

**DESIGN REVIEW COMMITTEE MEMORANDUM**

DATE: May 4, 2022  
ITEM: No. 1 - 1:35 pm  
FROM: Derik Michaelson, Project Planner

SUBJECT: File No.: **DRH21-0009**; LOGISTICENTER AT BRICKWAY  
Applicant: George Condon  
Address: 3701 Brickway Blvd, Santa Rosa  
APN(s): 059-250-051

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Request

Concept Design Review for providing initial comments on the preliminary site plan and architectural design proposed for a 129,200-square-foot new warehouse building, including 6,460 square-feet of office space and 94 parking spaces, located within the Airport Industrial Park area on three parcels totaling 8.45 acres; Supervisorial District 4. Zoning of the site is MP 2 AC (Industrial Park; 2-acre lot size); VOH (Valley Oak Habitat).

Recommendation

- Provide initial comments addressing the merits of the concept site design, landscaping, architecture, color and materials.
- Request any clarifications or additional details as needed for proceeding with subsequent preliminary review

Background

The 8.45 acre site is comprised of three vacant parcels fronting Brickway Boulevard on the south side of Airport Boulevard within the Airport Industrial Park. The current submittal includes preliminary plans addressing the project site design, building architecture, parking configuration, landscaping, lighting, and frontage improvements.

Preliminary staff analysis confirms the project design conforms to the site development standards established per Airport Industrial Park Specific Plan, including lot coverage, building setbacks and height limitations, required landscaping, and frontage design. An excerpt of the applicable Site Development Standards is attached for reference, and summarized below.

*Site Development Standards (Airport Specific Plan)*

- **Lot Coverage:** fifty percent (50%) lot coverage for buildings or structures;
- **Front setback:** 40-foot average, with 25-foot landscaped minimum
- **Read/Side setback:** 10-foot landscaped minimum from interior lot lines;
- **Parking:** Parking permitted within setback where meeting minimum landscaping;



- **Height:** 28 feet at building setback lines, with an allowable increase of six vertical inches for every linear foot toward the interior thereafter, up to 50-foot maximum height of, including screening of all rooftop or outdoor mechanical equipment.

### Next Steps

The applicant will return for preliminary review with any design revisions and/or clarifications requested from this meeting. No use permit component is required for the project. The applicant is currently preparing information in support of proceeding with Environmental review in accordance with CEQA, including preparation of an initial study. The anticipated environmental document for the project is a mitigated negative declaration.

An environmental determination is required prior to final design review of the project. The environmental status may still be a work in progress upon the project returning at the subsequent preliminary-stage of design review

### Attachments

1. Applicant Statement
2. Specific Plan Excerpt
3. Project Plans



**Sonoma County Permit and Resource Management Department**  
2550 Ventura Avenue Santa Rosa CA 95403-2859 (707) 565-1900  
[www.PermitSonoma.org](http://www.PermitSonoma.org)



**Attachment 1.**  
Proposal Statement

# WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS  
BRANDING | CIVIL ENGINEERING

## Memorandum

Date: 11.19.21 Project Name: Logisticenter at Brickway  
To: Sonoma County Planning Division Project No.: SNR21-0063-00  
2550 Ventura Avenue  
Santa Rosa, CA 95403 From: Leticia De Brito - Project Manager  
George Condon – Partner, West  
Region  
Subject: Proposal Statement Copies To:

To Whom it May Concern,

Ware Malcomb Architects and Dermody Properties on behalf of DPIF3 CA 33 Santa Rosa, LLC are pleased to submit a design review application for the proposed Logisticenter at Brickway project on the vacant lots at 3701 Brickway Blvd. Our project consists of one industrial building sized at 129,200 SF with landscaping, auto parking and truck circulation areas.

Our site is zoned as MP-2-AC-AVG. The proposed FAR is 0.35, setback 80'+ from the property line. With this setback location the allowed building height is increased to 48' (28' plus 6" for every foot of additional setback beyond 40'). Our proposed building height is 40'-0", within the allowed height.

