

RESOLUTION NO. 11495

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL A ZONING CODE TEXT AMENDMENT TO AMEND ZONING CODE SECTION 20-52.030 (J) BY ADDING A NEW FINDING FOR DESIGN REVIEW APPROVAL WHICH REFERENCES PROJECT COMPLIANCE WITH THE “FRAMEWORK OF DESIGN REVIEW” TABLE - FILE NUMBER ST09-015

WHEREAS, after public hearing, the Planning Commission of the City of Santa Rosa believes that the proposed Text Amendment to the Santa Rosa Zoning Code, Section 20-52.030 (J), as set forth in Exhibit A (Findings and decision for Design Review approval as amended) is necessary to achieve superior design quality in new development projects pursuant to General Plan Policy UD-A-5; and

WHEREAS, the Planning Commission, pursuant to City Code Section 20-64.050 (Findings), hereby finds and determines:

- A. The proposed amendment is consistent with the goals and policies of all elements of the General Plan, and any applicable specific plan; particularly General Plan Policy UD-A-5 which directs the City to “Require superior site and architectural design of new development projects, to improve visual quality in the city;”
- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City;
- C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).
- D. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.

WHEREAS, on October 22, 2009 the Planning Commission held a duly noticed public hearing on the proposed text amendment, and considered written and oral reports of staff, public testimony, and other evidence presented by all those who wished to be heard on the matter; and

NOW, THEREFORE, BE IT RESOLVED that the Santa Rosa City Planning Commission recommends approval and adoption of the rezoning;

BE IT FURTHER RESOLVED that the Planning Commission recommends to the City Council approval of the Zoning Code Text Amendment to the Santa Rosa Zoning Code, Section 20-52.030 (J), as set forth in Exhibit A (attached hereto).

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of

Santa Rosa on the 22nd day of October 2009, by the following vote:

AYES: (6) (Allen, Bañuelos, Bartley, Caston, Cisco, Duggan)
NOES: (0)
ABSTENTIONS: (0)
ABSENT: (1) (Poulsen)

APPROVED: _____
CHAIR

ATTEST: _____
EXECUTIVE SECRETARY

EXHIBIT A

DESIGN GUIDELINES

INTRODUCTION, SUBSECTION C

C. These design guidelines are intended to supplement and enhance design concepts that promote “Superior Design” by exhibiting thoughtful relationships in the following areas: Site: Natural and Built Environment; Architecture; Landscaping; Placemaking / Livability; and Sustainability.

The phrase “Superior Design” is used throughout the guidelines. It is the desire of the City to upgrade the design quality of projects from “adequate” to “superior” that in large part led to the creation of this document. While Superior Design is difficult to define, the following table “Framework of Design Review” identifies the goals, review criteria and findings for approval that an overall design concept must address. A key finding is that the design concept promotes “Superior Design” by reflecting thoughtful considerations and contextual response. Applicants shall prepare a written response to the Framework’s review criteria as part of the Design Review application.

If an applicant or designer follows the Framework of Design Review, and the project is also consistent with the design guidelines contained within this document, the City will consider the resulting design to be “Superior” and the project will be granted Design Review approval.

FRAMEWORK OF DESIGN REVIEW:

All projects promote Superior Design by exhibiting thoughtful relationships in the following areas:
Site; Architecture; Landscaping; Placemaking / Livability; and Sustainability.
 Project design is also consistent with the Design Guidelines.

GOAL:	REVIEW CRITERIA:	FINDINGS FOR APPROVAL:	COMPLIES?
<i>Promote Superior Design through thoughtful consideration of the following:</i>	<i>What is the design concept and how does it relate to:</i>	<i>Design concept reflects thoughtful consideration and contextual response; promotes Superior Design</i>	Yes / No
Site: Natural and Built Environment	<ul style="list-style-type: none"> - Design appropriate for its location and use - Natural features of the site - Connectivity to vehicular, transit, bicycle and pedestrian networks - Respect for historical neighborhood, where occurs 	Response to, integration and/or incorporation with the natural and built environments as an expression of the design concept.	
Architecture	<ul style="list-style-type: none"> - Form; Massing - Originality and/or Innovation of building form - Materials; Details - Innovative use of real material - Expression of program as built design idea 	Use of form, massing, materials and detailing as an expression of the design concept.	
Landscaping	<ul style="list-style-type: none"> - Integration of plant and tree materials into site conditions, contours, screening and scale and vocabulary of structure - Retention and maximization of heritage trees on site - Articulation of programatic needs 	Articulation and definition of spaces with appropriate landscape materials as an expression of the design concept.	
Placemaking / Livability	<ul style="list-style-type: none"> - Conveyance of a perception and preference for human spaces - Creation or reinforcement of focal points or nodes of activity. - Relationship and connectivity between human spaces. 	Site plan, landscaping, building design and placement that creates, contributes and/or reinforces sense of place or establishes a suitable and dignified living environment as an expression of the design concept.	
Sustainability	<ul style="list-style-type: none"> - Site Resources - Water Conservation - Energy Efficiency - Materials - Air Quality 	Promotes responsible and sustainable use of resources and/or promotes healthier lifestyles as an expression of the design concept.	
Overall Design Concept	- Thoughtful, integrated design; also consistent with the Design Guidelines	Approval	