



Sonoma County Design Review Committee STAFF REPORT

FILE: PLP18-0031
DATE: November 18, 2020
TIME: 1:35 PM
STAFF: Sou S. Garner, Contract Project Planner

Appeal Period: N/A

SUMMARY

Applicant: Ajaib Bhadare
Owner: The Ajaib and Sukhninder Bhadare Living Trust
Location: 792 Todd Road, Santa Rosa
APN: 134-161-045
Supervisory District No.: 5
Subject: Final Design Review for a religious worship and assembly center and an on-site, detached 3-bedroom dwelling unit
PROPOSAL: Request for a Use Permit and Design Review for a mixed-used Sikh Temple and detached residential dwelling unit on a 3.73-acre parcel.
Environmental Determination: Mitigated Negative Declaration (MND)
General Plan: Limited Commercial (LC)
Specific/Area Plan: South Santa Rosa Area Plan
Land Use:
Ord. Reference: Sections 26-30-030 (C1-Neighborhood Commercial District-Building intensity and development criteria), 26-67-040 (VOH Valley Oak Habitat Combining District – Mitigation Required – Design review approval), 26.86.010 (Required Parking) and 26-82-030 (Design Review – General development standards)
Zoning: C1 (Neighborhood Commercial District), VOH (Valley Oak Habitat)



Land Conservation**Contract:** N/A**Application Complete****for Processing:** Yes**RECOMMENDATION:** Provide Final Design Review comments**ANALYSIS****Project Location:**

The project site is located at 792 Todd Road which is approximately 1.3 miles west of State Route 101 and approximately 5.5 miles southwest of the City of Santa Rosa city center.

Project Description:

The applicant proposes to redevelop the project site with a religious and assembly center and on-site detached 3-bedroom dwelling unit for the resident priest and accommodations for short stay priests on a 3.73-acre parcel zoned Neighborhood Commercial District (C1). The temple is approximately 11,776 square feet (SF) with space for a dining, assembly prayer, kitchen, offices and classrooms. The two-story dwelling unit is approximately 2,137 SF building with garage. The project site will have a total of 162 parking spaces, including nine (9) accessible spaces and 32 compact parking stalls and two covered parking spaces within the attached garage. The applicant is proposing to install 54 Valley Oak trees.

Due to possible funding limitations, the project may be phased. If this is the case, Exhibit F presents the Project's Phase I.

Site Characteristics:

The project site is located on a 3.73-acre parcel (134-161-045) at the southeast corner at the intersection of Todd Road and Stony Point Road, bordering. The subject property is currently vacant and slopes mostly west to east with a maximum elevation of 94 feet to a lower elevation of 92 feet over a distance between approximately 42 feet and 77 feet, generally sloping towards the existing wetlands. Overall, the site is relatively flat with few depressions scattered throughout. The site has had previous development, construction, and grading activities occur and the septic system expanded in 2009. The compacted graveled pad and a concrete paved parking area are still present on the western portion of the subject property. The remainder of the site has vegetative covering and there are two seasonal wetlands located on the northern part of the site. The site is located within the Santa Rosa Plain Conservation Strategy Study Area for California Tiger Salamander and rare plants and is within 1.3 miles of known breeding sites. Mitigation is required and addressed in the use permit approval and the adopted Mitigated Negative Declaration.

Existing Uses:

The project site once served as a feed store, a drive-up coffee shop and associated parking. According to aerial photos from 2008, the buildings were demolished and removed, leaving the site vacant. Compact graveled and pavement are remnants of the previous development. The applicant proposes to develop the parcel as shown on the Overall Site Plan of the Design Review Plan Set, Sheet DR-1.

Existing Vegetation:

Due to construction and grading from the previous use, much of the site is covered with ruderal non-native grass. The only native vegetation identified was summer cottonweed. There are two seasonal wetlands located on the north side of the site that have wetland plants that are common. The Mitigated Negative Declaration has determined that there will be a less than significant impact from the proposed development with the implementation of required mitigation measures.

Surrounding Land Use and Zoning:

The project site is surrounded by a Limited Commercial land use designation to the west and north and Rural Residential with a density minimum of 2.5 acre per dwelling unit to the south and east. The project site is bounded to the north by Todd Road with a restaurant and night club across the street. The site is bounded to the west the site by Stony Point Road with a Flatbed Freight and truck yard across the street. Other neighborhood commercial and office uses are located on the northwest at the intersection of the two streets, adjacent to the project site.

Operations

The project applicant proposes hours of operation open to the community from 6am to midnight daily for individual prayer, with primary use of the temple expected to be on Sunday mornings for prayer, religious education and food service following the prayer session. As part of this use permit, the applicant is proposing to hold special events such as wedding ceremonies and lunch services for up to 300 guests with a maximum of 52 events annually. Preparation and use of the on-site kitchen are proposed for special events with up to 250 guests. Ceremonies exceeding 250 guests, up to 300 guests, will need to contract with a third-party caterer.

