

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR THE DESIGN REVIEW BOARD
SEPTEMBER 1, 2022

PROJECT TITLE

Brookwood Medical Building

APPLICANT

Tom Lebeau, on behalf of
Accretive Santa Rosa Partners, LLC.

ADDRESS/LOCATION

101 Brookwood Avenue and
884 & 1000 2nd Street

PROPERTY OWNER

Accretive Santa Rosa Partners, LLC.,
Richard & Christine Surlow, and
1000 Second Street, LLC.

ASSESSOR'S PARCEL NUMBER

009-081-052, 009-063-019 & 009-063-019

FILE NUMBERS

PRJ21-024 (DR21-058)

APPLICATION DATES

October 20, 2021

APPLICATION COMPLETION DATES

October 20, 2021

REQUESTED ENTITLEMENTS

Design Review

FURTHER ACTIONS REQUIRED

Minor Conditional Use Permit

PROJECT SITE ZONING

NMU (Neighborhood Mixed Use)

GENERAL PLAN DESIGNATION

Neighborhood Mixed Use

PROJECT PLANNER

Susie Murray

RECOMMENDATION

Approval

Agenda Item # _____
For Design Review Board Meeting of September 1, 2022

CITY OF SANTA ROSA
DESIGN REVIEW BOARD

TO: CHAIR WEIGL AND MEMBERS OF THE DESIGN REVIEW BOARD

FROM: SUSIE MURRAY, SENIOR PLANNER
PLANNING AND ECONOMIC DEVELOPMENT

SUBJECT: BROOKWOOD MEDICAL

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Design Review Board, by resolution, grant Design Review for the Brookwood Medical project, allowing the development of an approximately 93,270-square foot, four-story medical office building, a six-story parking garage, and associated amenities at 101 Brookwood Avenue, and 884 & 1000 2nd Street.



BACKGROUND

1. Project Description

Brookwood Medical (project) proposes to construct an approximately 93,270-square foot, four-story medical office building positioned at the corner of the Brookwood Avenue and 2nd Street. At its tallest point, the building is 75-feet tall.

The project also proposes a six-level parking garage with an open-air design that is centered along the Brookwood Avenue frontage. The garage structure is proposed at 53.5-feet at its tallest point, significantly shorter than the medical office building. The attachment of trellises with vines and kinetic art panels along the street-facing elevation helps to break up the massing of the structure from.

Vehicular access may be taken from three access points, one off 2nd Street and two off Brookwood Avenue on either side of the parking garage. The project will also include a walking path along the adjacent stretch of Santa Rosa Creek.

2. Surrounding Land Uses

North: Retail & Business Services; currently developed with a mix of commercial uses.

South: Neighborhood Mixed Use; currently developed with a mix of commercial, public institutional and residential uses.

East: Office/Medium Density Residential; currently developed with a mix of commercial uses.

West: Neighborhood Mixed Use; currently developed with a mix of residential and commercial uses.

3. Existing Land Use – Project Site

The project site spans three properties. Two are developed with commercial structures, both of which will be removed. The third and largest parcel is currently undeveloped.

4. Project History

On July 12, 2021, a Neighborhood Meeting was held to introduce the project and conceptual plans to neighbors and interested members of the public.

On July 13, 2021, a Pre-Application Meeting was held with staff to offer the applicant an interdepartmental staff review of their conceptual design for the project.

On July 15, 2021, the conceptual plans were presented to the Design Review Board as a Concept Item.

On October 20, 2021, the project applications were submitted to the Planning and Economic Development Department.

ANALYSIS

1. **General Plan**

All three parcels involved in this project are designated as Neighborhood Mixed Use on the General Plan Land Use Diagram. This land use designation allows for new multi-family residential development in all residential or mixed-use buildings, together with a broad mix of uses that primarily serve local residents, including professional office, retail, entertainment, service, and other neighborhood-scale supporting uses.

Applicable General Plan goals along with Staff's analysis are included below:

Land Use

LUL-C Maintain downtown as the major regional office, financial, civic, and cultural center in the North Bay, and a vital mixed-use center.

