



**Design Review Board
Meeting Minutes - Draft**

Thursday, September 1, 2022

4:30 PM

1. CALL TO ORDER AND ROLL CALL

Vice Chair Burch called the meeting to order at 4:35 p.m.

Present 3 - Vice Chair Michael Burch, Board Member John McHugh, and Board Member Adam Sharron

Absent 1 - Chair Drew Weigl

2. APPROVAL OF MINUTES

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Approved as submitted.

3. PUBLIC COMMENT

None.

4. BOARD BUSINESS

4.1 STATEMENT OF PURPOSE

Vice Chair Burch read aloud the Statement of Purpose.

4.2 BOARD MEMBER REPORTS

None.

4.3 OTHER (i.e. VICE CHAIR ELECTION, NEW MEMBER INTRODUCTIONS)

None.

5. DEPARTMENT REPORTS

Staff Liaison Nicholson presented.

6. STATEMENTS OF ABSTENTION

None.

7. CONSENT ITEM(S)

None.

8. SCHEDULED ITEM(S)

8.1* PUBLIC HEARING - BROOKWOOD MEDICAL - DESIGN REVIEW - 101 BROOKWOOD AVE - DR21-058

BACKGROUND: The project proposes to construct an approximately 93,270-square foot, four-story medical office building and a six-level parking garage. The required entitlements include Design Review and a minor Conditional Use Permit. This project has been found in compliance with the California Environmental Quality Act (CEQA), and qualifies for a Statutory Exemption. No CEQA action is required by the Design Review Board.

Project Planner: Susie Murray

Ex Parte Disclosure: None.

Project Planner Murray presented.

Applicant representatives made a presentation.

Staff and the Applicant representatives responded to Board Member inquires.

Vice Chair Burch opened the Public Hearing at 5:11 p.m.

Pat Sinclair shared concerns about the project and disabled parking spaces and offered suggestions.

Eric Chazankin shared concerns.

Pat Sinclair was given another chance to speak per Vice Chair Burch, and they shared concerns.

Vice Chair Burch closed the Public Hearing at 5:18 p.m.

Staff and Applicant representatives responded to Board Member inquiries.

A motion was made by Board Member Sharron, seconded by Board Member McHugh, to waive reading of the text and adopt as amended:

RESOLUTION NO. DRB-2022-006 ENTITLED: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING DESIGN REVIEW APPROVAL FOR BROOKWOOD MEDICAL, LOCATED AT 101 BROOKWOOD AVENUE, 884 & 1000 2ND STREET, ASSESSOR'S PARCEL NUMBERS 009-081-052, 009-063-019 AND 009-063-019; FILE NO. PRJ21-024 (DR21-058).

The motion carried by the following vote:

Yes: 4 - Vice Chair Burch, Board Member McHugh, Board Member Sharron and Stapp

Absent: 1 - Chair Weigl

8.2* PUBLIC HEARING - 38 DEGREES NORTH PHASE 3 APARTMENT HOMES - DESIGN REVIEW MAJOR - 2660 PETALUMA HILL RD - DR21-026

BACKGROUND: Proposed 30-unit, multi-family residential project in two 3-story buildings on 1.29 gross acres as part of the 38 Degrees North project. Phase 3 of the project includes 15 one-bedroom, 12 two-bedroom, and 3 three-bedroom units, and it is designed to operate with Phases 1 and 2 as a single community via a cross access and reciprocal use agreement. Residents of the three phases will have access to all 38 Degrees North amenities. This project has been found in compliance with the California Environmental Act (CEQA) because a Mitigated Negative Declaration evaluating 38 Degrees Phase 1 was previously adopted by the Design Review Board in August of 2020, and an addendum which evaluated the Phase 3 project was adopted by the City Council in November 2021. No CEQA action is required by the Design Review Board.

Project Planner: Kristinae Toomians

Vice Chair recessed the meeting at 5:40 p.m. and reconvened the meeting at 5:44 p.m.

Ex Parte Disclosure: None.

Project Planner Toomians presented.

Applicant representatives made a presentation.

Vice Chair Burch open the Public Hearing at 5:58 p.m.

Pat Sinclair shared concerns about the project and disabled parking places.

Vice Chair Burch closed the Public Hearing at 6:02 p.m.

Staff and Applicant representatives responded to Board Member inquiries.

A motion was made by Board Member Sharron, seconded by Board Member Stapp, to waive reading of the text and adopt:

RESOLUTION NO. DRB-2022-007 ENTITLED: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR THE 38 DEGREES NORTH PHASE 3 APARTMENT HOMES PROJECT, LOCATED AT 2660 PETALUMA HILL ROAD, ASSESSOR'S PARCEL NO. 044-051-055, FILE NO. PRJ21-011 (DR21-026).

The motion carried by the following vote:

Yes: 4 - Vice Chair Burch, Board Member McHugh, Board Member Sharron and Stapp

Absent: 1 - Chair Weigl

9. ADJOURNMENT

Vice Chair Burch adjourned the meeting at 6:18 p.m.

Approved on:

Michelle Montoya
Recording Secretary