The project's anticipated use is E-commerce, Logistics or Warehousing. The project is ultimately a speculative industrial development however and could span any of the allowed uses under this zoning. We anticipate up to 5% of office space, please see tabulation below for required/provided:

Required Parking		
Warehouse – 122,740 SF	1 / 2,000 SF	62 stalls required
Office – 6,460 SF	3 / 1,000 SF	20 stalls required
Total Parking Required	-	82 stalls required
Total Parking Provided	-	94 stalls provided

We look forward to your review of the enclosed information. Please feel free to contact me at (925) 330-7542 or at [ldebrito@waremalcomb.com](mailto:ldebrito@waremalcomb.com) with any questions.

Warm Regards,



Leticia De Brito  
Project Manager  
Ware Malcomb Architects

**Attachment 2.**

Sonoma County Airport Industrial Area Specific Plan  
SITE DEVELOPMENT STANDARDS

#### 4. Site Development Standards

The following standards are established by this plan to provide minimum guidelines for development of planning area parcels. They are intended to create a uniformity of quality design within the industrial park area while allowing enough flexibility to encourage innovative building and site design.

- a. **Lot Size and Coverage.** Industrial park uses should be subject to the following lot size and coverage requirements:
  1. **Lot Area:** one (1) acre minimum lot size, 1 to 3 acre average, as shown on the zoning map;
  2. **Lot Width:** minimum width of 125 feet;
  3. **Lot Coverage:** maximum of fifty percent (50%) lot coverage by buildings or structures, provided that all landscaping and parking requirements are accommodated.
  4. **Planned Developments:** within Airport Boulevard Business Park subdivision units No. 1 and 2 (Official Records: Map Book 376, pages 32, 33, 34, and 35), the following shall apply if a Use Permit is first secured in each case pursuant to the MP-Industrial Park District of the Sonoma County Code:
    - a. The otherwise specified lot area may be reduced from a one (1) acre minimum lot size to a fifteen thousand (15,000) square foot minimum lot size.
    - b. The otherwise specified lot width may be reduced from one hundred twenty five (125) feet to one hundred (100) feet.
- b. **Yards.** The following yard requirements should apply:
  1. **Front yards:** A 40-foot average, 25-foot minimum building setback shall be required from the street right-of-way lines. The 25 feet nearest the property line adjacent to the street shall be reserved as a landscaped area, as illustrated in Figure 6. (Front yard standards apply to all street frontages). Additional setbacks apply on Airport Boulevard, as indicated on Figure 10.
  2. **Side yards:** A minimum landscaped building setback of 10 feet shall be required from interior property lines. Subject to the approval of the Design Review Committee, contiguous parcels under the same ownership may utilize structures coincident with the property line, provided a 10-foot landscaping strip is maintained on the opposite side of the property line. In lieu of the above setbacks, an aggregate landscaped setback of 20 feet with a minimum of 5 feet may be approved by the Design Review Committee based on site-specific design considerations, provided at least 10 feet of landscaping is provided between structures.

3. **Rear Yards:** A minimum building setback of 10 feet shall be required from rear property lines. Landscaping shall be required within the setback unless a specific exception is approved by the Design Review Committee.
4. **Parking:** Parking may be permitted in required front, side, and rear yard setbacks, provided that the following landscaped separations are maintained from lot lines:
  - a. Front yard: 25 feet from front lot line.
  - b. Side and rear: 5 feet. In the case of a rear yard, the requirement may be waived by the Design Review Committee.
5. **Special Yard Requirements:**
  - a. Where any side of a lot in an industrial park use adjoins a heavy industrial use, the minimum required building setback shall be 55 feet. The 20 feet nearest the property line shall be planted with a dense landscape screen, as diagrammed in Figure 6.
  - b. Where any side of a lot adjoins the NWPRR right-of-way, the minimum required building setback shall be 20 feet from the railroad right-of-way. The 15 feet nearest the right-of-way shall be planted with a dense landscape screen, similar to the treatment diagrammed on Figure 7.
  - c. Industrial park lots bordering Airport Boulevard shall have an 85-foot minimum building setback from the road right-of-way. The 30 feet nearest the property line shall be reserved as a landscaped area, as diagrammed in Figure 10. This 30-foot setback shall be landscaped according to specifications set forth in an Airport Boulevard landscape master plan (refer to Section VI.B.4.b). Parking may be permitted within the remaining building setback provided that an additional 10 foot planting strip is provided between paved parking lots and the fronts of structures. In lieu of the above setback, a 60-foot average, 55-foot minimum setback may be approved by the Design Review Committee provided the entire setback is landscaped.
  - d. Industrial development plans for the parcel indicated as #1 on Figure 4 (Tollefson) shall include the following:
    - Provision of a dense tree row using shrubs and specimen trees along the site's Laughlin Road frontage which will screen views into the site entirely, with Laughlin Road views of project business activity limited to one low-profile identification sign on each of the two sides of the project entrance drive and subject to sign design criteria set forth in Section V.B.4.d herein; and
    - Provision of a minimum building setback of 20 feet along the southern property line, with the 10 feet nearest that property line

