

DESIGN REVIEW COMMITTEE RECORD OF ACTION

September 16, 2020

ITEM NO: 1
Time: 1:30 pm
File No.: ADR20-0018

Subject: Concept Site Plan; Commercial Development
Applicant: Muthana Ibrahim, M.I. Architects, Inc.,
Staff: Derik Michaelson

Location: 3769 & 3785 Santa Rosa Ave, 35 & 59 Todd Rd, Santa Rosa
APN: 134-123-021, -023, -024 & -025 **Supervisory District:** No. 3

Zoning: C2 (Retail Business and Service), VOH (Valley Oak Habitat)

Proposal: The proposed project is a request for a Conceptual Design Review for initial feedback on the proposed site plan for 70,000 square feet of new commercial development, including a 90-unit hotel, two retail satellite buildings, and a gas station with convenience market and car wash located on 3.35 acres at the north east corner of Santa Rosa Avenue and Todd Road.

CEQA Review: Pending formal application **Decision Body:** Pending

Related Actions: No prior meeting

ATTENDANCE

Committee: Don McNair, Henry Wix, Blake Hillegas, and Monet Sheikali
Staff: Derik Michaelson
Applicant: Muthana Ibrahim, M.I. Architects, Inc.
Others: Jenny Blaker and Mark Martenson

REVIEW LEVEL: Preliminary Final Review Conceptual

DRC ACTION: RETURN WITH REVISIONS

COMMENTS:

	Approved	Revise/Refine	Final Details	Staff Review
Project Design		×		
Site Plan:		×		
Architecture:		×		
Parking Design:		×		
Landscaping:		×		
Color/Materials:		×		
Signage:		×		
Lighting:		×		
Other:				

VOTE: Don McNair Henry Wix Blake Hillegas Monet Sheikali

Ayes: 4 **Noes:** 0 **Absent:** 0 **Abstain:** 0

**COUNTY OF SONOMA
DESIGN REVIEW COMMITTEE RECORD OF ACTION
COMMENTS / CONDITIONS**

Applicant: Ibrahim Muthana, M.I. Architects, Inc.,
Address: 3769 & 3785 Santa Rosa Ave, 35 & 59
Todd Rd, Santa Rosa
APN: 134-123-021, -023, -024 & -025

Date: September 16, 2020
File: ADR20-0018
Action: RETURN WITH REVISIONS

NOTE: Applicants shall submit project revisions for further consideration as specified below. A written response addressing each comment is required.

GENERAL

1. Overall, the extent of development appears too intense for the site. As a result, the development is under parked and landscaped requirements are not met.
2. Development of the site shall comply with LID storm water regulations.
3. At minimum, traffic and biological studies will be required. Potential fill of wetlands and potential impacts to tiger salamander and sensitive plant species will need to be considered.

SITE PLAN

4. Adjust site plan and buildings to orient and integrate better to the public streets. For example the carwash abutting Santa Rosa Avenue is not appropriate and the driveway on Todd Road needs to be strongly coordinated with the Todd overcrossing signalized intersection.
5. Enhance pedestrian circulation with wider pathways and landscaping.

ARCHITECTURE

6. Develop architecture for each building to be reviewed with the overall project concept.
7. The architecture among buildings may vary, but shall contain continuity and compatibility in design.
8. The building elevations oriented to public streets shall provide pedestrian interest.
9. To the degree feasible, street elevations shall be designed to simulate the front of buildings.
10. The carwash is not appropriate on Santa Rosa Avenue.
11. The sample design provided for the gas station canopy is not appropriate. The canopy needs to be integrated with the building architecture.
12. According to the South Santa Rosa Area Plan, metal buildings are discouraged.
13. Consider lowering the height of the hotel and reducing rooms to reduce the parking count and comply with zoning height requirements. Any height exception will need to be justified through appropriate architectural massing.

PARKING / CIRCULATION

14. Provide Code complying parking. A parking reduction is not supported.
15. Parking dimensions can be adjusted per the Zoning Code to provide more opportunities for landscaping.
16. Compact parking spaces may be utilized.

LANDSCAPING

17. The landscape frontage along Santa Rosa Avenue and Todd Road needs to be a minimum of 20 feet in depth.
18. Consider a landscape planter in front of sidewalk along Santa Rosa Avenue.
19. Provide landscape peninsulas throughout the parking areas.
20. Do not utilize pine trees or honey locust trees.
21. Enhance landscape buffer along the Highway 101 corridor.

COLORS / MATERIALS

22. Submit color and materials specifications.

LIGHTING

23. Provide a lighting plan that coordinates with the proposed landscaping.

SIGNAGE

24. Clarify intent for signs, including the two existing bill boards located on the property.

PUBLIC COMMENTS

None Attached Noted:

The development approach should be more sustainable. A replacement gas station is not supported given the number of existing gas stations in proximity to the site and policies encouraging more sustainable development, which is not reliant on the automobile and related consumption of fossil fuels.

