



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-REVISED FEBRUARY 6, 2025

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/89374460979](https://srcity-org.zoom.us/j/89374460979) OR BY DIALING
877-853-5257 AND ENTERING WEBINAR ID: 893 7446 0979;**

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)

Public Comment may be made live, in-person, during the meeting in the Council Chamber or submitted in advance via email at _DRB@srcity.org by 5:00 pm the Wednesday before the Design Review Board Meeting. Any written correspondence will be included in the agenda before the meeting begins.

IN THE EVENT A BOARD MEMBER PARTICIPATES REMOTELY BASED ON JUST CAUSE OR EMERGENCY CIRCUMSTANCES PURSUANT TO AB 2449, THE BOARD WILL ALSO ALLOW FOR PUBLIC COMMENT THROUGH THE ZOOM LINK OR DIAL-IN NUMBER ABOVE.

4:30 P.M. - REGULAR SESSION

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 - January 16, 2025

Attachments: [Draft Minutes - January 16, 2025](#)

4. 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.

5. BOARD BUSINESS

5.1 STATEMENT OF PURPOSE

The Design Review 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. 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, 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)

Vice Chair Elections

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

8. CONSENT ITEM(S)

None.

9. SCHEDULED ITEM(S)

- 9.1** CONCEPT DESIGN REVIEW FOR THE COMSTOCK COMMONS HOTEL AND CONFERENCE CENTER AT 10 SANTA ROSA AVENUE; FILE NO. DR24-055
(THIS ITEM HAS BEEN CONTINUED TO A DATE UNCERTAIN. WHEN IT IS RESCHEDULED, ADDITIONAL NOTICING WILL BE PROVIDED.)

BACKGROUND: The Design Review Board (DRB) will consider the Comstock Commons Hotel and Conference Center, involving a new nine-story hotel with 151 guest rooms and an approximately 104,000-square-foot event and conference center, as a concept item. This item is exempt from the California Environmental Quality Act (CEQA) as the DRB will be providing comments and no action will be taken.

PRESENTED BY: Monet Sheikhali, Senior Planner

- 9.2** CONCEPT DESIGN REVIEW FOR THE PINER APARTMENTS, A MULTIFAMILY MIXED-USE PROJECT PROPOSED AT 2000 PINER ROAD; FILE NO. DR24-034

BACKGROUND: The Design Review Board (DRB) will review the Piner Apartments as a concept item. The project proposes to construct a 103-unit, 4-story, mixed-use apartment complex. The project features three 4-story buildings situated above two semi-recessed parking garages. Along Piner Road, one building will include four ground-floor retail spaces with senior housing above, while the other two buildings will offer rental units available to all ages, sharing a common parking garage. The buildings will be arranged around a central plaza at the

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north end of the site, with amenities such as activity areas, a pool, and a community building located to the south. This item is exempt from the California Environmental Quality Act (CEQA) as the DRB will be providing comments and no action will be taken.

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

PRESENTED BY: Kristinae Toomians, Senior Planner

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Neighborhood Context Map](#)
[Attachment 3 - Design Narrative](#)
[Attachment 4 - Project Plans](#)
[Attachment 5 - Public Correspondence Presentation](#)
[Applicant Presentation](#)
[ADDED - Public Correspondence received as of Feb. 6, 2025](#)
[Late Correspondence received as of February 6, 2025](#)

***9.3** PUBLIC HEARING - APPEAL OF THE ZONING ADMINISTRATOR'S DECISION TO APPROVE THE TIERRA DE ROSAS PUBLIC PLAZA LOCATED AT 883 & 665 SEBASTOPOL ROAD; FILE NO. DR22-041

BACKGROUND: An appeal of the Zoning Administrator's approval of Minor Design Review for a 1.01 acre privately maintained park that will serve as an outdoor public gathering place for the community and will be part of the master development for Tierra de Rosas (formerly known as Roseland Village). The item is exempt from the California Environmental Quality Act (CEQA).

RECOMMENDATION: Deny appeal and grant Minor Design Review approval.

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Neighborhood Context Map](#)
[Attachment 3 - Approved Tentative Map and Development](#)
[Attachment 4 - Color Photographs of the Site](#)
[Attachment 5 - Plans](#)
[Attachment 6 - Zoning Administrator Resolution ZA-2024-0](#)
[Attachment 7 - Appellant's Appeal Form, dated received D](#)
[Attachment 8 - Reciprocal Parking and Driveway Easemen](#)
[Attachment 9 - City Council Appeal Staff Report 2019-06-2](#)
[Attachment 10 - County Counsel Legal Opinion](#)
[Attachment 11 - County Counsel and Appellant Correspondence](#)
[Attachment 12 - Paulsen v. MidPen Housing Corp](#)
[Resolution](#)
[Exhibit A](#)
[Presentation](#)

10. 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.