Architecture

The design of the buildings uses traditional elements from both rural Sonoma County and the far Eastern heritage of the Sikh faith. The rectangular stucco shapes of the temple structure and sloped metal roof is reminiscent of the local rural barn vernacular. The most noticeable feature of the temple is a covered entrance with a dome. Pointed semicircular arches and cusps are proposed on either side of the main entrance, which is prominent in Sikh architecture. Smaller domes are present at the corners of the temple for architectural symmetry. The residential

structure is reflective of a more local rural character with board and batt siding and a simple sloped composition roof. The colors are predominately muted off-white, beige, and browns, with the most dominant color being Antique Bronze utilized for the metal roof. The building is sited in the center of the lot and screened from the public rights-of-way with vegetation along Stony Point Road and Todd Road. All mechanical equipment will be located on the flat roof and screened from view by tall parapet walls, as shown on plan sheet UP-3 (Exhibit C) on the rear (south) elevation. A building sign is proposed on the front façade, above the front entrance as shown on plan sheet UP-3 (Exhibit C). A building sign is proposed above the main entrance. Sign letters are approximately 1 foot tall.

A trash enclosure is proposed on the south side of the assembly hall. The enclosure will be fully enclosed with split face brown Concrete Masonry Units (CMU) with attached steel swinging doors.

Along the back side of the building 6ft tall wood fences with a horizontal trellis create an enclosed patio off the prayer room and the dining hall. The height of the fence will be 6ft, and 7ft to the top of the trellis, as shown on Plan Sheet UPC-3 (Exhibit C). The Feather Reedgrass, a perennial, Red Fescue, a groundcover, and the Red Maple and Valley Oak will screen the fence and provide separation between the residential unit and the patio.

Lighting

The building perimeter is proposed to be lit by recessed down LED lights. Bronze trim will adorn the building at overhang areas. Wall pack down lights are proposed in the rear courtyard areas and on the west and east sides of the assembly hall. These lights are also proposed at the main entrance and the private patio of the residential unit. The cutsheets of the proposed lighting is provided in Exhibit D.

Circulation and Parking

On-site parking includes a total of 162 spaces. Of those nine (9) are accessible spaces, 32 are compact sized spaces and 118 are standard sized spaces. The project site will provide one (1) delivery space and two (2) covered spaces for the residential unit. Access is proposed via two driveways on Todd Road. The westernmost driveway is located approximately 160 feet east of the intersection with Stony Point Road. The eastern driveway is approximately 315 feet east. Two-way traffic circulation is proposed on-site. Additionally, 32 bicycle parking spaces are located on the east side of the temple.

Frontage Improvements

The County's long-range plans include the widening of both Stony Point Road and Todd Road. To accommodate this, the project Traffic Study recommends that the applicant dedicate adequate right-of-way along these frontages to account for the proposed widening. Larger trees and shrubs are proposed along the perimeter of the site with the intention of softening

the visual impacts and provide a buffer between the public roadway and the proposed use. As shown on the Planting Plan Sheet L-1 (Exhibit C), there will be a combination of native and non-native trees and shrubs to provide an aesthetically pleasing and natural habitat for birds and pollinators along the frontage and on the remainder of the site that is not proposed for development.

Water and Sewage

A septic feasibility analysis indicates that an existing mound septic system has adequate capacity for disposal of 480 gallons per day during the week for the proposed use. A 5,000-gallon equalization tank is proposed to be installed to supplement the septic disposal system and meet the estimated flows during the 3,390 gallons per day at the end of Sunday night. The project is in a Zone 1 water availability zone. A new well will be drilled on-site to replace the existing well that is no longer in service. As shown on Sheet C2.0, Preliminary Grading Plan in Exhibit C.

Stormwater

There are four proposed bioretention areas with a depth of 3 feet to detain stormwater run-off. These landscaped treatment areas range from 300 SF (located on the east side of the proposed assembly hall) and 1,284 SF (proposed between the two access drives off Todd Road). As shown on Plan Sheet C2.0, Preliminary Grading Plan, the finished slopes through out the site are between 2% and 4% and are graded where water will travel in the direction of the closest bioretention areas.

DISCUSSION OF ISSUES

Issue #1: Architecture, design, materials, and colors

The proposed project attempts to balance the existing rural design of the surrounding area by using muted colors, shapes and outlines that are similar to the existing characteristic of the area yet maintain the traditional architectural features reflective of the Sikh faith and culture. The residential structure reflects the local character with board and batt siding and a simple sloped composition roof. As shown on architectural elevations plan sheets UP-3 and UP-4 (Exhibit C), once the temple and residential structure are completed, each will have a finished appearance and replace the vacant lot with a fully developed site.

The Committee did not have any comments or recommendations on the Architecture, design materials or colors of the proposed buildings.

