

RESOLUTION NUMBER 17-967

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY AND FINAL DESIGN REVIEW APPROVAL FOR THE RESIDENCES AT TAYLOR MOUNTAIN, LOCATED AT 2880 FRANZ KAFKA AVENUE, APN(S) 044-460-001, 044-460-002, 044-460-003, 044-460-004, 044-460-005, 044-460-070, FILE NO. PRJ17-006

WHEREAS, on October 5, 2017, the Design Review Board of the City of Santa Rosa considered the Residences at Taylor Mountain project, a proposal to construct 93-attached residential units with associated on-site improvements on a vacant, approximately 5.08-acre site, 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; 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 in that the Project reflects "Superior Design," by including a thoughtful approach to the site layout, building architecture, and landscaping; 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 is consistent with the development standards listed in the Zoning Code and includes a layout considerate of neighboring properties; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the proposed building design, materials, and landscaping complement the existing multifamily uses in the vicinity and the surrounding natural vegetation; 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 in that the proposal has been reviewed and conditioned as necessary by City staff and outside agencies to reduce any impacts to existing properties and improvements in the area; and
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) in that an Initial Study and Mitigated Declaration dated August 28, 2017, has been prepared and adopted for the Residences at Taylor Mountain and Taylor Mountain Estates Project, and finds no significant environmental impacts associated with the Project after the

incorporation of recommended mitigation measures and standard measures adopted by the City of Santa Rosa.

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Preliminary and Final Design Review of the Residences at Taylor Mountain 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 received September 27, 2017, and the trash enclosure and building section plans dated received October 5, 2017, except as otherwise noted below.
3. Compliance with the Mitigation Monitoring and Reporting Program adopted with the Residences at Taylor Mountain and Taylor Mountain Estates Mitigated Negative Declaration, dated August 28, 2017.
4. 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:

5. A building permit is required for all interior and exterior changes or for any change of occupancy from one building code group to another.
6. 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.
7. Grading and Drainage of the site must be per the approved plans. Site drainage shall be to the curb, under the sidewalk, per City standards.
8. A soils report must be submitted with an application for building permit. Check with the Building Division prior to submittal to determine the level of report necessary for the project or if a soils report is on file for the subject property.
9. Any existing zoning or building violations must be cleared prior to or in conjunction with any new permits.
10. Comply with all Federal, State and local codes, disabled access included.

ENGINEERING DIVISION:

11. Compliance with all conditions as specified by the attached Exhibit "A" dated September 11, 2017.

PLANNING DIVISION:

12. Should housing in-lieu fees be applicable, then this proposal shall be subject to the provisions of Ordinance No. 3526, (requirements for lower-income housing), as the same now exists or may be extended and as its provisions may be amended, revised, or re-enacted in the future.
13. 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.
14. Each unit shall be assigned one covered parking space, and one tandem uncovered parking space; adjacent to that unit.
15. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080),

16. **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.

17. **TREE PRESERVATION:**

- A. Tree Preservation notes and protection during construction notes 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.

18. 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.

19. 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.

20. 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.

21. 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.

22. 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.

UTILITIES DEPARTMENT

- 23. Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North Coast Region, in effect at the time, or thereafter, that the building permit(s) for this development, or any part thereof, are issued.

DESIGN REVIEW BOARD

- 24. Consider moving fencing at south of Lot 70 back to south property line.
- 25. Shall add site furnishings for Lot 4A open space to match those included in Lot 70 open area.
- 26. Each unit shall be assigned one covered parking space, and one tandem uncovered parking space; adjacent to that unit.
- 27. Consider swinging or sliding barn doors at storage areas within covered parking areas.
- 28. Shall provide turf replacing no mow areas on Frank Kafka Avenue at two areas on Lot 1 and one area on Lot 2A. Provide bench, doggy bag dispenser and trash receptacle on Lot 1 spaces and doggy bag dispenser on Lot 2A.
- 29. Consider increasing scale and altering style of entry porch roof to enhance sense of entry.
- 30. Consider striping or scored concrete to separate parking spaces in garages.
- 31. Shall provide stucco or board form or combed face CMU concrete trash enclosure.

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this 5th of October 2017, by the following vote:

AYES: (4) Chair Burch; Vice Chair Hedgpeth; Board Members Kincaid, Weigl

NOES: (0)

ABSTAIN: (1) Board Member Zucco

ABSENT: (2) Board Members Briere, Grogan

Approved: _____
Michael Burch, Chair

Attest: _____
Jessica Jones, Executive Secretary

Exhibit A – Engineering Development Services Exhibit “A,” dated September 11, 2017