LUL-M Ensure new development and streetscape projects provide pedestrian and bicycle circulation improvements.

Urban Design

UD-A Preserve and enhance Santa Rosa's scenic character, including its natural waterways, hillsides, and distinctive districts.

Transportation

T-J Provide attractive and safe streets for pedestrians and bicyclists.

T-L Develop a citywide system of designated bikeways that serves both experienced and casual bicyclists, and which maximizes bicycle use for commuting, recreation, and local transport.

Open Space and Conservation

OSC-A Maximize the benefits of open space.

OSC-D Conserve wetlands, vernal pools, wildlife ecosystems, rare plant habitats, and waterways.

OSC-E Ensure local creeks and riparian corridors are preserved, enhanced, and restored as habitat for fish, birds, mammals and other wildlife.

Economic Vitality

EV-A Maintain a positive business climate in the community.

EV-C Promote new retail and higher density uses along the city's regional/arterial corridors.

Staff Response: The project implements many goals set forth in the General Plan. Brookwood Medical will provide medical services and employment opportunities for residents of Santa Rosa and neighboring communities. In doing so, it will draw people into the Downtown Station Area to appreciate dining and other commercial services. The proposed medical use will provide new employment opportunities that provide well-paying jobs with potential for career advancement.

The project scope involves improvements to the Santa Rosa Creek Path fronting the project site, including the installation of a seating area. The project will also extend bike lanes and pedestrian paths of travel along 2nd Street and Brookwood Avenue, including an area adjacent to a City-owned property on the west side of the bridge.

2. **Downtown Station Area Specific Plan**

The project site is located along the eastern edge of the Downtown Station Area. The [Downtown Station Area Specific Plan](#) (DSASP) discusses recently adopted changes in land use and development standards, and provides goals and implementation measures for the downtown area.

Many applicable goals, that were not previously addressed in the General Plan section of this report, coupled with Staff's analysis are shown below:

Land Use

LU-3 The Downtown Station Area will be economically viable and resilient over the long-term.

Mobility

MOB-6 A balanced supply of parking that supports both quality of life and business vitality.

Urban Design

UDCS-1: A diverse range of public spaces at different scales and sizes throughout the Downtown Station Area to provide outdoor recreation and relaxation opportunities for residents, workers, and visitors.

Public Services and Sustainability

PSS-6: Thriving trees, creeks, and natural resources that contribute to a distinctive sense of place.

Staff response: Both proposed structures are greater than 15,000 square feet and are designed with a multi-story format rather than spread out horizontally. They are within an area designated for a 4.0 floor area ratio (FAR). As encouraged by the DSASP, the project is designed with FAR of 2.75, greater than the midpoint.

Site design includes improvements to the pedestrian and bicycle paths of travel, including improvements along the street frontages and an improved creek path available to the public, providing a tranquil area where one can sit and relax. The project site is outside the five-minute walking radius for City-owned parking garages. A parking analysis, prepared by W-Trans, dated March 16, 2022, found that “while the proposed parking supply exceeds the minimum City requirements, it appears to be reasonable to accommodate peak demand and avoid any overflow into the adjacent neighborhood”.

3. **Zoning Code**

The [Zoning Code](#) implements the goals and policies of the General Plan by classifying and regulating the use of land and structure development within the City. The project site is zoned Neighborhood Mixed Use (NMU), which is consistent with the General Plan land use designation. This zoning district is applied to areas within downtown Santa Rosa to allow for a variety of uses that serve local residents such as professional office, retail, entertainment, service, and other neighborhood-scale supporting use, as well as multi-family residential housing.

Development standards applicable to the project site are summarized below:

- **Lot coverage:** 100% coverage is allowed. The project is in compliance.