planted with a dense landscape screen similar to the treatment diagrammed on Figure 7.

- e. Where a lot in an Industrial Park area is adjacent to an agricultural area designated by the General Plan, any proposed use shall provide a buffer between the proposed use and the agricultural parcel, pursuant to the provisions the General Use and Bulk Exceptions – Building Lines section of Sonoma County Code.<sup>13</sup>
- c. **Building Design.** The following criteria should be applied to building design in all industrial park areas:
- 1. All structures shall be designed to be harmonious with the local setting and with neighboring developments. All facilities shall reflect a high standard of architectural design and be subject to careful architectural review. Buildings shall be of either reinforced concrete and steel or wood frame construction. Prefabricated metal buildings shall not be permitted unless an exception is made by the Design Review Committee based on meritorious design.
  - 2. Height of Structures: Structures shall not exceed 28 feet in height at any building setback line. Between the 25-foot minimum and 40-foot setback lines, structures shall not exceed 28 feet in height. For each foot of setback interior to the 40 foot building setback line, an additional 6 inches of building height shall be permitted; the total height shall not exceed 50 feet. Additional height may be permitted under stringent special use permit procedures only. Heating, cooling, and other roof equipment should be included in these building height restrictions.
  - 3. All rooftop or outdoor mechanical equipment shall be screened from ground view in a manner which is architecturally integrated with the structure.
- d. **Signs.** All industrial park development should be subject to the following sign requirements:
- 1. **Signs to identify industrial park district/subdivision:**
    - a. At the street entrance to each industrial park district/subdivision, only one detached sign on each side of the street shall be permitted. The information displayed on the signs shall be limited to the name of the district and the symbol or logo of the district. No advertising should be permitted on these signs.
    - b. Such signs shall be low profile, wall type signs less than 6 feet in height with maximum message area of approximately 75 square feet.

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13 Plan amendment dated March 9, 1993, Resolution No. 93-0337.



- c. Such signs shall be located in the landscape setback at least 10 feet from the street right-of-way line.
    - d. Wood and other natural earth materials such as concrete, aggregate, stone, brick, or slumpstone are acceptable building materials for these signs. Signs shall be externally illuminated. Plastic signs shall not be permitted. Signs shall be integrated with landscaping (i.e. mounted on landscaped berms, etc.).
  2. **Detached business identification signs:**
    - a. One detached sign shall be permitted on each development site for the purpose of identifying the occupant of the site. The information displayed on these signs shall be limited to the name and symbol of the business or businesses occupying the site or the name of the building occupying the site and the street and street number. No advertising shall be permitted on these signs.
    - b. Signs shall be low-profile, wall-type signs less than 4 feet in height with a maximum message area of 32 square feet.
    - c. Wood and other natural earth materials such as concrete, aggregate, stone, brick, or slumpstone are acceptable building materials for these signs. The choice of materials should match major building materials. Signs shall be externally illuminated.
    - d. District identification signs shall not be combined with business identification signs.
  3. **Mounted business identification signs:**
    - a. One mounted sign shall be permitted on each structure for the purpose of identifying the occupant of the building. The information displayed on this sign shall be limited to the name and symbol of the building's occupant or occupants and the address.
    - b. Mounted signs attached to vertical surfaces of a building or building-associated wall shall be allowed, with the provision that such signs appear as an integral part of the overall architectural and site design concept. Sign materials shall complement those of the structure to which they are attached. Such signs shall be externally illuminated. Occupant signs shall be scaled proportionately to the amount of overall space within the building. The attached sign area shall not exceed three percent (3%) of the total area of the walls on any face of the building to which they are attached.
    - c. Fascia and roof signs are not permitted.
  4. Informational signs pertaining to street directions, etc., shall be a maximum of 6 square feet in area and 6 feet in height and shall be coordinated and complementary to the overall sign program.
  5. A coordinated sign program shall be developed for each district or subdivision, and should include a unified design approach to monument

signs, attached signs, and informational signs. Upon approval of the Design Review Committee, the sign criteria shall be incorporated into the CC and Rs for the project.

