



**Design Review Board
Meeting Minutes - Draft**

Thursday, January 6, 2022

4:30 PM

1. CALL TO ORDER AND ROLL CALL

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

Present 6 - Board Member Michael Burch, Board Member John McHugh, Board Member Adam Sharron, Chair Drew Weigl, Board Member Henry Wix, and Board Member Sheila Wolski

Absent 1 - Board Member Warren Hedgpeth

2. APPROVAL OF MINUTES

November 4, 2021 - Draft Minutes

Approved as submitted.

3. PUBLIC COMMENT

None.

4. BOARD BUSINESS

4.1 STATEMENT OF PURPOSE

Chair Weigl read aloud the Statement of Purpose.

4.2 BOARD MEMBER REPORTS

Board Member Wix announced his resignation from the Design Review Board effective at the conclusion of today's meeting.

Chair Weigl presented.

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

None.

5. DEPARTMENT REPORTS

Amy Nicholson, Staff Liaison, presented.

6. STATEMENTS OF ABSTENTION

None.

7. CONSENT ITEM(S)

None.

8. SCHEDULED ITEM(S)

8.1 CONCEPT DESIGN REVIEW - AIRWAY SELF STORAGE - 3383 AIRWAY DRIVE; FILE NO. DR21-060

BACKGROUND: A Concept Design Review for a proposal to demolish the existing structures and construct a two-story, 569-unit, approximately 61,852-square foot Self Storage facility with a care-taker unit. The item is exempt from CEQA as there is no action being taken by the Design Review Board.

PROJECT PLANNER: Susie Murray

Staff and Applicant representatives responded to Board Member inquiries.

Chair Weigl opened and closed the public comment period.

Board Members provided comments and feedback.

8.2 PUBLIC HEARING - DESIGN REVIEW - DOWNTOWN STATION (SMART SITE) DEVELOPMENT - 34 W 6TH STREET; FILE NO. DR21-021

BACKGROUND: The project includes a proposal for a six-story, 114-unit residential building consisting of 114 studio, one-, two-bedroom, and 'family' style apartments with 12 units (10.5%) reserved for income-qualified households, on approximately 2.36-acres of the 5.4-acre smart site, within the Railroad Square Preservation District. Proposed amenities include an outdoor fitness center, outdoor pool, open space, and child play area. Also included is a portion of the

smart multi-use pathway along the eastern property frontage, a new public promenade on the south side of the building, and a new interim public street along the site's western boundary, including 75 parking spaces, that would provide a future connection between W 6th and W 3rd street. The project is eligible for a statutory exemption under the California Environmental Quality Act (CEQA).

PROJECT PLANNER: ADAM ROSS

Ex Parte Disclosures: None.

Applicant representatives made a presentation.

Staff and the Applicant representatives responded to Board Member inquiries.

Chair Weigl opened the Public Hearing at 5:52 p.m.

Dorothy Amiee spoke in support of the project.

Karen Rosenberg spoke in support of the project.

Kate Murray spoke in support of the project.

Ananda Sweet spoke in support of the project.

Jacques Law spoke in support of the project.

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

Chair Weigl recessed the meeting at 6:03 p.m. and reconvened the meeting at 6:07 p.m.

Staff and Applicant representatives responded to Board member inquiries.

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

RESOLUTION NO. DRB-2022-001 ENTITLED: RESOLUTION OF THE

DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING DESIGN REVIEW APPROVAL FOR THE DOWNTOWN STATION (SMART SITE) RESIDENTIAL DEVELOPMENT, A SIX-STORY, 114-UNIT RESIDENTIAL DEVELOPMENT, WITH 10.5% OF THE UNITS DESIGNATED AFFORDABLE, LOCATED AT 34 W. 6TH STREET AND 2 4TH STREET, IN THE RAILROAD SQUARE PRESERVATION DISTRICT, ASSESSOR'S PARCEL NUMBERS 010-166-003 & 010-171-019; FILE NUMBER DR21-021.

The motion carried by the following vote:

Yes: 6 - Board Member Burch, Board Member McHugh, Board Member Sharron, Chair Weigl, Board Member Wix and Board Member Wolski

Absent: 1 - Board Member Hedgpeth

Chair Weigl recessed the meeting at 7:35 p.m. and reconvened the meeting at 7:56 p.m.

8.3 PUBLIC HEARING - WEST COAST SELF STORAGE - DESIGN REVIEW MAJOR - 970 PINER RD - DR21-004

BACKGROUND: Major Design Review for West Coast Self Storage proposing a three-story, approximately 66,200 square foot building on a 0.95-acre parcel for use as a Personal Storage Facility. The project is eligible for a categorical exemption under the California Environmental Quality Act (CEQA).

PROJECT PLANNER: Monet Sheikhali

PRESENTED BY: Adam Ross

Ex Parte Disclosures: None

Opened and closed the Public Hearing at 8:08 p.m.

Staff responded to Board Member inquiries.

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

RESOLUTION NO. DRB-2022-002 ENTITLED: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING

**DESIGN REVIEW APPROVAL FOR A THREE-STORY,
66,200-SQUARE-FOOT, SELF-STORAGE FACILITY, LOCATED AT 970
PINER ROAD, APN: 051-680-053, FILE NUMBER DR21-004.**

The motion carried by the following vote:

Yes: 6 - Board Member Burch, Board Member McHugh, Board Member Sharron, Chair Weigl, Board Member Wix and Board Member Wolski

Absent: 1 - Board Member Hedgpeth

**8.4 CONCEPT DESIGN REVIEW - MOSAIC APARTMENTS - 1683
PETALUMA HILL RD - DR21-059**

BACKGROUND: Proposed future development of a 160-unit, 100% affordable to low-income renters, multi-family development on 4.92 acre site. The project would provide 94 - 2 Bed/1 Bath and 66 - 3 Bed/2 Bath units in multiple three-story buildings with 200 surface parking spaces. Amenities would include a community center, laundry room, and bike storage. Site amenities would include a children's playground, shaded dining area, and teen recreation area. The item is exempt from CEQA as there is no action being taken by the Design Review Board.

PROJECT PLANNER: ADAM ROSS

Applicant representatives made a presentation.

Staff and the Applicant representatives responded to Board Member inquiries.

Chair Weigl opened and closed the public comment period.

Board Members provided comments and feedback.

9. ADJOURNMENT

Chair Weigl adjourned the meeting at 9:24 p.m.

Approved on: May 5, 2022

Michelle Montoya, Recording Secretary