- **Floor Area Ratio (FAR):** The parcel is in an area with a 4.0 FAR. The project is proposed above the midpoint with a proposed 2.75 FAR.
- **Building Height:** The height of the proposed medical office building is 75 feet at its tallest point, and the parking structure is 53.5'. The Zoning Code does not provide a maximum building height for buildings within the NMU zoning district.
- **Setbacks:** Zoning Code Table 2-5 provides setback requirements for primary and accessory structures. The medical office building is placed ten feet behind the sidewalk and the second level cantilevers over the pedestrian path of travel. The Zoning Code does not specify a required setback for the parking structure; it defers to the review authority.
- **Building Design:** Zoning Code section 20-23.060(C) provides direction for building design. Both proposed structures have design elements that provide visual interest, including wall plane, height, and roof form variety; the inclusion of architectural and vegetative elements; and transparency.
- **Ground level design requirements:** The minimum ground floor height is 12 feet. The project exceeds this requirement.
- **Parking:** The project is within the Downtown Station Area Specific Plan, where no minimum parking spaces are required. A parking analysis, prepared by W-Trans, dated March 16, 2022, found that while there is no minimum parking requirement, a medical office building warrants additional parking as patients rarely take public transportation due to physical limitations. The report concluded that, "while the proposed parking supply exceeds the minimum City requirements, it appears to be reasonable to accommodate peak demand and avoid any overflow into the adjacent neighborhood".

Staff response: The project has been reviewed and found in compliance with the applicable Zoning Code standards.

Pursuant to Zoning Code [Section 20-52\(l\)](#), the following findings must be made before Design Review may be granted:

- 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 (e.g., City policy statements and development plans).

- 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).
- The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments.
- The architectural design of the proposed development is compatible with the character of the surrounding neighborhood.
- 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.
- 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 proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

As demonstrated on the draft resolution, all findings can be made.

4. Design Guidelines

The purpose of the Design Guidelines (Guidelines) is to provide a clear set of design policies for new development. The Guidelines have been updated to reflect recent changes with the implementation of the Downtown Station Area Specific Plan. Applicable goals listed in the Guidelines are shown below:

Downtown Station Area

- 2.4.3 Locate entrances and upper-story windows such that they look out onto and, at night, cast light onto, sidewalks and pedestrian paths.
- 2.4.10 All buildings should contain the three traditional parts of a building: a base, a mid-section, and a top. While a tower (typically above 100 feet) may not have a distinct top feature, the building design should distinguish the pedestrian-oriented base portion from the massing above.
- 2.4.11 Corner buildings should have distinct architectural features and defined building entrances on both street frontages or an architecturally distinct corner entrance.

- 2.4.13 Building façades should be constructed of high quality and durable materials such as stone, brick, tile, wood, glass, and metal. Use of stucco should be minimized, and aluminum mesh is discouraged as a balcony material. Ground floor should use high quality material with texture.
- 2.4.19 Incorporate creative elements into buildings for both functional and aesthetic purposes, such as vertical gardens, which provide aesthetic interest while aiding in temperature control.

Parking

- 2.6.1 Parking areas should generally be below grade, in a podium, or “wrapped” with uses to reduce the visual impact. Where not feasible, surface parking should be located behind buildings.

Landscaping

- 4.1 II 2 Provide special attention to incorporation of trees in all landscape design.
- 4.1 II 6 Select landscape materials and plants that are appropriate in scale and function to the locations in which they are placed.

Off-Street Parking

- 4.2.A To provide necessary parking without large expanses of paving.
- 4.2.B To promote tree canopies to shade asphalt parking lots.
- 4.2.E To design sites, including buildings and the parking lot, such that vehicles are not the dominant feature.
- 4.2.G To minimize polluted runoff from parking lots from contaminating the City’s waterways.

Staff response: As mentioned previously, the project site is located along Brookwood Avenue, identified as a regional/arterial street on the General Plan Land Use Diagram, and the eastern edge of the Downtown Station Area. The project will complete a segment of Brookwood Avenue that is currently lacking pedestrian and bicycle paths of travel. The project will also complete a creek path along its creek frontage.

The site plan design places the structures adjacent to the street and a small surface parking lot and drive aisles tucked behind them. The primary medical

office building is proposed at the corner of Brookwood Avenue and 2nd Street and provides a “jewel box” focal point at the corner; a transparent stairwell in the southwest corner providing interest from the improved creek path and provides eyes and light from all facades.