6. Additional signs and sign area are subject to the provisions of the MP Industrial Park Zoning District of the County Zoning Ordinance.
- e. **Lighting.** Exterior architectural and site lighting should be utilized to highlight the facilities' entrances and architectural and landscape features. Light shall be directed so as not to cause offsite glare. Project lighting shall be adequate to meet safety requirements, but also recognize the need for energy conservation.
- f. **Parking and Loading Requirements:**
  1. Onstreet parking shall not be permitted on any public streets within an industrial park district.
  2. Parking and loading standards for each development site shall be in accordance with Parking and Loading Requirements of the County Zoning Ordinance. As provided by subsections (b)(3) and (4), loading spaces shall not be located in the required front yard and shall not be placed so as to face any public street.
  3. All parking shall be screened from any public street by a combination of mounding and landscape materials treatment. Parking lots shall be landscaped at a minimum ratio of one tree per six parking spaces for double-loaded stalls, one per three spaces for single-loaded stalls.
- g. **Landscaping and Outdoor Storage:**
  1. A minimum of 20 percent of the site shall be landscaped. All landscape designs shall relate to building structures, master landscape plans, and natural site features. Plans shall reflect a high standard of landscape design and are subject to the review and approval of the County Design Review Committee.
  2. All development sites within an MP district shall reserve a minimum 25-foot wide area (from the adjoining street curb line) to be used exclusively for landscaping. The owner, lessee, or occupant shall be responsible for landscaping and maintaining this area.
  3. A minimum of 50 percent of the area between the curb line and the minimum building setback line shall be mounded and bermed and planted in lawn, or in a suitable substitute established in a landscape master plan approved by the Design Review Committee.
  4. All unused portions of each occupied parcel shall be maintained as landscaped area. For phased developments, landscaping shall be

installed along the entire street frontage during the first phase. Undeveloped areas are to be mowed for grass/fire control, shall not be used for any kind of storage, and shall be kept in a clean and orderly fashion at all times.

5. All landscaped areas shall have an automated irrigation system to ensure that plantings are adequately watered.
  6. Landscape and sidewalk master plans shall be developed for the 25-foot street frontage area for each industrial park subdivision prior to final map approval and/or for subareas with multiple ownerships, to ensure a continuity of landscape treatments. Such master plans shall establish recommended lists of plant materials, placements of street trees, locations of walkways, guidelines for grading and drainage, approaches to visual screening, and fence treatments.
  7. Sidewalk requirements established in the Circulation Element of this specific plan shall be installed by the developer within 90 days of completion or occupancy of the building. The walk shall be constructed within the landscape setback along street frontages as shown on Figure 8 and as approved in master landscape plans and shall connect with those of neighboring lots to form a continuous pedestrian circulation system at buildout.
  8. Landscaping approved by the County shall be installed within 90 days of occupancy or completion of the building, whichever occurs first.
  9. In the interest of public safety, trees shall be planted not less than 25 feet from the beginning of curb returns at intersections, and 10 feet from street lights, utility poles, fire hydrants and driveways. Trees shall be planted a minimum of 2.5 feet behind a curb.
  10. Preservation of existing stands of mature native and naturalized vegetation where feasible shall be a primary goal in site plan development and site preparation. Special techniques, such as fencing, shall be used to protect trees from grading equipment.
  11. The standards for outdoor storage provided in the MP – Industrial Park District section of the Zoning Ordinance shall apply to all industrial park uses in the planning area.
- h. **Architectural and Site Plan Approval.** Development on all industrial park parcels shall be subject to design review as provided for in the Design Review Section of the County Zoning Ordinance.

