



City of Santa Rosa

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

**DESIGN REVIEW AND PRESERVATION
BOARD
REGULAR MEETING AGENDA AND
SUMMARY REPORT - FINAL
JULY 17, 2025
CANCELLED**

NOTICE OF CANCELLATION

Notice is hereby given that the Design Review and Preservation Board meeting scheduled for July 17, 2025, has been cancelled due to loss of quorum on item 9.2. The next regular meeting will be held on August 7, 2025, at or after 4:30 pm in the Council Chamber, City Hall, 100 Santa Rosa Avenue, Santa Rosa, California.

Dated: July 16, 2025

Jack Reynolds, Recording Secretary

1. CALL TO ORDER AND ROLL CALL

2. REMOTE PARTICIPATION UNDER AB 2449 (IF NEEDED)

To consider and take action on any request from a Board Member to participate in a meeting remotely due to Just Cause or Emergency Circumstances pursuant to AB 2449 (Government Code Section 54953(f)).

3. APPROVAL OF MINUTES

3.1 Draft Minutes - June 5, 2025.

4. PUBLIC COMMENTS

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.

5. BOARD BUSINESS

5.1 STATEMENT OF PURPOSE

The Design Review & Preservation Board serves as the City's authority on design review and historic/cultural preservation. The Board is charged with considering the location, design, site plan configuration, and the overall effect of proposed projects upon surrounding properties and the City in general, as well as considering proposed alterations to properties within the City's Preservations Districts and designated landmarks. The Board shall compare proposed projects 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, the Secretary of the Interior's Standards for the Treatment of Historic Properties, and other applicable City and State requirements.

5.2 BOARD MEMBER REPORTS

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

Select Waterways Advisory Committee Representative

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 BY BOARD MEMBERS

8. CONSENT ITEM(S)

9. SCHEDULED ITEM(S)

9.1 MENDOCINO DISTRICT PROJECT - 427 MENDOCINO - PLANNING RECORD - 427 MENDOCINO AVE - PLN25-0100 **(THIS ITEM IS BEING CONTINUED TO A DATE UNCERTAIN)**

BACKGROUND: Mendocino District Project - 427 Mendocino - A proposed multi-use complex, consisting of two 24-story towers. Together, the buildings would provide a total of 862 residential units, 529 parking spaces, ground-floor retail space. Exempt Project.

RECOMMENDATION: Provide comments, suggestions, and recommendations related to the design of the Project.

9.2 MISSING MIDDLE HOUSING

The Missing Middle Housing (MMH) initiative establishes development standards and targeted areas to allow Missing Middle infill housing which is intended to increase the production of housing units of varying types and affordability, in walkable areas of the city. **(THIS ITEM IS BEING CONTINUED TO A DATE UNCERTAIN)**

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Design Review and Preservation Board conduct a Study Session on the Draft Missing Middle Housing Code Section and Draft Guidance Document and provide comments to staff.

Presented By: Amy Nicholson, Supervising Planner

**Design Review and Preservation
Board**

- FINAL

JULY 17, 2025

10. ADJOURNMENT

*Ex parte communication disclosure required.

In compliance with Zoning Code Section 20-62, the decision of the Design Review and Preservation Board is final unless an appeal is filed on a City Appeal Form (<https://srcity.org/DocumentCenter/Index/173>) and associated fees, as noted on the City's Fee Schedule (<https://srcity.org/DocumentCenter/View/16129/Planning--Economic-Development-Department-Fee-Schedule?bidId=>), are paid within 10 calendar days of the action. The time limit will extend to the following business day where the last day falls on a day that the City is not open for business.

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 the Recording Secretary at (707) 543-4645 (TTY Relay at 711). Requests should be submitted as far in advance as possible, but no later than two business days before the scheduled meeting.

Any writings or documents provided to the Design Review and Preservation Board prior to this meeting regarding any item on this agenda are available for public review at <https://santa-rosa.legistar.com/Calendar.aspx> or in person at the Planning and Economic Development Department, Room 3, City Hall, 100 Santa Rosa Ave, during normal business hours.