

RESOLUTION NUMBER

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING DESIGN REVIEW APPROVAL FOR MOSAIC APARTMENTS, LOCATED AT 1683 PETALUMA HILL RD, APN 044-021-019, -022, -035, -071, -072, FILE NO. DR20-051

WHEREAS, on March 10, 2020, a Development Review Pre-Application Meeting was held with staff, offering the applicants an interdepartmental staff review of the conceptual project design; and

WHEREAS, on July 16, 2020, the Design Review Board reviewed and commented on the conceptual project design, and those comments were recorded in the minutes of the subject meeting as follows:

- Consider color at the large bands going around the building
- Explore stone and material options
- Bring lightness of color and material to facets
- Look for opportunities along western edge for street trees
- Explore fencing placement/materials at children's play, and consider adding more play space
- Explore facades to fit in with surrounding area
- Consider solar panel parking canopies to break up large sections of asphalt
- Consider permeable paving in lieu of asphalt
- Provide sun studies to show shade impact
- Consider adding affordable housing if feasible
- Show connectivity in parking lot aisles to connect the buildings
- Consider adding speed tables to major circulation aisles along the west-side
- Consider staggered openings in the masonry walls at the pool and rec building area and children's play area
- Consider adding stone at the pool and rec building area
- Consider adding material contrast and speed tables in the parking areas for pedestrian relief

WHEREAS, on August 5, 2020, a Neighborhood Meeting was held to introduce the conceptual project design to interested members of the public; and

WHEREAS, on November 2, 2020, the Design Review application was submitted to the Planning and Economic Development Department. The submittal was deemed complete November 2, 2020; and

WHEREAS, on July 6, 2023, the Design Review Board of the City of Santa Rosa considered Mosaic Apartments, a proposal to construct a 147-unit multi-structure apartment complex at 1683 Petaluma Hill Road; 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). Mosaic Apartments will provide housing opportunities to Santa Rosa residents and is consistent with the allowable density requirements of the General Plan; it is not located within a specific plan area; it has been reviewed in compliance with applicable development standards required by the Zoning Code; and it will implement several goals and policies outlined in the Design Guidelines, including, but not limited to:
 - 1.1 Neighborhood Design
 - I.A. Promote the development of new "neighborhoods" that incorporate a variety of uses as opposed to subdivisions that feature single-family homes exclusively.
 - 3.2 Multiple-Family Residential
 - I.A. Develop multiple-family housing that is compatible with existing surrounding homes and other structures and provides "superior design."
 - I.C. Develop multiple-family housing that encourages residents to take pride and a sense of ownership in their neighborhood.
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 reflects thoughtful consideration and responses to comments provided by the Design Review Board made during the review of conceptual plans during the Design Review Board meeting held on July 16, 2020.
3. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future in that the surrounding area consists of single- and multi-family residential development, in addition to industrial uses; and the proposed project has been conditioned to include public improvements to Petaluma Hill Road and Colgan Avenue.
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood. The project expands the available multifamily housing in an area that is predominately developed with single-family homes. The architectural design will blend with the surrounding neighborhood by using exterior materials that are common in residential development, and the landscape plan includes robust planting on all sides as well as within the proposed development.

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. Specifically, the architectural features and building materials are of superior quality and would provide a pleasant sense of place for future residents by incorporating a community-oriented recreation center and locating future residents within walking distance of goods and services that satisfy every day needs, in addition to public transportation opportunities provided by Santa Rosa CityBus.
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. The development site is designated for residential development on the General Plan Land Use Diagram and the project plans have been reviewed by City staff, including the Fire Department, Traffic Engineering, Engineering Development Services, Building and Planning, to ensure adequate safety, circulation, and compliance with development standards, and the project has been conditioned appropriately.
7. Due to special circumstances associated with the operation of the use at its location, the proposed use will generate a parking demand different from the standards specified in [Table 3-4](#). With 238 proposed parking spaces, the project accounts for just over one space per bedroom. As Petaluma Hill Road provides direct access to transit and services such as a supermarket, the proposed development's location supports a Minor Parking Reduction.
8. The number of parking spaces approved will be sufficient for its safe, convenient, and efficient operation of the use. The proposed 232 parking spaces provide one space per bedroom plus an additional 33 parking spaces. Petaluma Hill Road provides direct access to services and Santa Rosa CityBus Route 5 stops.
9. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) in that an Addendum to the Environmental Impact Report (EIR) for the General Plan (State Clearinghouse Number 2008092114) was prepared in compliance with CEQA Guidelines Section 15164. The Mosaic Apartments General Plan EIR Addendum determines that the project would not cause new significant environmental effects or substantial increases in the severity of significant effects beyond those previously identified as part of the 2009 FEIR. An Addendum to a Certified Environmental Impact Report may be prepared if no significant environmental effects will occur and none of the previously identified effects will increase in severity (CEQA Guidelines Section 15164).

None of the circumstances under CEQA Guidelines Section 15162 are triggered; therefore, no additional analysis is required. See "Mosaic Apartments Project EIR Addendum" dated February 2023 for further analysis.

Per CEQA Guidelines Section 15164(c), an addendum need not be circulated for public review, but can be included in or attached to the final EIR or adopted mitigated negative

declaration. Per CEQA Guidelines Section 15164(d), the decision-making body shall consider an addendum with the final EIR or adopted mitigated negative declaration prior to making a decision on the project.

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Design Review of Mosaic Apartments 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, unless the applicant enters into a fee deferral agreement with the City
2. All work shall be done according to the final plans approved July 6, 2023, except as modified by the Design Review Board or approved by Planning staff.
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.

