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Architecture

July 5, 2022

PROJECT ADDRESS: 1688 ALMAR PARKWAY, SANTA ROSA CA

OWNER/APPLICANT: VINCE SIGAL ELECTRIC

EMAIL: VINCE@VSELECTRIC.COM

DESIGNER/ARCHITECT: ALAMEIDA ARCHITECTURE

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Plan Check Comments dated December 2, 2022 with responses indicated in *Italics*.

General

1. Proposal Statement

- a. Hours of Operation: Identify the hours of operation proposed for all land uses.
- b. Employees: Identify the number of employees anticipated initially and at full implementation or build out of the project
- c. Visitors: Estimate the number of visitors per day at full implementation of the use.

Response:

- a. Hours of operation anticipated to be 7am to 5pm.*
- b. 4 to 10 number of employees planned for the site.*
- c. Visitors per day about five (5)*

Proposed Design

1. Architectural Design Style: Describe the architectural style, design, materials, finishes and colors for all buildings and structures, including roofs, fences, walls or other site features. Include a discussion of lighting plan. If the site is located in a Scenic Resource area, story poles and/or visual simulation may be required.

- a. Height The scale on Sheet A-5 does not include the max height of the building from ground to the ridge. Please include max height on elevations.

Response: The design of the building is consistent with the light industrial nature of its surroundings, Metal clad moment frame building warehouse. The site is currently surrounded by chain link fencing, gate and mature landscaping around its perimeter. The site has two existing buildings in addition to the proposed structure. The maximum planned height of the building is approximately 52'-0"

2. Landscaping and Fencing: Identify all landscape and outdoor use areas, including dimensions and size of all turf areas, tree plantings, gardens, landscape, patios, trash enclosures, type of irrigation proposed, fencing, walls, hedges and other landscape features (i.e. ponds, pools, berms, etc.)

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a. 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.

Response: The site has been an industrial site since the mid 1990's and has a mature landscape surrounding and within the building site. Additional landscaping for this project is proposed primarily as a bio-retention area and widening the landscape corridor on the west property line.

Preliminary lighting plans. Provide the manufacturer's specification sheet for each light fixture proposed for the exterior of the building(s) and the site. Include the location of fixtures on a site plan, floor plan, or elevations.
Utilities and Services

Response: Exterior lighting present on site is predominately on the existing buildings. New LED fixtures are proposed on the new building around its perimeter at approximately 24'-0" on center. Illumination will be directed downward from approximately 28''-0' height as not to contribute to night sky light pollution.

1. Storm Water Management Plan: Provide description of storm water management including runoff, treatment, drainage, and flood control. If applicable, provide location and square footage of existing wetlands and identify measures to avoid them. An alternative analysis should be required demonstrating why the wetlands cannot be avoided. If the project is subject to Standard Urban Storm Water Management Plan (SUSMP) requirements, then a Preliminary Storm Water Mitigation Plan is required. Applicants can discuss this SUSMP requirement with Storm Water staff.

Response: The new building is planned to have a mon0-slope roof shedding rain water to a drainage system directed to a new proposed bio-retention swale along the western property in a proposed enlarged landscape preserved area. All new run-off planned to be contained on-site.

2. Solid Waste Disposal: Identify opportunities to minimize waste and for recycling and reuse. Describe the location, size and access for trash enclosures

Response: The site currently has solid waste disposal services with recycling. The existing trash enclosure is located to the southern portion of the site in proximity to an existing office building and relatively close to the proposed new building.

The nature of the new facility is bulk warehousing of electrical equipment. Waste anticipated will be predominately recyclable packaging.

3. Utility Certificate application. If the project will be served by City of Santa Rosa utilities, applicants must submit a Utility Certificate application to the City of Santa Rosa, and a copy of the receipt of this submittal must be included with the design review application.

Response: The facility is an operational facility with existing utility services provided by the City of Santa Rosa.