The six-level parking structure and a small surface parking lot provide necessary parking for a medical office building. The addition of vertical gardens and kinetic features provide visual interest, aid in temperature control and draws attention away from parked vehicles. An addendum to the Traffic Impact Study was prepared by W-Trans, dated March 16, 2022, to consider parking impacts. The analysis acknowledges the general goal of the Downtown Station Area Specific Plan to minimize onsite parking and concluded that the project would generate vehicle visits not only from Santa Rosa, but from other nearby cities. The analysis further concluded that because medical patients typically do not take public transportation to medical visits due to physical limitations, parking is a critical component for this use.

The landscape plan includes several trees throughout the site including a mix of ornamental and native species. The plan also includes restoration of the creek frontage and will preserve native species for public enjoyment.

5. Neighborhood Comments

Staff has received very few comments which are summarized here:

- A six-level parking structure should not be placed adjacent to Brookwood Avenue.

Staff response: The Downtown Station Area Specific Plan encourages vertical construction. At the suggestion of the Design Review Board at its Concept Review meeting held on July 15, 2021, both structures were increased in height. The project has a 2.75 FAR, which meets the required mid-point of the designed 4.0 FAR for the project site.

- Existing tenants may be displaced before their leases are up.

Staff response: This is a detail that is outside the City’s purview; it’s a matter between the lease holder and tenant.

- The project will eliminate derelict activities that have occurred on the undeveloped property for years.

Staff response: While new development doesn’t necessarily resolve this problem, it tends to shift the issues to a different location.

6. Public Improvements/On-Site Improvements

A comprehensive list of on and offsite improvements are included the Engineering Development Services Exhibit A, attached to the draft resolution.

Some highlights include:

- Extending the pedestrian and bicycle path along Brookwood Avenue, and
- Improving the creek path and providing an easement for the future extension west of the project site.

FISCAL IMPACT

Approval of this action will not have a fiscal impact on the General Fund.

ENVIRONMENTAL IMPACT

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15182 (a)(b) and Public Resources Code Section 21166.4, the project is statutorily exempt from CEQA. The project site is within the Downtown Station Area Priority Development Area, is within a transit priority development area as defined in Public Resources Code Section 21099(a)(7) and is consistent with the Downtown Station Area Specific Plan for which an Environmental Impact Report was certified (State Clearinghouse No. 2006072104). In addition, as required by CEQA Guidelines Section 15182 (a)(b), the project has a floor area ratio greater than 0.75 on a commercially zoned property. In an email, prepared by Mark Shorett, Principal Planner, Metropolitan Transportation Commission (MTC)/Association of Bay Area Governments (ABAG), dated September 15, 2021, the project was deemed consistent with Plan Bay Area 2040, the region's sustainable communities strategy.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

The Design Review Board considered the conceptual plans during its meeting of July 15, 2021. The Board was supportive of the concept and made several comments/recommendations:

- Add some playfulness to the front corner of the medical office building;
- Liked the mosaic pattern of the windows;
- Liked the proposed landscaping and creek path;
- Liked the perforations in the parking garage, with the addition of vertical planting;
- Not in favor of the parking garage location;

- Consider the parking garage as a canvas for art;
- Consider increasing the size of the building and adding housing;
- Add access points to the medical office building from Brookwood Avenue and 2nd Street; and
- Consider nighttime lighting.

On December 16, 2021, the Waterways Advisory Committee reviewed the project plans. The Committee was generally in favor of the project design, and provided the following comments:

- Challenging site and the plan was well done;
- Liked the native planting along creek path;
- Add pollinating plants;
- The parking structure is too close to the street;
- Both the elevation of the creek path and the office building put more eyes on the creek area;
- Include creek/creek path enhancements (i.e. furniture); and
- Secure an easement to allow future extension of the creek path.

