



# City of Santa Rosa

City Hall, Council  
Chamber  
100 Santa Rosa Ave  
Santa Rosa, CA 95404

## DESIGN REVIEW BOARD REGULAR MEETING AGENDA AND SUMMARY REPORT JANUARY 21, 2021

### 4:30 PM REGULAR SESSION (TELECONFERENCE)

**DUE TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDERS N-25-20 AND N-29-20, WHICH SUSPEND CERTAIN REQUIREMENTS OF THE BROWN ACT, AND THE ORDER OF THE HEALTH OFFICER OF THE COUNTY OF SONOMA TO SHELTER IN PLACE TO MINIMIZE THE SPREAD OF COVID-19, THE DESIGN REVIEW BOARD WILL BE PARTICIPATING VIA ZOOM WEBINAR.**

**MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING VIRTUALLY: [WWW.ZOOM.US/JOIN](http://WWW.ZOOM.US/JOIN) - MEETING ID: 948 0971 1719 OR BY TOLL FREE TELEPHONE: (877) 853-5257 AND ENTER MEETING ID: 948 0971 1719; PUBLIC ACCESSING THE MEETING THROUGH THE ZOOM LINK WILL BE ABLE TO PROVIDE PUBLIC COMMENT ON AGENDA ITEMS AT THE TIME AN AGENDA ITEM IS DISCUSSED. ADDITIONAL INFORMATION RELATED TO MEETING PARTICIPATION AND SUBMITTING EMAIL CORRESPONDENCE IS AVAILABLE AT [HTTPS://SRCITY.ORG/DESIGNREVIEWBOARD](https://SRCITY.ORG/DESIGNREVIEWBOARD)**

**THE MEETING WILL BE LIVE STREAMED AT [HTTPS://SANTA-ROSA.LEGISTAR.COM/CALENDAR](https://SANTA-ROSA.LEGISTAR.COM/CALENDAR). CLICK ON THE "IN PROGRESS" LINK TO VIEW. THE MEETING CAN ALSO BE VIEWED ON COMCAST CHANNEL 28 AND AT [HTTPS://WWW.YOUTUBE.COM/CITYOFSANTAROSA](https://WWW.YOUTUBE.COM/CITYOFSANTAROSA)**

### 4:30 PM REGULAR SESSION (TELECONFERENCE)

- 1. CALL TO ORDER AND ROLL CALL**
- 2. APPROVAL OF MINUTES**

2.1 Draft Minutes - November 19, 2020

**Attachments:** [Draft Minutes](#)

### **3. PUBLIC COMMENT**

This is the time when any person may address matters not listed on this agenda, but which are within the subject matter of the jurisdiction. The public may comment on agenda items when the item is called. Each speaker is allowed three minutes.

### **4. BOARD BUSINESS**

Statement of Purpose:

Zoning Code Chapter 20-52.030 F. Project Review. The review authority shall consider the location, design, site plan configuration, and the overall effect of the proposed project upon surrounding properties and the City in general. Review shall be conducted by comparing the proposed project to the General Plan, any applicable specific plan, applicable Zoning Code standards and requirements, consistency of the project within the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans.)

### **5. BOARD MEMBER REPORTS**

### **6. DEPARTMENT REPORTS**

This time is reserved for City staff to provide a briefing on issues of interest. No action will be taken on these matters except to possibly place a particular item on a future agenda for consideration.

### **7. STATEMENTS OF ABSTENTION**

### **8. SCHEDULED ITEMS**

- 8.1\*** PUBLIC HEARING - EXEMPT PROJECT - DESIGN REVIEW MAJOR - AVENUE 320 APARTMENTS - 320 COLLEGE AVE & 320 LINCOLN ST - FILE NO. DR19-045

BACKGROUND: The Avenue 320 Apartments project proposal includes the redevelopment of an existing office building into a 20-unit multifamily apartment building and construction of a new 19-unit multifamily apartment building fronting Lincoln Street for a total of 39 new residential units on a 0.63-acre parcel. the unit mix will consist of (7)

studios, (15) 1-bedroom, and (17) 2-bedroom units. The project site is within the Downtown Station Area Specific Plan with half of the site located within the St. Rose Preservation District.

