. Accessed June 27, 2022.

Project Description

Development Summary

The project applicant proposes to develop an approximately 74,949-square-foot industrial building, With approximately 9,268 square feet of storm retention zones (Exhibit 5). The proposed project would be used as a commerce center and is expected to generate 364 daily trips by approximately 70 employees, as well as customers and delivery trucks. Landscaping, including the stormwater retention areas, would be completed using low and moderate water use plants appropriate for and indigenous to the City.

Design and Appearance

The architectural design for the industrial building would be of Type VB construction, 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 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 locations most visible from the public roadways.

Landscaping

The proposed project would be landscaped using plants indigenous to the City and would be appropriate for both access and driveway zones and stormwater retention areas, as shown in Exhibit 5. The proposed project would provide landscaping adjacent to all parking areas, buildings, and walkways in accordance with the City's Design Guidelines.

Circulation

Vehicular Circulation

Vehicular access for the proposed project would occur from three driveways: two entrances along Mariner Way and one entrance along Northpoint Parkway The entrance from Northpoint Parkway would provide access along the western, southern and eastern sides of the building, connecting to the Mariner Way cul-de-sac. The northern entrance from Mariner Way would serve a small parking lot.

Pedestrian Access

Pedestrian access to the project site would occur via proposed sidewalks along the western side of Mariner Way. A pedestrian pathway would be constructed at the north of the project site parallel to Northpoint Parkway in a similar orientation to the existing "desire path,"[5] connecting various entrances in the building facing north and east.

[5] A desire path is a path caused by erosion of human or animal traffic.

Parking

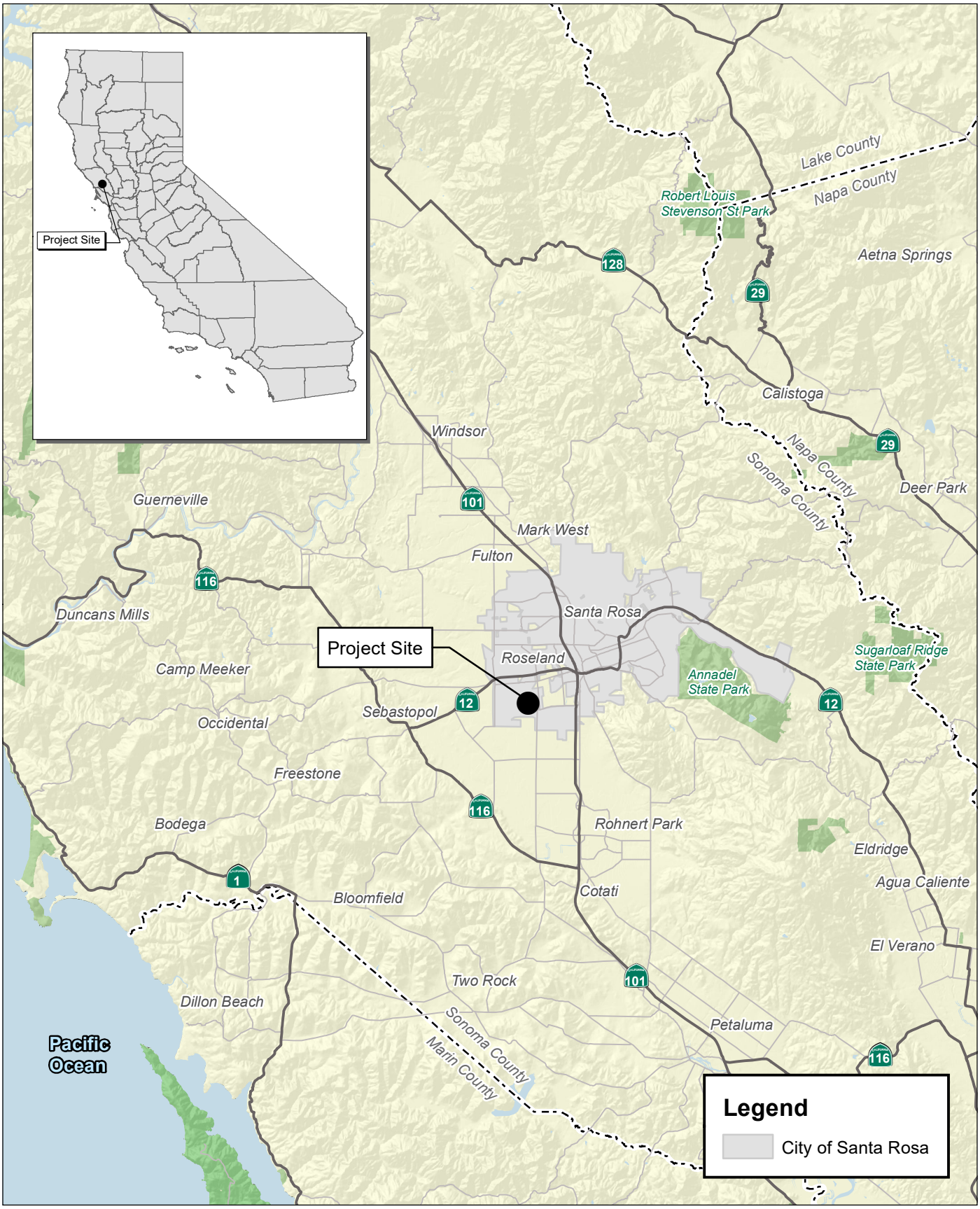
The proposed project would provide 75 parking spaces, including four electric vehicle (EV) charging locations. The proposed project would include 12 bicycle parking spaces and would connect to existing bicycle paths along Northpoint Parkway.

