

RESOLUTION NUMBER 07-765

RESOLUTION OF THE DESIGN REVIEW BOARD AND CULTURAL HERITAGE BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR 415 DAVIS STREET REMODEL, LOCATED AT 415 DAVIS STREET, FILE NO. MNP 07-019

WHEREAS, on October 17, 2007 and November 15, 2007, in joint meetings, the Design Review Board and the Cultural Heritage Board of the City of Santa Rosa considered a remodel of the existing commercial building located at 415 Davis Street, within the Railroad Square Preservation District.; and

WHEREAS, the Design Review Board and Cultural Heritage 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 and Cultural Heritage Board, after due consideration of all evidence and reports offered for review, do find and determine the following:

1. The design and layout of the proposed remodel 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 including the Railroad Square PD; and
2. The design and layout of the proposed remodel will not interfere with the use and enjoyment of neighboring existing or future developments; and
3. The architectural design of the proposed remodel is compatible with the character of the surrounding neighborhood, preserves the character defining elements of the existing structure including the false parapet storefront, stone walls, and corrugated metal roofing, and is consistent with the character defining elements for the Railroad Square Preservation District; and
4. The design of the proposed remodel will improve the existing vacant structure and 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 exterior remodel 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) and has been found to be a Class 31 categorical exemption based on the consistency with Secretary of the Interior's Standards for the Treatment of Historic Properties.

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board and Cultural Heritage Board of the City of Santa Rosa do hereby grant Preliminary Design Review of the 415 Davis Street Remodel subject to the following conditions:

**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 October 31, 2007.
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.
4. Construction hours shall be limited to 7 a.m. to 7 p.m. on non-holiday weekdays and 9 am to 5 pm on non-holiday weekends.

**EXPIRATION AND EXTENSION:**

5. This Design Review shall be valid for two (2) years from the date of approval. If construction has not begun within two (2) years from date of approval, this approval shall automatically expire and shall be invalid unless an application for Design Review extension is filed prior to expiration.
6. If implemented within the initial approval period in accordance with all conditions of approval, this Design Review shall be valid for the duration of use.

**PLANNING DIVISION**

7. 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 Cultural Heritage Board. Any future additions, expansions, remodeling, etc., will be subject to joint review and approval of the Design Review Board and Cultural Heritage Board.
8. Plans submitted for final design review shall include the following revisions and shall be reviewed at a joint meeting of the Design Review Board and Cultural Heritage Board with the CHB acting as a referral body:
  - a. Paint the signage lighting on the front façade the same color as the stucco;
  - b. The water table shall be painted concrete, eliminate the stucco;
  - c. The trim on the windows shall be the same proportion as the watertable;
  - d. Show downspouts on plans;
  - e. A recessed panel to match shall replace reapplied stone below the window on the north elevation;
  - f. The parapet cap shall be painted the same color as the stucco;
  - g. Reconsider the color scheme to complement the existing stone;
  - h. Clarify window frame color;
  - i. Prepare wall sections through the watertable and windows;
  - j. Reconsider landscape solution on the north property line, as detailed in condition #13;
  - k. If existing fence is used along north property line remove any existing barbed wire;
  - l. Reconsider orientation and/or design of skylights; and
  - m. Locate anti-siphon devices in plant material to minimize visibility.
9. "The existing stonework on the southeast façade and north façade of the structure shall be restored to pre-painted condition by adhering to the Secretary of the Interior standards that state that the masonry

walls where there is evidence of deterioration shall be repointed with mortar that depicts the old mortar in composition, color, and texture.”

10. All storefront glazing shall be clear glass.
11. Approval of this project does not include sign identification. A sign program/permit shall be submitted and reviewed in compliance with Section 20-38 of the Zoning Code.
12. Use of the site requires applicable use permit approval prior to occupancy.
13. Revised plans shall indicate revisions of the landscape strip along the north property line to include a 6-inch curb, 18-inch wide planter planted with low growing shrubs and vine to climb a fence along the north property line. Striping in the parking lot shall be in compliance with standard compact parking spaces, with the exception of the ADA space which shall be maintained at an 11 foot width.
14. Concurrent with building permit application, the applicant shall submit a request for alternatives from the Chief Building Official for the substandard accessible parking space due to existing site constraints and the historical significance of the building within the Railroad Square Preservation District.
15. Any structural protection of the stone wall shall be done on the interior of the wall at the discretion of a structural engineer and shall be shown on plans to be reviewed during building permit review.
16. Masonry surface cleaning test shall be done to determine that the type of cleaning is appropriate. Tests should be observed over a sufficient period of time so that both the immediate and the long range effects are known to enable selection of the gentlest method possible.
17. 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.
18. 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-foot in height. Lower mounting heights are encouraged.