NOTIFICATION

- A dual Notice of Public Meeting was mailed to property owners and occupants within 600 feet of the project site announcing a Neighborhood Meeting on July 12, 2021, and the Concept Design meeting before the Design Review Board on July 15, 2021.
- Zoning Code Section 20-50.050(E) requires a Notice of Application for projects that require a public hearing be mailed within 45 days of application submittal. This notice was overlooked. Pursuant to Zoning Code Section 20-66.020(A)(3), A defect (failure) in the notice procedure shall not affect the jurisdiction or authority of a review authority to take action on a matter.
- Pursuant to Zoning Code Chapter 20-66, all required public noticing was done for the public hearing, including the installation of two public hearing signs at the project site, a mailed Notice of Public Hearing to property owners and occupants

within 600 feet of the Project site, and a Notice of Public Hearing was published in the Press Democrat for the September 1, 2022, Planning Commission meeting. Notification was also provided by a bulletin board posting at City Hall and on the City website. Pursuant to Government Code Section 65091, where necessary, the City has incorporated notice procedures to the blind, aged, and disabled communities. These procedures include audio amplifier/assistive listening device support at public meetings, closed captioning, and optical character recognition conversion of electronic notices.

ISSUES

During staff review of the project materials, a few issues were raised and resolved as shown below:

- The applicant agreed to extend the sidewalk along Brookwood Avenue from the project boundary to bridge crossing.
- Low Impact Development (LID) features were brought to current standards.
- A justification for the parking structure in an area with no minimum parking requirement was provided.

There are no unresolved issues.

ATTACHMENTS

- Attachment 1: Disclosure Form
- Attachment 2: Neighborhood Context & Location Map
- Attachment 3: Project Narrative, prepared by the applicant, date stamped received on March 23, 2022
- Attachment 4: Project Plans, prepared by Gensler & Carlile*Macy, dated October 13, 2021, revised June 20, 2022
- Attachment 5: Downtown Station Area Specific Plan Consistency Analysis, prepared by Carlile*Macy, date stamped received on March 23, 2022
- Attachment 6: Citywide Creek Masterplan, prepared by Carlile*Macy, date stamped received on March 23, 2022
- Attachment 7: Traffic & Parking Analysis, prepared by W-Trans, date stamped received on March 23, 2022
- Attachment 8: Consistency with Plan Bay Area 2040, provided by Bay Area Metro, dated September 15, 2021
- Attachment 9: Plans reviewed during Concept Review
- Attachment 10: Tree Inventory, prepared by Carlile*Macy, dated October 13, 2021
- Attachment 11: Applicant notes and responses from Concept Design Review meeting of July 15, 2021
- Attachment 12: Public Correspondence

BROOKWOOD MEDICAL

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Resolution 1: Design Review with Engineering Development Services Exhibit A

CONTACT

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Planning and Economic Development
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RESOLUTION NUMBER DRB-2022-005

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING DESIGN REVIEW APPROVAL FOR BROOKWOOD MEDICAL, LOCATED AT 101 BROOKWOOD AVENUE, 884 & 1000 2ND STREET, ASSESSOR'S PARCEL NUMBERS 009-081-052, 009-063-019 AND 009-063-019; FILE NO. PRJ21-024 (DR21-058)

WHEREAS, on July 15, 2021, the Design Review Board reviewed concept plans for the Brookwood Medical project. The concept plans proposed a three-story medical office building, a four-level parking garage, and associated amenities. The Board was generally in support of the design and provided several suggestions to improve the plans, including making both structures taller to meet the required mid-point of the designated 4.0 floor area ration as intended by the Downtown Station Area Specific Plan. Other suggested design modifications included changes to the front of the medical office building and the garage structure; and

WHEREAS, on October 20, 2021, the Brookwood Medical project plans and applications were submitted to Planning and Economic Development. The plans submitted reflected the recommendation of the Design Review Board including a four-story, approximately 93,270-square foot medical office building and a six-level parking garage; and the addition of design elements to the front of the medical office building and the garage; and

WHEREAS, on September 1, 2022, the Design Review Board of the City of Santa Rosa held a duly noticed public hearing at which point it considered the Brookwood Medical project; 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, 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).