ATTACHMENTS

Public Comments

----- Forwarded Message -----

Subject: ADR20-0018 Design Review today 9/16 at 1:30 pm:
Date: Wed, 16 Sep 2020 12:14:56 -0700
From: jennyb <jennyb01@wllw.net>
To: Elaine Murillo <Elaine.Murillo@sonoma-county.org>
CC: Woody Hastings <congas.contact@gmail.com>

RE: ADR20-0018: Conceptual Design Review for 70,000 square feet commercial development, including a 90-unit hotel, two retail satellite buildings, and a gas station with convenience market and car wash at 3769 & 3785 Santa Rosa Avenue/Todd Road

To: Design Review Committee

Committee Members

Don MacNair

Henry Wix

Blake Hillegas

City Members

Monet Sheikhal

Staff Members

Derik Michaelson

Elaine Murillo-Sanchez, Secretary

Dear Design Review Committee

This project has only just come to my notice this morning, so I have not had time to consider all the details provided.

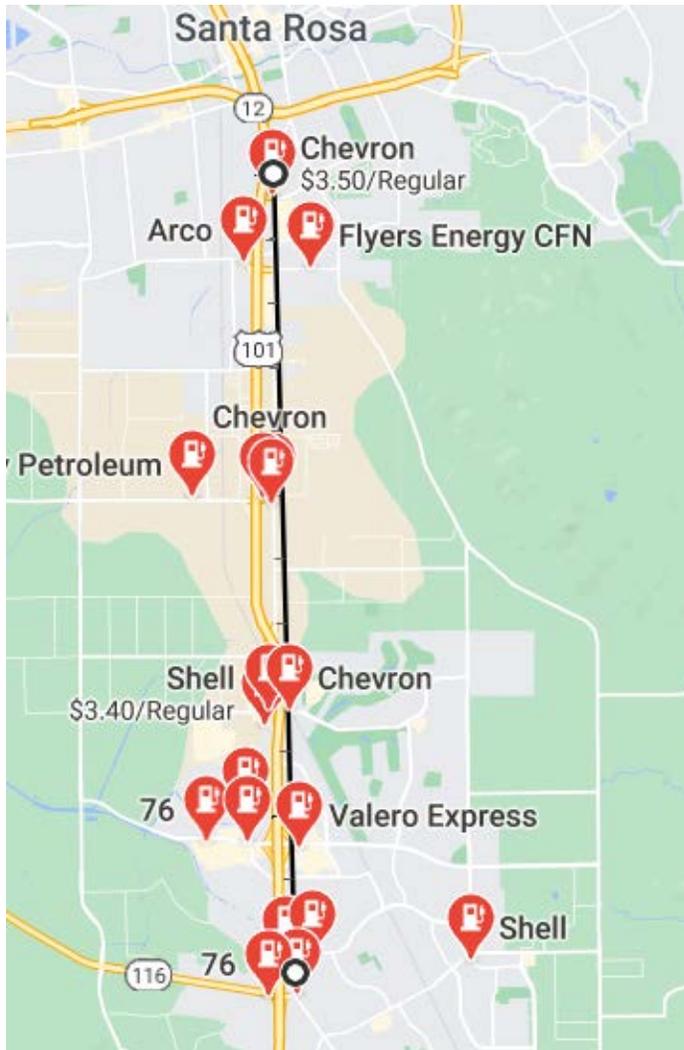
I am writing on behalf of the Coalition Opposing New Gas Stations (CONGAS) which is opposed to the construction of new gas stations in Sonoma County at this time of climate crisis, when we should be moving away from our dependency on fossil fuels and instead promoting and supporting safe, accessible, convenient and affordable public transportation; safe, connected pedestrian and bicycling facilities; and electric vehicle charging stations. This would apply particularly in a built-up area such as this, where many of the existing establishments could be easily reached by public transportation and/or on foot/bicycle.

Both Sonoma County and the City of Santa Rosa have passed Emergency Climate Resolutions and policies. To support the construction of new fossil-fuel infrastructure flies in the face of these policies. We should be even more cognizant of the urgency of this situation since the impacts on all of us of the recent repeated fires and smoke which scientists agree are exacerbated by climate change.

I realize that this location is at the site of an existing Shell station, so it is not actually a new gas station, but nevertheless it seems unwise and short-sighted to extend the life of the existing fossil fuel infrastructure when this would be an opportunity to decommission the gas station. As

people continue to move away from gas-guzzling cars to electric vehicles and other more sustainable modes of transport there will be less need for gas stations.

Also, at first glance it looks as though there are already 12-15 gas stations within a few miles of this site, including a Rotten Robbie next door and a Chevron station right across the street:



I note that there would be two 20,000 gallon underground storage tanks which is alarming as the County is already riddled with Leaking Underground Storage Tanks. These should be cleaned up before we even consider adding more. Who will be responsible for and pay for the eventual clean up at this site when this gas station becomes defunct?

It is also alarming to consider that a fuel delivery truck would be making deliveries 7 times a week in such a built-up area, with all the potential for spills, leaks, accidents, etc.

There appear to also be a very large number of car washes already within a few miles. Just how many more do we need, particularly when considering both water use and potential impacts to surface and groundwater quality. I note that a Utility Certificate would be need for the

urban service connection suggesting that the utilities are not currently available. Water being a precious and finite resource, we should be encouraging conservation and essential uses only, not adding another car wash facility close to existing ones.



This seems like an enormous project that will have profound impacts on the area. I'm dubious about the siting of a 90-bed hotel and two drive-through restaurants at this location for a number of reasons, and also at the prospect of yet more convenience stores selling, basically, unhealthy, processed junk food - but in the interests of time I will leave my comments at this for now.

Thank you for your time and I look forward to hearing your comments at the meeting.
Jenny Blaker

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