Energy Saving Design Features

The proposed project would incorporate elements from the City of Santa Rosa's California Green Building Standards Code and Leadership in Energy and Environmental Design (LEED®) certification techniques and practices. These features include energy- and water efficient design measures, including: (1) water efficient landscaping consisting of indigenous low and moderate water use plant species, (2) water use reduction methods, (3) the installation of several EV charging stations in the parking area, (4) usage of low volatile organic compound (VOC) emitting sealants, adhesives, coatings, floorings, and wood materials, (5) heat reflecting roof membranes, and (6) roofing structure to support the installation of solar panels.

Phasing and Construction

The proposed project would be constructed in one phase over 12 months (1 year), starting in January 2023 and ending in January 2024. Site preparation and grading for the entire project site would also be completed at this time. During site preparation, soil would balance on-site. As specific construction schedules and detailed information are not known at this time, conservative default assumptions will be used for purposes of analyzing and modeling construction durations and equipment



Source: Census 2000 Data, the California Spatial Information Library (CaSIL).

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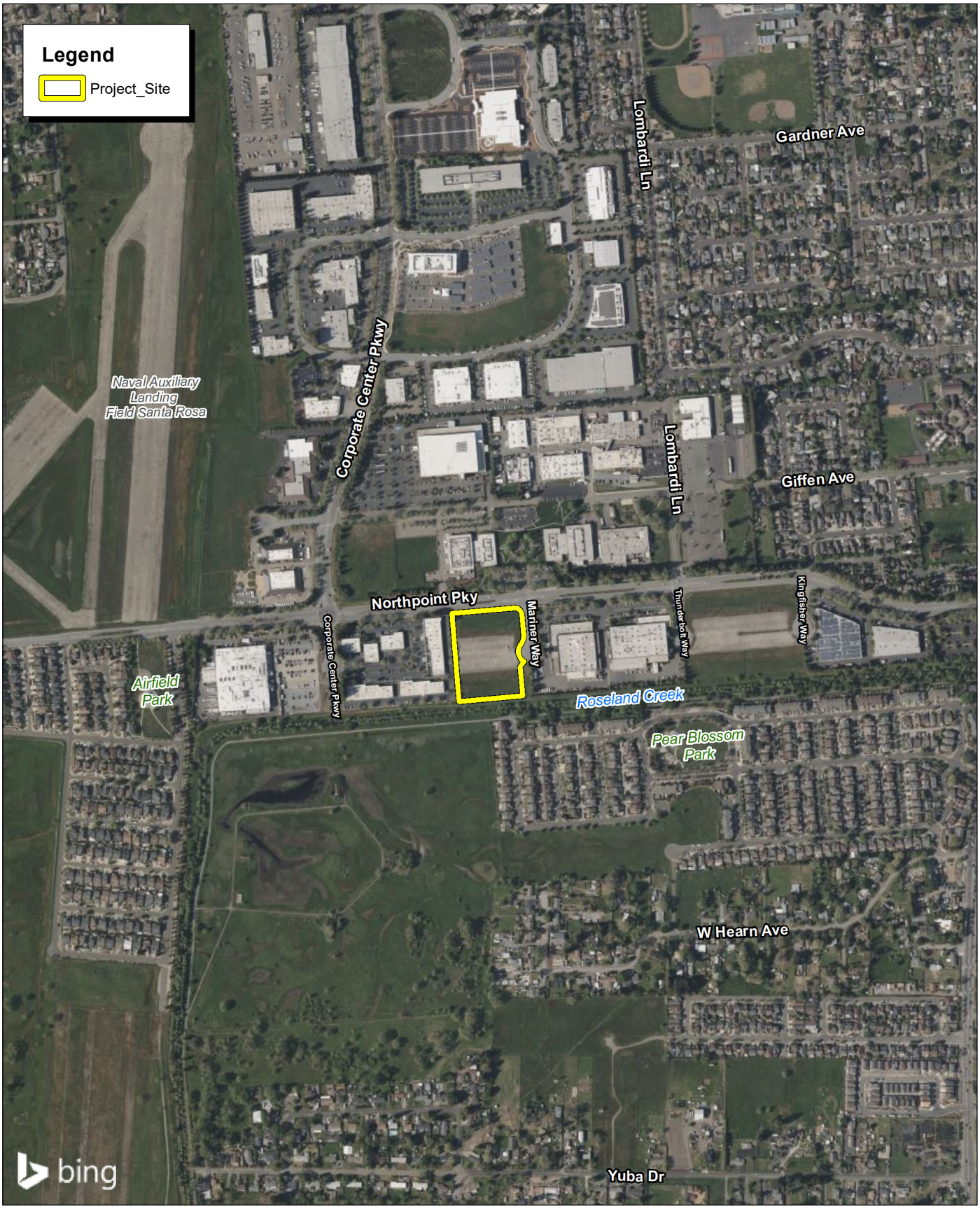
4.5 2.25 0 4.5 Miles

Exhibit 1
Regional Location Map



Source: Bing Aerial Imagery.