The site in an area designated by the General Plan Land Use Diagram as Neighborhood Mixed Use, which allows a broad mix of uses that primarily serve residents. The project will provide medical services to residents of Santa Rosa and nearby communities; it will provide employment opportunities with the potential of advancement; and, as conditioned, will pay a commercial linkage fee to offset the need for affordable housing created by the project.

The site is within the Downtown Station Area and implements several goals and policies of the Downtown Station Area Specific Plan relating to Urban Design, Mobility, Land Use, and Public Services and Sustainability, including a project design that meets the mid-point of the designated 4.0 floor area ration; improvements to the pathway adjacent to Santa Rosa Creek along the project frontage; and significant improvements to the pedestrian and bicycle paths of travel along the street frontages.

The site is within the NMU (Neighborhood Mixed Use) zoning district which is consistent with the General Plan land use designation. The project has been reviewed in compliance with required development standards including setbacks, floor area ratio, parking, lot coverage, ground floor design, and building design considerations. The proposed use is allowed within the NMU zoning district with the approval of a Minor Conditional Use Permit.

The project plans have been reviewed in conformance with City's Design Guidelines. As designed, both structures implement several guidelines including, but not limited to, containing a base, mid-section and a top; all elevations provide unique elements for visual enhancement including vertical planting and kinetic elements; more than 60 percent transparency on the ground floor; and the inclusion of a large glass element as a focal point at the corner of Brookwood Avenue and 2nd Street.

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 it provides site layout, landscaping, and circulation considerations appropriate for a medical office facility constructed along an arterial street and has been determined by the Design Review Board to be of "Superior Design" by reflecting thoughtful considerations and responses to parameters outlined in the Framework of Design Review.
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 provides setbacks, circulation and design features compatible with the surrounding commercial and residential neighborhood. The project site is surrounded on three sides by similar commercial uses and multifamily residential uses, and the project design implements features appropriate for the Downtown Station Area.
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the project has been designed consistent with goals and policies established by the Downtown Station Area Specific Plan. The project site is surrounded by similar commercial uses to the north, east and south, and by multifamily residential to the west. The southern border is directly adjacent to Santa Rosa Creek and the project will construct a public creek path with amenities that can be enjoyed by nearby residents and employees of nearby businesses.
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.
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. Site design includes several public improvements including the extension of the pedestrian and bicycle path along Brookwood Avenue; the project plans, including both circulation and public improvements, have been reviewed by City staff and the project has been conditioned appropriately; the project incorporates design elements consistent with the Downtown Station Area Specific Plan; and development of the site will put eyes on the creek path.
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15182 (a)(b) and Public Resources Code Section 21166.4, the project is statutorily exempt from CEQA. The project site is within the

Downtown Station Area Priority Development Area, is within a transit priority development area as defined in Public Resources Code Section 21099(a)(7) and is consistent with the Downtown Station Area Specific Plan for which an Environmental Impact Report was certified (State Clearinghouse No. 2006072104). In addition, as required by CEQA Guidelines Section 15182 (a)(b), the project has a floor area ratio greater than 0.75 on a commercially zoned property. In an email, prepared by Mark Shorett, Principal Planner, Metropolitan Transportation Commission (MTC)/Association of Bay Area Governments (ABAG), dated September 15, 2021, the project was deemed consistent with Plan Bay Area 2040, the region's Sustainable Communities Strategy.

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Design Review of the Brookwood Medical project subject to each of the following conditions:

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

DESIGN REVIEW BOARD

1. Consider adding more street trees along the Brookwood Avenue and 2nd Street frontages of the medical office building to continue or complete the line of street trees already shown on the landscape plan.
2. Consider a warmer more vibrant or varied color pallet for the medical office building to add interest to the stucco portions of the structure.

GENERAL:

3. 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.
4. 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 and the Zoning Administrator. Any future additions, expansions, remodeling, etc., will be subject to review and approval of the Planning Division or applicable review authority.
5. All work shall be done according to the final approved plans dated October 13, 2021, revised June 2, 2022, except as modified by the Design Review Board or the Zoning Administrator.

