MEMORANDUM

Date: November 4, 2020
To: Design Review Committee
From: Eduardo Hernández, Project Planner
Subject: File No. DRH19-0003: Second and Final Preliminary Design Review
Address: 5496 Skylane Blvd., Santa Rosa, CA 95403
APN: 059-340-011

Project Proposal:

The proposed project is a request for a Design Review for construction of a new industrial warehouse building. The proposed building would be about 28,000 square feet, resulting in about 36 percent lot coverage of the 1.84-acre parcel. Other site improvements include paved parking and circulation areas, exterior lighting, and landscaping.

Background:

The 1.84-acre parcel is zoned Industrial Park (MP), which allows industrial warehouse uses by right. The site is currently undeveloped, located on the southeast corner of the intersection of Skylane Boulevard with Aviation Boulevard. The property is located in the Airport Business Center within the Airport Industrial Area Specific Plan. The Specific Plan is in the process of being updated; the parcel adjacent to the east is proposed to be rezoned to Planned Community/Affordable Housing in the updated Specific Plan to allow for high-density residential housing. The parcel to the south contains sensitive wetland habitat. The applicant has been working with a biologist and other state agencies to ensure avoidance and protection of the wetland by incorporating a substantial development buffer, proposing compatible landscaping which constrains development on the remainder of the parcel, and having a USFWS-approved biological monitor on-site prior and during ground disturbance for the construction of the warehouse. An archaeological monitor will also be present, per tribe’s consultation requirement.

The first DRC preliminary review of this Project occurred on August 7, 2019. There was only one Board recommendation in its Record of Action, which was architectural and said: “refine front canopy feature to be more proportional with façade.” The Applicant made said revision, which is shown in the Architectural Drawings Set Sheet A3.0 revised 9/9/19.

Recommendation:

As Staff is yet to finalize the environmental review to tentatively produce a MND (Mitigated Negative Declaration), per CEQA; Staff recommends for the DRC to review the attached exhibits and recommend Staff to administratively approve the design upon the MND adoption and use permit approval.
Attachments:

1. Proposal Statement; revised September 9, 2019
2. Architectural Plan Set; revised September 9, 2019
3. Landscape Plan Set; revised September 5, 2019
4. Material and Color Board; based on building located at 5600 Earhart Ct/ Airport Business Center
5. Sample building design for discussion; based on 5600 Earhart Ct
6. Proposed light pole fixture and wall scone cut sheets
7. Electrical Plan Set; revised August 16, 2019
8. Civil Engineering Plan Set; revised September 4, 2019
9. Stormwater LID Exhibits; November 28, 2018; submitted Plan on September 3, 2019
10. Truck Turning Exhibits; July 16, 2019
11. Aerial Site Photograph; produced on October 27, 2020