



City of Santa Rosa

Virtual Meeting - See Agenda
for Participation Information

DESIGN REVIEW BOARD REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL SEPTEMBER 2, 2021

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, THE DESIGN REVIEW BOARD WILL BE PARTICIPATING VIA ZOOM WEBINAR.

MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING VIRTUALLY: WWW.ZOOM.US/JOIN - MEETING ID: 812 5014 4897 OR BY TOLL FREE TELEPHONE: (877) 853-5257 AND ENTER MEETING ID: 812 5014 4897; PUBLIC ACCESSING THE MEETING THROUGH THE ZOOM LINK CAN PROVIDE PUBLIC COMMENT ON AGENDA ITEMS AT THE TIME ITEMS ARE DISCUSSED. ADDITIONAL INFORMATION RELATED TO MEETING PARTICIPATION 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 P.M. - REGULAR SESSION (COUNCIL CHAMBER)**

1. CALL TO ORDER AND ROLL CALL

2. STUDY SESSION

None.

3. APPROVAL OF MINUTES

None.

4. PUBLIC COMMENT

Except for public hearing agenda items, the public may comment on all other agenda items and on items not on the agenda within the jurisdiction of the

Design Review Board during this period. The public may comment on public hearing agenda items when the hearing is opened. Each speaker is allowed three minutes.

5. BOARD BUSINESS

5.1 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.)

5.2 BOARD MEMBER REPORTS

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

6. DEPARTMENT REPORTS

7. STATEMENTS OF ABSTENTION

8. CONSENT ITEMS

None.

9. SCHEDULED ITEMS

9.1 CONCEPT DESIGN REVIEW - RIDLEY AVENUE FAMILY APARTMENTS -1801 RIDLEY AVE - DR21-044

BACKGROUND: This is a Concept Design Review for a proposed of a 50-unit affordable apartment complex. The site plan includes two- and three-story structures offering one-, two-, and three-bedroom units and associated amenities. The Design Review Board is being asked to provide comments and direction to the applicant and staff. Concept Design Review is not considered a project under the California Environmental Quality Act.

PROJECT PLANNER: Susie Murray

Attachments: [Staff Memo](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Project Narrative](#)
[Attachment 4 - Project Plans](#)
[Attachment 5 - Site Photographs](#)
[Attachment 6 - Public Correspondence](#)
[Staff Presentation](#)
[Applicant Presentation](#)

9.2 STONY POINT FLATS APARTMENTS - ADDENDUM TO EIR-
DESIGN REVIEW MINOR - 2268 STONY POINT RD - DR21-023

BACKGROUND: Proposed development of a 50-unit, 100% affordable, Multi-family rental housing project consisting of one-, two-, and three-bedroom units in three two- or three-story buildings, ± 39 feet tall, on a 2.9-acre parcel. Existing single-family development would be demolished. Community amenities would include leasing office, resident services facilities, community room and computer center, outdoor patio, children's play area/tot lot, a multi-sport court, and picnic areas. Bike lockers and bike racks would be located throughout the site. Solar energy generation via 90 solar panels located on building rooftops is proposed. One Density Bonus unit is required.

PROJECT PLANNER: Conor McKay

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Design Narrative 7-15-2021 and Addendum](#)
[Attachment 4 - Stony Point Flats EIR Addendum](#)
[Attachment 5 - Stony Point Flats EIR Addendum Appendix](#)
[Attachment 6 - Traffic Analysis Memorandum 8-6-21](#)
[Attachment 7 - Project Plan Set and Recorded Site Survey](#)
[Attachment 8 - Tree Inventory Plan-08-12-2021](#)
[Attachment 9 - Density Bonus Eligibility Notice](#)
[Attachment 10 - Creekside Setback Determination Letter](#)
[Attachment 11 - Prior Board Minutes Resolutions Recommendation](#)
[Attachment 12 - Public Correspondence](#)
[Attachment 13 - Floodplain Update Memo and Delineation](#)
[Resolution 1 - Addendum to previously certified EIR](#)
[Resolution 1 - Exhibit A – Stony Point Flats EIR Addendum](#)
[Resolution 2](#)
[Resolution 2 - Exhibit A](#)
[Staff Presentation](#)
[Late Correspondence as of 8.31.2021](#)
[Late Correspondence as of 9.1.2021](#)

10. ADJOURNMENT

*Ex parte communication disclosure required.

The City of Santa Rosa does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings are available by calling (707) 543-3200 one week prior to the meeting. (TTY Relay at 711).

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.