

RESOLUTION NUMBER 07-759

RESOLUTION OF THE DESIGN REVIEW BOARD AND CULTURAL HERITAGE BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR DETURK WINERY VILLAGE - LOCATED AT 8 WEST 9TH STREET & 806 DONAHUE STREET - FILE NUMBER DR06-048

WHEREAS, on April 5, 2006, an application was filed with the Department of Community Development requesting the approval of a Design Review Permit for the DeTurk Winery Village project, based on plans dated October 1, 2007, described as a 73 unit residential townhouse and condominium development comprised of 36 zero lot-line single-family homes and 37 condominium townhomes, including six affordable units, with a maximum height of approximately 45 feet, to be located at the 3.01 acre site bordered by the SMART railroad right of way, West 8<sup>th</sup> and 9<sup>th</sup> Streets and Donahue Street, also identified as Assessor Parcel Nos. 010-091-001 and 010-091-007; and

WHEREAS, on August 2, 2007 and November 1, 2007, the Cultural Heritage Board and the Design Review Board held duly noticed joint public hearings on the application at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, at the same time the Cultural Heritage and Design Review Boards considered the application, the staff reports, oral and written, the General Plan and zoning on the subject property, the Design Guidelines, and the Processing Review Procedures for Owners of Historic Properties, the testimony, written comments, and other materials presented at the public hearing; and

WHEREAS, at the same time the Design Review and Cultural Heritage Boards considered the Mitigated Negative Declaration for this use and project, which was previously approved and adopted by the Planning Commission on March 8, 2007; and

WHEREAS, the Design Review Board and Cultural Heritage Board of the City of Santa Rosa, 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, 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); and
2. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments; and
3. The architectural design of the proposed development is compatible with the neighborhood defining elements of the West End Preservation District; and
4. 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
5. 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; and

6. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

WHEREAS, the Design Review Board and Cultural Heritage Board of the City of Santa Rosa, hereby grant approval to the DeTurk Winery Village project to exceed the maximum height of 35 feet and two stories as defined in the –H Combining District based on the following findings:

1. The proposed maximum height of the development, at 45', is consistent with the purpose of the H Combining District in that the height is compatible with the heights of other buildings within the West End Preservation District and therefore will enhance and contribute to the District; and
2. The proposed height of the structure is not anticipated to impact residential privacy as no residential developments directly abut the project.

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board and the Cultural Heritage Board of the City of Santa Rosa do hereby grant Preliminary Design Review of the DeTurk Winery Village project subject to the following conditions:

1. Final Design Review approval shall be obtained by the Design Review Board.
2. 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 Planning Division. Any future additions, expansions, remodeling, etc. will be subject to review and approval of the Planning Division.
3. Project Details
  - a. All project details shall be in accordance with the restrictions and limitations of the *City Zoning* and *Uniform 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. The design must be approved by the Planning Division prior to issuance of a building permit.
  - c. All roof appurtenances, accessory equipment, and meters shall be totally screened from public view by an architecturally designed element approved by the Planning Division.
  - d. All outdoor storage of materials 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.

4. 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 planting and irrigation plans except where specifically 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 or dying plants shall be replaced with healthy specimens.
- d. Street tree selections shall comply with the City's Master Street Tree List in coordination with the City Recreation and Parks Department. 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 Recreation and Parks Department. For additional information, please call 543-3292.
- e. Comply with the Santa Rosa Water Efficiency Landscape Policy including:
  - i. A preliminary landscape statement;
  - ii. A Certificate of Conformance with building permit application;
  - iii. A Certificate of Completion upon installation of project planting and irrigation.

5. Natural Resources. The following conditions of approval (or similar conditions that have the same purpose and intent as determined by the Director of the Department of Community Development) shall be incorporated as part of the project approval:

- 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 Community 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.