BUILDING DIVISION:

6. Obtain a demolition permit for structures to be removed.
7. 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.
8. Obtain building permits for the proposed project.

ENGINEERING DIVISION:

9. Compliance with all conditions as specified by the attached Exhibit "A" dated June 29, 2022, attached hereto and incorporated herein.

PLANNING DIVISION:

10. This approval is contingent upon the approval of a minor Conditional Use Permit for the project.

11. The following conditions shall be shown verbatim under the heading of both General Notes and Grading Notes on all plan sets submitted for grading or building permits:

- a. Hours of construction shall be limited to 8:00 am to 6:00 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. Saturday. No construction activities will occur Sunday or holidays. Exceptions may be made for large concrete pours or other constructions activities that must begin earlier in the day. In the event that an exception is necessary, the developer shall provide a ten-day notice to all property owners and occupants of properties within 600 feet of the construction site.

- b. Signs shall be posted onsite providing the following information:

- i. The allowable construction hours (as shown in condition A above);

- ii. Contact information for the onsite general contractor/foreman; and

- iii. Contact information for the developer.

City staff shall approve sign graphics prior to installation.

- c. All complaints will be responded to within 24 hours, regardless of the day of the week.

- d. A tree replacement plan in compliance with the Tree Ordinance, City Code Chapter 17-24, shall be approved by the Planning Division prior to grading permit issuance. All tree replacement shall be done on site.

- e. 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.
 - f. 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.
 - g. 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."
 - h. No concrete or asphalt paving or compaction of soil shall be permitted within the root zones of protected trees.
 - i. In the event that work is necessary within the "Protection Zone," work shall be done under the supervision of a City-approved certified arborist.
12. The project shall comply with City Code Chapter 20-02, Inclusionary Housing, and pay a commercial linkage fee to offset the impact of the additional demand for affordable housing.
13. The project is subject to City Code Chapter 21-08, Development Standards Relating To Public Art.
14. The property owner for Assessor's Parcel No. 009-081-053 shall provide ongoing maintenance for the Santa Rosa Creek path adjacent to the site, including trash removal, tree and plant maintenance, and maintenance of furniture (benches, tables, trash receptacles, etc.).
15. The medical office campus shall provide compost, recycle and trash bins with clear explanations of what each should be used for.
16. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080),
17. 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.
18. 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 or appropriate review authority prior to issuance of a building permit.
19. All roof appurtenances, accessory equipment, and meters must be totally screened from public view by an architectural design consistent with the building architecture and approved by the Planning Division or appropriate review authority.

20. 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 or appropriate review authority prior to issuance of a building permit.
21. All required landscaping and irrigation must be installed prior to occupancy per the approved final plans.
22. Construction drawings submitted for issuance of a building permit shall include final landscape and irrigation plans.
23. 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.
24. 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.
25. All lighting shall be directed toward the subject property and away from adjacent properties.
26. The mounting height of lighting fixtures in parking and storage areas shall not exceed 16-feet in height. Lower mounting heights are encouraged.
27. 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.
28. No exterior signs, banners, or the like are approved with this permit. A planning sign permit application is required for all signs.

29. 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 1st day of September 2022, by the following vote:

AYES: (4) Board Member McHugh, Board Member Sharron, Board Member Stapp,
and Vice Chair Burch

NOES:

ABSTAIN:

ABSENT: (1) Chair Weigl

Approved: *Michael Burch*
[Michael Burch \(Oct 19, 2022 14:17 PDT\)](#)
Michael Burch, Vice Chair

Attest: *Amy Nicholson*
[Amy Nicholson \(Oct 19, 2022 14:22 PDT\)](#)
Amy Nicholson, Executive Secretary











DRB-2022-005

Final Audit Report

2022-10-19

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-  Document created by Eileen Cleary (Ecleary@srcity.org)
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-  Document emailed to mburch@srcity.org for signature
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