Circulation Plan

A traffic study prepared by a qualified engineer is required for proposed land uses that generate 25 trips or more during the peak hours. Traffic Studies must be consistent with the County's Traffic Impact Study Guidelines. The following information should be included in the Project Description:

1. Site Access and Circulation: Include a detailed discussion of the proposed onsite circulation and the circulation patterns in the vicinity of the project. Identify and provide widths of roadway or pathways and length of site access for vehicles, trucks, bicycles and pedestrians. Indicate whether the site access is from a public roadway or private

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road easement. Describe the condition of the roadway and any potential issues with sight distance at driveway entrances.

Response: The site presently have two gated entrances from Almar Street. The western most entrance is the primary entrance, the eastern entry seldom used and gates largely remain closed. It is anticipated that the number of vehicular trips to the site will be far less than 25 trips per day, more along the lines of 5 to 10..

The nature of the facility is to warehouse materials to be used by electricians under the employment of Sigal Electric. The facility will not be open to the public therefore very limited vehicular entry and existing of the site. The interior circulation will be predominately trucks entering the site and maneuvering within the site to load materials from the east elevation of the proposed building.

2. Traffic Generation. Estimate the anticipated trip generation for all types of uses proposed, include employee trips, truck trips and general public. Include the peak period daily trips and the average daily trips For land uses involving weekend hours, include weekend trip generation. Trip generation rates for various types of land uses are published by the Institute of Traffic Engineers and can be used and compared with project specific trip estimates.

Response: It is anticipated that on average 5 to 10 daily trips will occur by employees. No public access is planned.

3. Parking: Identify the total square footage and dimensions of all parking areas, including overflow parking areas and the size, number and type of parking spaces (include bicycle parking, accessible vehicle parking and electric vehicle charging stations) and the type of surface proposed. New and/or expanded uses must meet Parking Regulations under Article 86, and parking lot layout dimensions shown in the Off-Street Parking Design Standards under Article 82. Compliance with accessibility elements within the California Building Code is required.

Response:

REQUIRED =

Parking And Loading Requirements Per Article 86

Bicycle Parking: 1 Per 5 Parking Spaces

Parking 1 Space Per 2,000 S.F. Gross Building Area

(Warehousing) = (16,000 +7000+3780)/2,000 = 14 Spaces

PROVIDED PARKING =

15 Standard And 1 Van Accessible = 16 Total.

Bike rack with a minimum of 3 spaces to be provided.

Design Review Requirements Per Article 82.

a. Per the Sonoma County Airport Industrial Area Specific Plan. 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.

Response: The site is completely screened by mature landscape and fencing. Mature trees exists at existing and planned added parking.

4. Loading Areas: Identify location, size, dimension and access for all loading areas. Provide an estimate of the number of annual and average daily truck trips.

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Response: There is no offsite loading areas. All loading to be conducted within the site, typically at loading docks on the eastern facade of the planned facility. As mentioned above on average 5 to 10 trips per day.

Constraints Analysis

This section should evaluate the constraints affecting the parcel, such as, slope, sensitive biotic habitats, creeks, easements, restrictions, proximity other sensitive land uses, utilities, easements, and access limitations. Provide an analysis of how the proposed project would avoid or address these constraints.

1. Noise: Describe the existing ambient noise conditions (rural or urban) and describe all proposed activities and facilities or site features that will produce noise, such as parking and loading areas, outdoor heating and ventilation equipment, crush pads, bottling equipment, outdoor storage areas, outdoor patios, picnic and event areas. Describe the location and distance from noise sources to the property lines of the nearest sensitive receptors including residences, schools and hospitals. Provide the distance from noise sources to property lines. Depending on the noise source and the distance to property lines, a Noise Study prepared by a qualified professional may be required. Refer to the County's Guidelines for Preparation of Noise Analysis available at Permit Sonoma.