#### 6. 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. Cut-off lens shall be utilized as needed to prevent trespass light on adjacent properties.
- d. The mounting height of lighting fixtures in parking and storage areas shall not exceed 16 feet in height.
- e. Lighting should be provided with a minimum maintained one foot candle of light on parking surfaces from dusk until the termination of business every operating day. At all others hours of darkness, a minimum maintained .25-foot candle of light should be provided at ground level. Lighting devices should be protected from weather with vandal resistant covers.

#### 7. Parking Lot Area

- a. The parking lot shall be paved to City standards.
- b. Parking lot areas shall include concrete curbing around all planter areas unless otherwise approved by the Department of Community Development.
- c. Parking lot areas shall be designed and striped in compliance with the City Zoning Code. 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.

## 8. Signing

- a. No exterior signs, banners, or the like are approved with this permit.
- b. A 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.
- e. Signs shall be durably constructed and continually maintained in accordance with the approved plans.

### DESIGN REVIEW BOARD AND CULTURAL HERITAGE BOARD CONDITIONS:

1. Reconsider the design, location, and size of the trash enclosure between buildings B and C. Structure should blend with architecture and not be a feature or block the view of the lot.
2. Further develop the seismic bracing for building C, specifically to the west fire access entry wall and to the south porthole wall.
3. South Elevation – Reconsider the Grand entry stairway between building B and C, which frames the garage exit door. Consider a single stair to ensure a separation between public and private space on both levels.
4. Reconsider the south elevation of building D, specifically the south elevation of the townhouse units on top of the parking podium.
5. Reconsider and resolve the location of air conditioning condensing units
6. Recess the new brick wall along the north edge of building C; recess it from the historic wall at the east and west elevations.
7. Reconsider a more erect, linear courtyard streetscape in Building C.
8. Regarding the fence detail on landscape page 4 – fence occurs at railroad property edge between buildings B and C – eliminate most of the circles and have a circle every fifth square to make reference to the porthole wall, to pull the wrought iron back into the theme of the building and to simplify the design.
9. Reconsider the tree landscape planting scheme in general. Provide a more detailed landscape plan, and make the entry to the building and the portholes more visible. Consider not planting trees in the porthole alley, as it is a narrow space. If trees are needed for privacy for upstairs windows, the tree must be columnar and deciduous and should not be planted in front of each porthole but only as needed for privacy.
10. Provide a more detailed gate design for the fire access doors.
11. Consider eliminating or redesigning the arbors on building C.
12. All project details and final design review documents shall be in accordance with the restrictions and limitations of the City Zoning and Uniform Building Codes, as well as the city's Design Review Guidelines and Final Design Review Documents.
13. The building materials, elevations, and appearances of this project, as presented for issuance of a building permit, shall be the same as that approved by the Cultural Heritage Board. Any future additions, expansions, remodeling, etc., will be subject to review and approval of the Cultural Heritage Board.
14. Reconsider the massing and colors of the west elevation. Make the west elevation less symmetrical and more compatible with, but not an exact match to, the east elevation as

drawn on C6, while keeping a complimentary variety in color palette. Reconsider the mansard roof.

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this 1<sup>st</sup> day of November 2007, by the following vote:

AYES: (4) Chairman Konietzko; Board Members Anderson, Picchi, Sunderlage  
NOES: (0)  
ABSTAIN: (1) Board Member Clark  
ABSENT: (2) Board Members Mastick, Tsai

APPROVED:

  
Ralf Konietzko, Chair

ATTEST:

  
Joel Galbraith, Executive Secretary

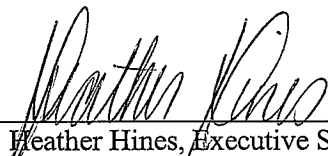
DULY AND REGULARLY ADOPTED by the Cultural Heritage Board of the City of Santa Rosa on this 1st of November 2007, by the following vote:

AYES: (5) Vice Chair Flock; Board Members Garrett, Henrikson, Jessen, Much  
NOES: (0)  
ABSTAIN: (1) Board Member Barron-Thomas  
ABSENT: (1) Board Member Eelkema

APPROVED:

  
Dan Flock, Vice-Chair

ATTEST:

  
Heather Hines, Executive Secretary