Presenter: Adam Ross, City Planner

**Attachments:** [Staff Report](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Site Analysis and Neighborhood Context Map](#)  
[Attachment 3 - Project Narrative and Design Guideline Analysis](#)  
[Attachment 4 - Project Plans received 12-18-2020](#)  
[Attachment 5 - Solar and Shade Study Existing Conditions](#)  
[Attachment 6 - Solar and Shade Studies - Proposed Project](#)  
[Attachment 7 - Historic District Report 8-13-2020](#)  
[Attachment 8 - Architectural Historian Credentials received](#)  
[Attachment 9 - Updated Focused Traffic Study by W-Trans](#)  
[Attachment 10 - Allowable Building Area Calculation dated](#)  
[Attachment 11 - F.A.R. Analysis dated 12-3-2020](#)  
[Attachment 12 - Noise Assessment by Illingworth & Rodkin](#)  
[Attachment 13 - CalEEMod Analysis dated 8-6-2020](#)  
[Attachment 14 - Climate Action Plan Appendix E](#)  
[Attachment 15 - Public Correspondence](#)  
[Late Correspondence as of 1-21-2021](#)  
[Draft Resolution](#)  
[Draft Resolution updated 1-21-2021](#)  
[Exhibit A dated 1-4-2021](#)  
[Staff Presentation](#)  
[Applicant Presentation](#)  
[Public Hearing Notice](#)

- 8.2** CONCEPT DESIGN REVIEW - 425 HUMBOLDT STREET  
APARTMENTS - 431 HUMBOLDT ST - FILE NO. DR20-061  
BACKGROUND: New construction of an eight (8) story mixed-use apartment building: 95 new residential units in six (6) stories over two (2) stories of parking. Ground floor uses include lobby with mezzanine, leasing office, mail and parcel rooms, and an office with mezzanine for separate tenant. Amenities may include ground floor bike storage and pet grooming station, fitness area at the lobby mezzanine, exterior

courtyard with BBQ area on floor three (3), and clubhouse with exterior deck on floor eight (8). Project includes lot merger of parcels located at 431 Humboldt Street and a newly created parcel (425 Humboldt Street). The existing onsite structures and surface parking will be demolished.  
Presenter: Adam Ross, City Planner

**Attachments:** [Concept Cover Page](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - Concept Design Narrative](#)  
[Attachment 4 - Concept Plans](#)  
[Staff Presentation](#)  
[Public Notice](#)

**8.3 CONCEPT DESIGN REVIEW - WEST COAST SELF STORAGE - 970 PINER RD - FILE NO. DR20-057**

BACKGROUND: Proposed development of a 3-story, approximately 67,500 square foot building on a 0.95-acre parcel for use as a Personal Storage Facility. The project includes demolition of an existing structure and existing site improvements.

Presenter: Monet Sheikhal, City Planner

**Attachments:** [Concept Cover Page](#)  
[Attachment 1-Disclosure Form](#)  
[Attachment 2-Location Map](#)  
[Attachment 3 – Project Information and Plan Set dated rec](#)  
[Staff Presentation](#)  
[Applicant Presentation Updated 1-19-21](#)  
[Public Notice](#)

## 9. ADJOURNMENT

\*Ex parte communication disclosure required.

The City of Santa Rosa does not discriminate against individuals with disabilities in its employment, services, benefits, facilities, programs, or activities. Requests for accommodations, auxiliary aids, or services necessary to participate in a City program, service, or activity, including printed information in alternate formats, are available by contacting the City Clerk's Office at 707-543-3015 (TTY Relay at 711) or cityclerk@srcity.org. Requests should be submitted as far in advance as possible, but no later than two business days before the scheduled meeting. Meeting information can also be accessed via the internet at <http://srcity.org>

## **Design Review Board**

**JANUARY 21, 2021**

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*Any writings or documents provided to a majority of this meeting body prior to this meeting regarding any item on this agenda are available for public review in Planning and Economic Development, Room 3, City Hall, 100 Santa Rosa Ave, during normal business hours.*