



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 SEPTEMBER 7, 2023

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), OR VIA ZOOM WEBINAR BY VISITING [HTTPS://SRCITY-ORG.ZOOM.US/J/86758454073](https://srcity-org.zoom.us/j/86758454073), OR BY DIALING 877-853-5257 AND ENTERING WEBINAR ID: 867 5845 4073

PUBLIC COMMENT MAY BE MADE LIVE DURING THE MEETING VIA ZOOM, PHONE OR IN-PERSON FROM THE COUNCIL CHAMBERS. 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

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

2.1 August 3, 2023 - Draft Minutes

Attachments: [August 3, 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)

None.

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)

None.

8. SCHEDULED ITEM(S)

8.1 CONCEPT DESIGN REVIEW - BELLEVUE AFFORDABLE HOUSING - 310 BELLEVUE AVE - DR23-024

BACKGROUND: The proposed project is a multi-family residential 100% affordable housing development with a total of 288 units. The project will consist of 9 three-story buildings with a mix of studio, one-, two- and three-bedroom units. The conceptual design provides central amenities including a recreation center, playground, playing fields, sports courts, and pet areas. Storage and vehicle & bike parking will be

provide on site. Because no action will be taken, the project is exempt from the California Environmental Quality Act (CEQA).

PRESENTED BY: Kristinae Toomians

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Design Concept Narrative](#)
[Attachment 3 - Plan Set](#)
[Attachment 4 - Site Photos](#)
[Presentation](#)
[ADDED Applicant Presentation as of 9.7.23 at 2:25 P.M.](#)
[Late Correspondence as of 9.7.23 at 2:25 P.M.](#)

8.2 STUDY SESSION - DRAFT GENERAL PLAN- SANTA ROSA FORWARD

RECOMMENDATION: It is recommended by the Planning & Economic Development Department that the Planning Commission review and provide input on the Draft General Plan. Because no action will be taken, this item is exempt from the California Environmental Quality Act (CEQA).

PRESENTED BY: Shari Meads

Attachments: [Staff Report](#)
[Attachment 1 - Draft Santa Rosa General Plan](#)
[Attachment 2 - Executive Summary - Draft Santa Rosa Ge](#)
[Attachment 3 - Summary of Goals, Policies, and Actions -\[](#)
[Presentation](#)

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.

Design Review Board

- FINAL

SEPTEMBER 7, 2023

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.