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770 385 0 770

Feet

Exhibit 2
Local Vicinity Map

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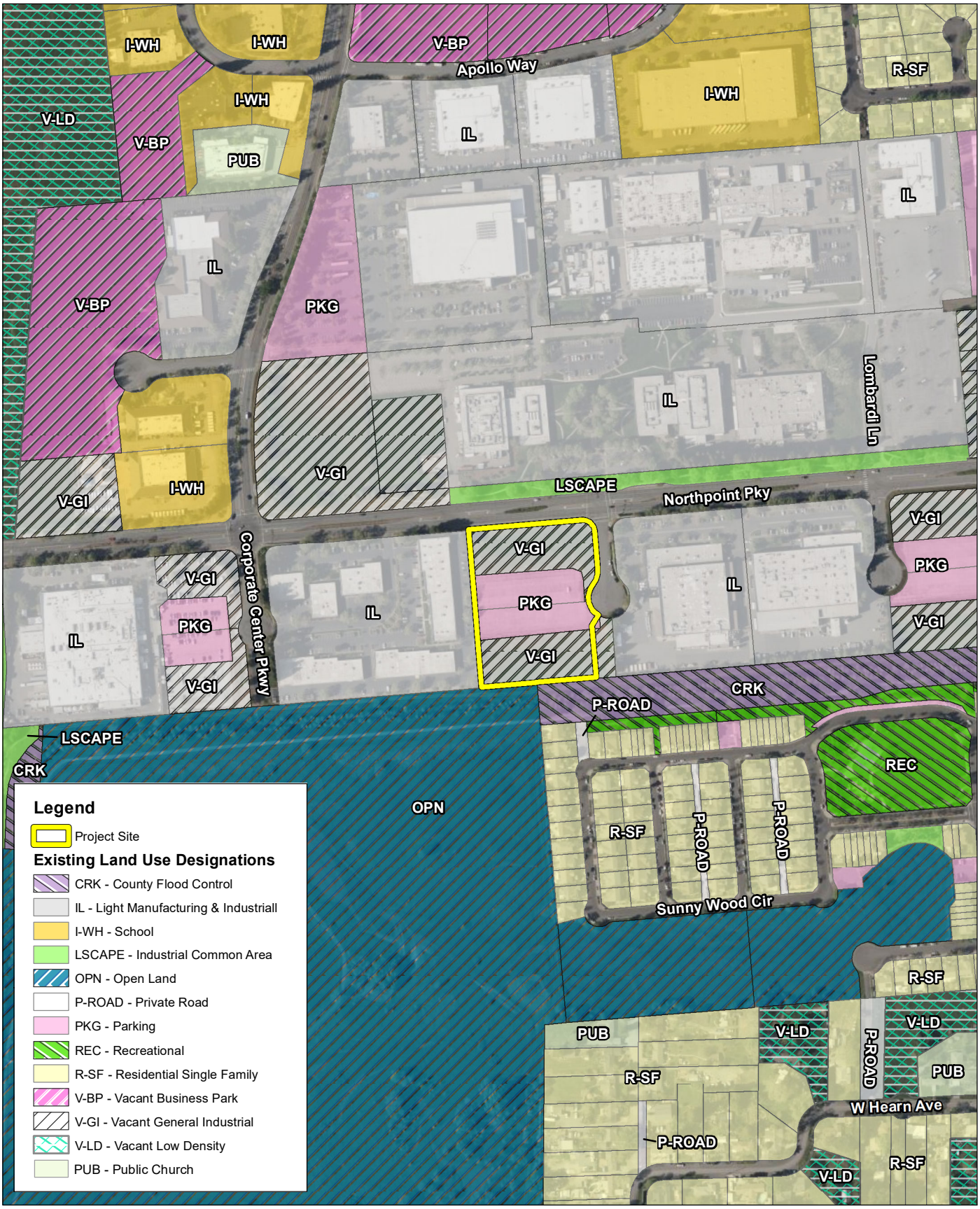
MCNEILL REAL ESTATE SERVICES, INC
HERITAGE COMMERCE CENTER PROJECT
GENERAL PLAN CONSISTENCY ANALYSIS



Source: Bing Areal Maps. City of Santa Rosa Existing General Plan Land Use.

