



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 - FINAL JANUARY 18, 2024

EFFECTIVE IMMEDIATELY ALL PUBLIC COMMENTS WILL BE PROVIDED IN PERSON OR VIA EMAIL IN ADVANCE OF THE MEETINGS.

MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING BY ATTENDING IN-PERSON FROM THE COUNCIL CHAMBERS LOCATED AT 100 SANTA ROSA AVENUE (IT IS RECOMMENDED THAT SOCIAL DISTANCING BE OBSERVED).

THE PUBLIC CAN ALSO VIEW OR LISTEN TO THE MEETING LIVE AT:

1. [HTTPS://SANTA-ROSA.LEGISTAR.COM/CALENDAR](https://santa-rosa.legistar.com/calendar). CLICK ON THE "IN PROGRESS" LINK TO VIEW;

2. VIA ZOOM BY VISITING, [HTTPS://SRCITY-ORG.ZOOM.US/J/85018452834](https://srcity-org.zoom.us/j/85018452834) OR BY DIALING 877-853-5257 AND ENTERING WEBINAR ID: 850 1845 2834;

3. COMCAST CHANNEL 28, AT&T U-VERSE CHANNEL 99; AND

4. VIA YOUTUBE AT [HTTPS://WWW.YOUTUBE.COM/CITYOFSANTAROSA](https://www.youtube.com/cityofsantarosa)

4:30 P.M. - REGULAR SESSION

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

2.1 December 21, 2023 - Draft Minutes

Attachments: [December 21, 2023 - 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

4.1 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).

4.2 BOARD MEMBER REPORTS

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

5. 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.

6. STATEMENTS OF ABSTENTION

7. CONSENT ITEM(S)

8. SCHEDULED ITEM(S)

- 8.1*** PUBLIC HEARING - NORTHPOINT COMMERCE CENTER - MAJOR DESIGN REVIEW - 1408, 1416, 1420 THUNDERBOLT WAY - ASSESSOR'S PARCEL NOS. 035-530-023, 035-530-024, 035-530-025 & 035-530-057 - FILE NO. DR23-007

BACKGROUND: The applicant is proposing to develop an

approximately 114,884-square-foot industrial building, Northpoint Commerce Center, located at 1408, 1416 and 1420 Thunderbolt Way. The Project is in compliance with the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15183 because it is consistent the General Plan.

PRESENTED BY: Suzanne Hartman, City Planner

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Project Description](#)
[Attachment 3 - Location Map](#)
[Attachment 4 - Neighborhood Context Map](#)
[Attachment 5 - Color Site Photographs](#)
[Attachment 6 - CEQA Documents](#)
[Attachment 7 - Plan Set](#)
[Attachment 8 - Material and Color Details Board](#)
[Attachment 9 - Concept Design Review Project Plans](#)
[Attachment 10 - Creek Exhibit](#)
[Attachment 11 - Hydrology Study and Drainage Analysis Resolution](#)
[Exhibit A](#)
[Presentation](#)

8.2* PUBLIC HEARING - NEW VERIZON WIRELESS
TELECOMMUNICATION TOWER - DESIGN REVIEW PERMIT - 244
COLGAN AVENUE - PRJ23-009

BACKGROUND: The applicant is requesting approval of a Design Review Permit for the construction of a 69-foot-tall monopine (telecommunication tower) with ground equipment and a 6-foot-tall chain-link fence. The project is exempt from the California Environmental Quality Act (CEQA).

PRESENTED BY: Suzanne Hartman, City Planner

Attachments: [Staff Report](#)
 [REVISED - Staff Report](#)
 [Attachment 1 - Disclosure Form](#)
 [Attachment 2 - Project Description](#)
 [Attachment 3 - Neighborhood Context Map](#)
 [Attachment 4 - Network Map](#)
 [Attachment 5 - Plan Set](#)
 [Attachment 6 - Electromagnetic Energy \(EME\) Report](#)
 [Attachment 7 - RFC Compliance Report](#)
 [Attachment 8 - Foliage Samples](#)
 [Attachment 9 - Photo Simulations](#)
 [Attachment 10 - RF Justification](#)
 [Attachment 11 - Community Correspondence](#)
 [Resolution](#)
 [REVISED - Resolution](#)
 [Exhibit A](#)
 [Presentation](#)
 [ADDED - Late Public Correspondence - compressed](#)
 [Late Correspondence as of January 18, 2024](#)

8.3 CONCEPT DESIGN REVIEW - 428 MENDOCINO AVE APARTMENTS
 - NOT A PROJECT - 428 MENDOCINO AVE - DR23-041

BACKGROUND: Concept Design Review requesting comments from the Board on a proposal to demolish an existing 2-story building and construct a new 10-story mixed use, high-rise structure consisting of 88 apartments, a 500-seat church, administrative offices, community and fitness rooms, roof deck, and a 2-story automated parking basement. Concept review is exempt from the California Environmental Quality Act (CEQA).

PRESENTED BY: Mike Janusek, Contract Planner

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Design Concept Narrative & Plan Set](#)
[Attachment 3 - Location Map](#)
[Attachment 4 - Public Comments Received January 10, 20](#)
[ADDED - Attachment 5 - Public Comment Received Janua](#)
[Presentation](#)
[ADDED - Updated Project Information](#)
[Late Correspondence as of January 18, 2024](#)

9. ADJOURNMENT

*Ex parte communication disclosure required.

In compliance with Zoning Code Section 20-62, the decision of the Design Review 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 request by contact the Recording Secretary at 707-543-4645 (TTY Relay at 711) and 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 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, Room 3, City Hall, 100 Santa Rosa Ave, during normal business hours.