BUILDING DIVISION:

4. Construction hours shall be limited to 8:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. Saturdays. No construction is permitted on Sundays and holidays.
5. Any existing zoning or building violations must be cleared prior to or in conjunction with any new permits.
6. Comply with all Federal, State and local codes, disabled access included.

ENGINEERING DIVISION:

7. Compliance with all conditions as specified by the attached Exhibit "A" dated June 15, 2023.

PLANNING DIVISION:

8. The project is required to comply with the requirements of City Code Chapter 21-02 (Inclusionary Housing) at the time of building permit issuance.
9. 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.

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

11. 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.

12. TREE PRESERVATION:

- A. While all on-site trees are proposed to be removed, any Tree Preservation notes and protection measures (recommended by a certified arborist) required for trees on neighboring properties shall be shown on the improvement plans and building plans. The tree driplines shall also be shown on each drawing with the attendant protection instructions.
- B. Prior to issuance of a grading or building permit for any clearing, excavation, construction, or other work on the site, a protection zone shall be established to protect natural vegetation and trees from construction activities. The following conditions and restrictions shall apply:
 - i. The zone shall encompass the "protected perimeter" which shall be either the root zone or other limit as established in this approval.
 - ii. The zone shall be delineated with a brightly colored construction fence. Such fences shall remain continuously in place for the duration of all work undertaken on the site.
 - iii. No storage or construction activities (including trenching, grading or filling) shall be permitted within the protected zone.
 - iv. No burning or use of equipment with an open flame shall occur near or within the protected perimeter.
 - v. All brush, earth, and other debris shall be removed in a manner which prevents injury to the protected trees and/or shrubs.

- vi. No oil, gas, chemicals, or other substances that may be harmful to trees shall be stored or dumped within the protected perimeter or any other location from which substances might enter the perimeter of a protected tree.
- C. The contractor(s) shall be notified in writing by the developer of the "Protection Zone." Copies of the letter shall be provided to the Planning and Building Divisions prior to issuance of a building or grading permit for any site work.
- D. The protection zone delineated with the brightly colored construction fence shall be posted with signs which state "Tree/Vegetation Protection Zone -- No Construction or Storage Permitted."
- E. Irrigation systems, and plant varieties which require regular watering shall not be permitted within the dripline of an Oak tree which is to be preserved.
- F. No concrete or asphalt paving or compaction of soil shall be permitted within the root zones of protected trees.
- G. Any special work, including mitigation, within the "Protection Zone" must be done under the supervision of a City approved certified arborist.

13. LANDSCAPING:

- A. All required landscaping and irrigation for each building must be installed prior to occupancy of each building 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.

14. 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.

15. 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.

16. SIGNING:

- A. During periods of construction, posted signs at each street frontage shall provide the General Contractor's/Superintendent's or designated Representative's contact information, including name, phone number and email address, for construction related concerns or complaints. A response shall be provided within 24 hours, regardless of weekends or holidays.
- B. No permanent exterior signs, banners, or the like are approved with this permit. A planning sign permit application is required for all signs.
- C. Sign permit approval shall be obtained prior to application for a building permit.
- D. Building permits for sign installations shall be separate permits from other building permits issued for construction.

17. 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. The applicant shall comply with all applicable recommendations included in the Biological Resources Assessment, dated September 2022, as stated below:

Wetlands

- i. The proposed project will impact isolated seasonal wetlands on the project site and therefore will require mitigation. Mitigation will be achieved with the purchase of mitigation credits or equivalent at a mitigation bank in the Santa Rosa area, or as permitted by the Regional Water Control Quality Board.

Nesting Birds

- ii. If initial ground disturbance or vegetation removal occurs during the breeding season (February 1 through August 31), a qualified biologist will conduct a breeding bird survey no more than 7 days prior to ground disturbance to determine if any birds are nesting in trees adjacent to the study area.
- iii. If active nests are found close enough to the study to affect breeding success, the biologist will establish an appropriate exclusion zone around the nest. This exclusion zone may be modified depending upon the species, nest location, and existing visual buffers. Once all young have become independent of the nest, vegetation removal and grading may take place in the former exclusion zone.
- iv. If initial ground disturbance is delayed or there is a break in project activities of greater than 7 days within the bird-nesting season, then a follow up nesting bird survey should be performed to ensure no nests have been established in the interim.

Maternity Roosting Bats

- v. If initial ground disturbance occurs during the bat maternity roosting season (May 1 through August 31), a qualified biologist will conduct a bat roost assessment of trees within 100 feet of the Study area.
- vi. If the biologist determines there is potential for maternity roosting bats to be present within 100 feet of the Study area, nighttime emergence surveys should be performed to determine if maternity roosting bats are present.
- vii. If bat maternity roosts are present, the biologist will establish an appropriate exclusion zone around the maternity roost.

18. CULTURAL RESOURCES:

- A. The applicant shall comply with all applicable recommendation measures included in the Cultural Resources Study, dated December 22, 2021, as stated below:
 - i. If buried materials are encountered, all soil disturbing work should be halted at the location of any discovery until a qualified archaeologist completes a significance evaluation of the find(s) pursuant to Section 106 (36CFR60.4).
 - ii. The following actions are promulgated in the CEQA Guidelines Section 15064.5(d) and pertain to the discovery of human remains. If human remains are encountered, excavation or disturbance of the location must be halted in the vicinity of the find, and the county coroner contacted.

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa
on this 6th day of July 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Approved: _____ Melanie Jones-Carter, Chair

Attest: _____
Amy Nicholson, Executive Secretary

Attachment: Engineering Development Services Exhibit “A” dated June 15, 2023