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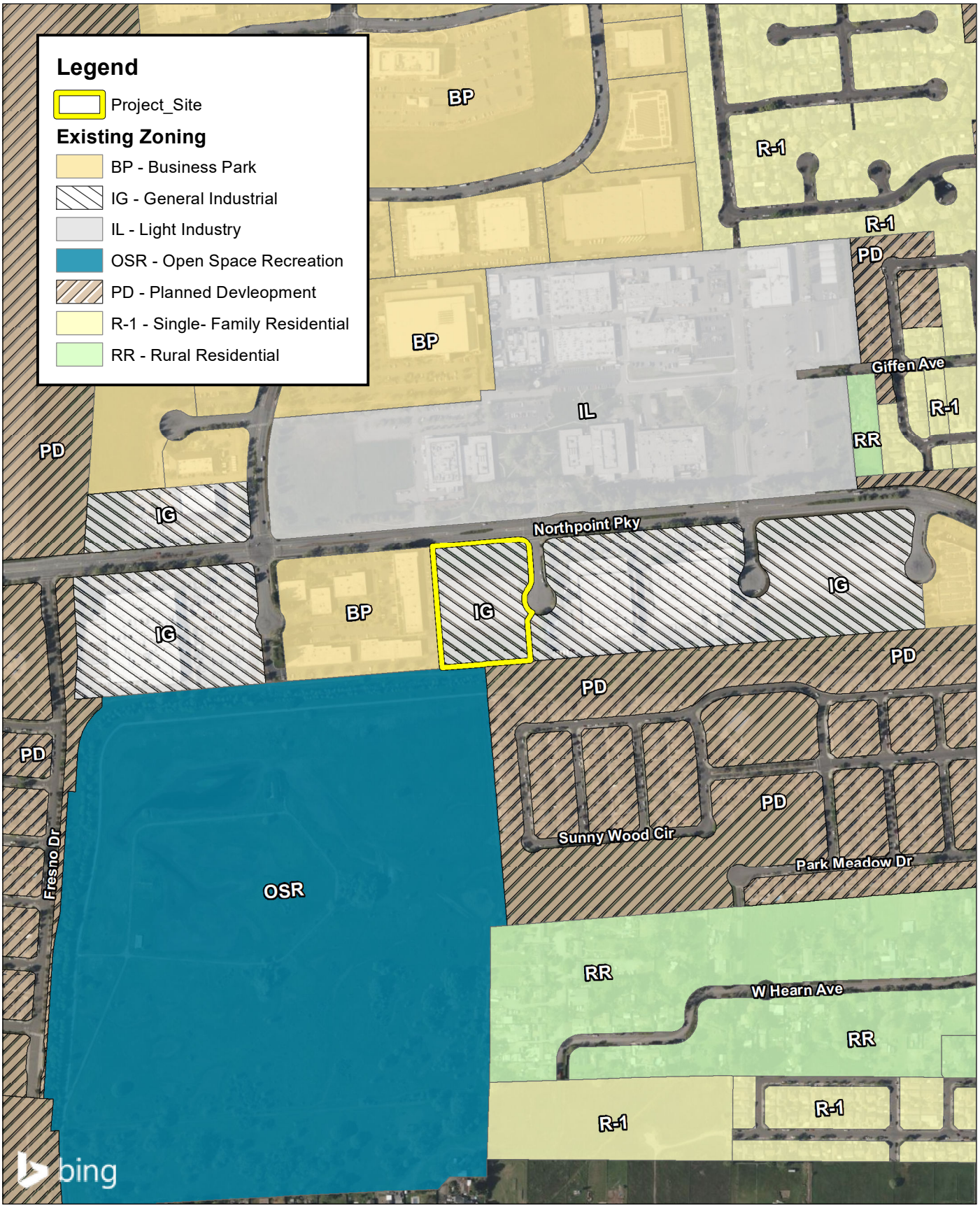
430 215 0 430

Feet

Exhibit 3
Existing General Plan Land Use



Source: Bing Aerial Imagery, City of Santa Rosa Zoning, 2022.