- i. **Performance Standards.** Performance standards started in the MP – Industrial Park District section of the County Zoning Ordinance shall apply to all industrial park uses in the planning area.

Figure 6 Special Yard Requirements (1)

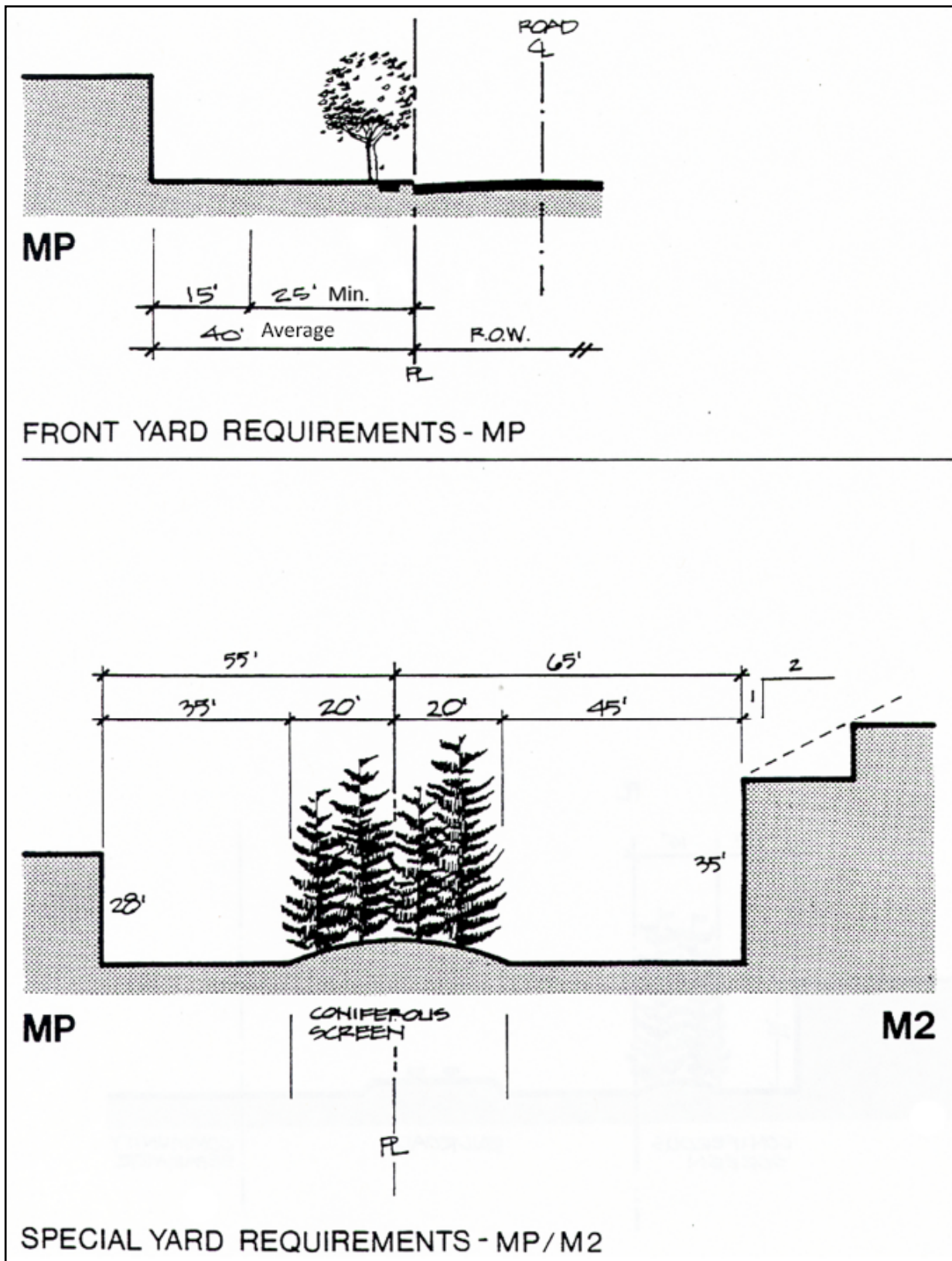


Figure 7 Special Yard Requirements (2)