Issue #2: Site plan and circulation

As shown on Sheet UP-1 (Exhibit C), all parking spaces proposed are 90 degrees and located on-site and off-street. On-site drive aisles throughout the site are designed for two-way vehicle circulation. Sonoma County requires 1 parking space for every 75 SF of floor area, per Section 26-86-010. The applicant proposes to provide a total of 160 parking spaces and one (1) delivery loading and unloading space for the 11,776 SF temple, and two (2) covered parking spaces for the residence onsite for a total of 162 spaces.

All utilities will be undergrounded in compliance with Section Sec. 26-82-030(h).

The Committee recommended that the following actions be taken by the applicant with respect to the site plan:

- Consider opportunities for improving the transition between the developed and undeveloped areas of the site to soften the built environment against the natural backdrop. See Landscaping section for related comments.
- Consider opportunities for utilization of undeveloped rear portions of the site and return with either a conceptual plan showing anticipated site development and build-out potential, or a revised site plan that relocates the current parking and building improvements further back from the street frontage.
- Design the frontage landscape buffer to ensure safe and effective screening of parking areas. (See further comments under landscaping section.)

In response the applicant has submitted the updated site plan (Exhibit C).

- A combination of shrubs and trees in the parking lot landscaped strips are proposed to soften the contrast between the developed and undeveloped areas of the site.
- The applicant intends to provide a play area in the open area east of the proposed temple. However, due to funding limitations the design has not been drafted.
- The applicant has proposed larger trees along the public Right-of-Ways to provide additional screening from the public rights-of-way along Todd Road and Stony Point Road.

Issue #3: Landscaping

The subject site is located within the Valley Oak Habitat Overlay District. There are no Valley Oaks located on site that will be removed.

Approximately 24% of the total lot area will be landscaped, which includes four (4) bioretention facilities, where all stormwater runoff will be directed, captured, and treated. An additional 26% will remain undeveloped open area. The proposed planting plan will have both native and non-native trees and shrubs. Large shrubs and trees are planned in the Landscaped buffers

bordering Stony Point Road and Todd Road with the intention of providing a visual buffer and should provide adequate screening at maturity from the public rights-of-way of the proposed use. The landscape architect has proposed an array of four (4) different types of trees, fourteen (14) different shrub varieties, three (3) different perennials varieties, and five (5) different types of ground cover to enhance the appearance of the site. The proposed landscaping meets the County Design Requirements (Section 26-88-110).

The Committee recommended that the following actions be taken by the applicant with respect to the proposed landscaping for the project:

- Submit a preliminary landscaping identifying conceptual planting locations and box sizes for installation of Valley Oak trees in natural groupings throughout the site.
- Design the frontage landscape buffer to incorporate a natural looking topographical configuration.

In response, the applicant has submitted the following:

- An updated Planting Plan, Sheet L-1 (Exhibit C), was submitted by the applicant, proposing to install 54 Valley Oak trees in groupings throughout the site.
- The landscape buffers fronting Stony Point Road and Todd Road were redesigned with a combination of trees and shrubs to screen the parking lot and soften the proposed improvements against the natural backdrop.

Issue #4: Exterior Lighting

Lighting is provided throughout the site, as shown on the Site Lighting Plan Sheet DR-5 (Exhibit C). All proposed parking lot lighting will be mounted on poles that are no taller than 16 ft tall. The outside of the buildings will have wall mounted down lights that are shielded to light pedestrian paths. 18 recessed down lights are proposed in overhang areas along the perimeter of the temple. Wall Pack Down shielded LED lighting is proposed at the main entrance of the residential dwelling and in the private backyard. A single head 16 ft tall down light is proposed adjacent to the trash enclosure.

Because the buildings are sited close to the center of the lot and away from the property lines, the probability of light spilling onto the public right-of-way or onto adjacent lots are minimized.

The Committee requested that the applicant:

- Submit a final lighting plan identifying the building and/or site location and type of each exterior lighting fixture proposed.
- Submit cut-sheets for each exterior fixture type identified on the lighting site plan to confirm the profile elevation and lighting specifications conforming to Darksky compliance with County policy.

In response, the applicant has submitted the following:

- The applicant has submitted a revised site plan and lighting product cut sheets in response to this request for the Committee to review.

Issue #5: Signage

The Committee reminded the applicant that all signs are to comply with Article 84, Sign Regulations.

The applicant is proposing one appurtenant sign above the covered front entrance, as shown on Sheet UP-3. Per Section 26-84-030(a) and (d), appurtenant signs are permitted and is subject to design review approval. The letters are 1 foot tall each and are approximately 30 square feet, therefore in compliance with appurtenant sign standards.

STAFF RECOMMENDATION

Grant final design review.

LIST OF ATTACHMENTS

ATT 1: Project Proposal Statement

ATT 2: Preliminary DRC Action

ATT 3: Color and Material Board

ATT 4: Plans Package (Site Plan, Floor Plans, Elevations, Lighting Plan, Grading Plan, Landscaping Plans

ATT 5: Exterior Lighting Type

ATT 6: Project Phase I Plan Package

ATT 7: Vicinity Map

ATT 8: Land Use Map

ATT 9: Zoning Map

ATT 10: Aerial 2018 Map