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560 280 0 560 Feet

Exhibit 4
Existing Zoning

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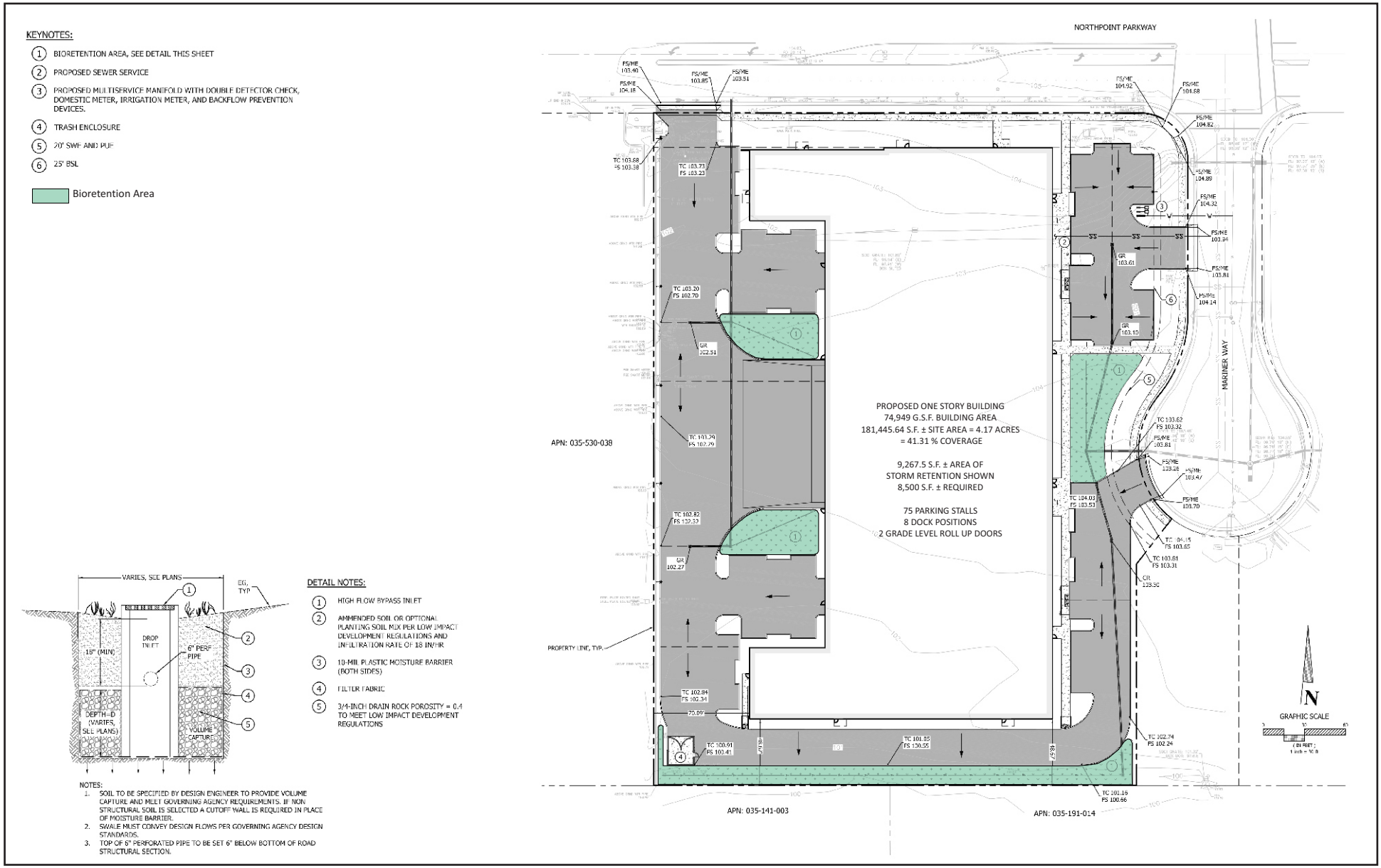
MCNEILL REAL ESTATE SERVICES, INC
HERITAGE COMMERCE CENTER PROJECT
GENERAL PLAN CONSISTENCY ANALYSIS



Source: BC Engineering Group, December 10th, 2021.

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Exhibit 5
Site Plan