Response:

Despite the property being near the Santa Rosa Airport and many other adjacent industrial sites the ambient noise around the property is relatively low and well below any decibel limits. No measurable difference in ambient noise anticipate by the addition of this facility.

2. Tree Protection: Describe the type and size of trees to be removed and any measures to preserve and protect these natural features. Include a table with the total number of each tree species, the size (diameter at breast height) to be removed or retained. An arborist report may be required.

Response: Do not plan on removing any trees.

Environmental Review:

The following lists items that will be needed to begin the environmental review process. However, additional information may be needed to complete environmental review or to address any issues that are identified. It is our intention to work closely with your project team to resolve any environmental issues as soon as possible.

1. Archaeological Report. Required for all projects where the Sonoma State University Northwest Information Center recommends that a survey be performed. NWIC has requested an archeological report to be conducted for the site.

Response: It was determined an architectural Report was no longer required. NWIC conducted in 200; per email dated 12/6/21.

2. Biotic Report Required if an endangered species, Environmentally Sensitive Habitat Area (ESHA), stream, creek, wetland, or sand dune occupies any portion of the site or is within 300 feet of development. The parcel is located near the Riparian Corridor and is in proximity to known California Tiger Salamander activity.

Response:

Please see the attached report prepared by Mr. Darren Wiemeyer, of Wiemeyer Ecological Sciences.

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PROJECT PROPOSAL STATEMENT

The project site is 1688 Almar Parkway a 3.6 acre site that was developed in 1990 and its most recent use was a yard for a trucking company. The site presently has a small office building and service building.

The property was recently purchased by Vince Sigal Electric to serve as an Equipment Storage warehouse and yard. The desired development is to construct a 16,000 square foot warehouse building to store large industrial electrical and power equipment and supplies.

The planned foot print of the Metal building is approximately 80 feet wide and 200 feet long comprised of eight 25'-0" bays. In order to accommodate the building given the location of existing buildings and improvements it is necessary to request the westerly easement be revised from 65 feet to 50 feet. The current zoning does not have any setback requirements however the grant deed has a 65 foot setback with stated provisions to reduce the set back.

This request is seeking the reduction of the 65 foot westerly setback to 50 feet by adding an additional 10 feet landscape reserve to the present 20 foot landscape preserve for a total of 30 feet.

The existing building improvements include an office building of approximately 3,780 square feet and a service building approximately 7,000 square feet. The propose structure is approximately 16,000 square feet for a total building square feet of 26,780. The allowable lot coverage is 50% of the lot or 76,230 square feet the proposed coverage is less than 18 percent coverage.

ZONING REQUIREMENTS	REQUIRED	PROVIDED
SET BACK REQUIREMENTS	SAME AS "LC" DISTRICT	
FRONT YARD SETBACKS	NO LIMIT	+ 60'-0
FRONT (PER GRANT DEED)	20'-0" LANDSCAPE	
SIDE YARD	NO LIMIT	+ 20'-0
WEST SIDE (PER GRANT DEED)	65'-0"	
WEST SIDE (G.D. LANDSCAPE)	20'-0"	
REAR YARD	NO LIMIT	+ 50'-0
MAXIMUM HEIGHT	65'-0"	< 50'-0"
MINIMUM SITE LOT AREA	20,000 S.F.	3.5 ACRES (+/- 152,460 S.F.)
MAXIMUM LOT COVERAGE	50 % (152,460 x 0.5) = 76,230 S.F.	26,780 S.F.

PARKING AND LOADING REQUIREMENTS PER ARTICLE 86

BICYCLE PARKING: 1 PER 5 PARKING SPACES

**PARKING 1 SPACE PER 2,000 S.F. GROSS BUILDING AREA
(WAREHOUSING) = (16,000 +7000+3780)/2,000 = 14 SPACES**

**PROVIDED PARKING =
14 STANDARD AND 1 VAN ACCESSIBLE = 14 TOTAL.**

DESIGN REVIEW REQUIREMENTS PER ARTICLE 82.