## **BUILDING DIVISION**

19. Obtain a building permit prior to the removal and/or demolition of any structure.
20. Obtain building permits for the proposed remodel of existing buildings or new building construction.

## **FIRE DEPARTMENT**

21. Currently, the parking lot is equipped with a fence. Occupants using building exits must be able to reach the public way. If the fence/gate is to remain, a pedestrian gate with no-knowledge hardware must be provided so occupants can egress the building and reach the sidewalk without the use of a key.
22. Provide 12" illuminated address per Fire Department standards. Specific details are available at <http://ci.santa-rosa.ca.us/default.aspx?PageID=1125> go to Bulletin #15

## **ENGINEERING DIVISION**

23. A grading, drainage, and improvement plan shall be prepared by a registered civil engineer for the parking lot reconstruction.
24. The existing 32 foot long driveway approach shall be removed and reconstructed with standard curb, gutter, sidewalk and new maximum 24 foot long driveway approach per City std. 250A.
25. The existing six foot wide sidewalk along the Davis Street frontage provides insufficient width for the installation of tree wells as proposed. The tree wells shall be eliminated from the plan. Instead, one standard Railroad Square street light per City std. 614 shall be installed on the Davis Street frontage. An electrical service point will need to be obtained from PG&E, and underground conduit installed from that point will need to be obtained from PG&E, and underground conduit installed from that point to a pull box at the new street light location.
26. An Encroachment Permit shall be obtained from the Department of Public Works for all work within the public right-of-way.

## **UTILITIES DEPARTMENT**

27. Submit irrigation plans in conformance with the Water Efficient landscape Policy adopted by the Santa Rosa City Council, Resolution No. 21142, December 22, 1992.

Submit a Preliminary Landscape Statement, Certificate of Conformance and Certificate of Completion (Water Efficient Landscape Policy).

On landscape and irrigation plans, include a table with the following: the total planned square footage of planted areas for high water use plants (i.e.-turf, annuals and container plants); moderate water use plants (i.e. – ornamental trees, shrubs, ground covers, and perennials primarily irrigated by sprinklers); and low water use plants (i.e. – drought tolerant lants irrigated primarily through drip emitters). The planting plan must include specific plant names that fit in each category.

28. Install a separate irrigation meter with a reduced pressure backflow device. An Encroachment Permit is required for this work.

29. Proposed use of the property is unclear. If proposed use is anything other than retail or office (not including medical office), a reduced pressure backflow device will be required on the domestic water service.
30. Any food facility or restaurant tenant will require grease removal device (grease interceptor) sized according to Uniform Plumbing Code Appendix H sizing criteria. Any food facility or restaurant will require trash enclosure to be covered as per City standard #526. Any food facility or restaurant will submit wastewater discharge permit application to City of Santa Rosa Environmental Service Section, 4300 Llano Road, Santa Rosa, CA 95407

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa Design Review Board on this 15<sup>th</sup> day of November, 2007, by the following vote:


AYES: (7) Chairman Konietzko, Vice Chair Mastick; Board Members Anderson, Clark, Picchi, Sunderlage, Tsai

NOES: (0)


ABSTAIN: (0)

ABSENT: (0)

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 25<sup>th</sup> day of October, 2007, by the following vote:

AYES: (4) Chairman Eelkema, Vice-chair Flock, Much, Barron-Thomas

NOES: (0)

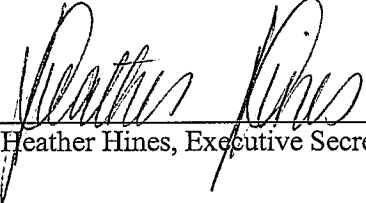
ABSTAIN: (0)

ABSENT: (3) Henrikson, Garrett, Jessen

APPROVED:

  
Paul Eelkema, Chair

ATTEST:

  
Heather Hines, Executive Secretary