



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-REVISED
DECEMBER 18, 2025**

4:30 P.M.

**MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING BY
ATTENDING IN-PERSON FROM THE COUNCIL CHAMBER LOCATED
AT 100 SANTA ROSA AVENUE, SANTA ROSA.**

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 DRPB@srcity.org
by 5:00 p.m. the Wednesday before the Design Review and Preservation
Board Meeting. Any written correspondence may 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.

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 - November 6, 2025.

Attachments: [Draft Minutes - November 6, 2025](#)

- 3.2** Design Review Board - Draft Minutes - February 6, 2025.

Attachments: [Draft Minutes - February 6, 2025](#)

- 3.3** Cultural Heritage Board - Draft Minutes - July 17, 2024.

Attachments: [Draft Minutes - July 17, 2024](#)

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 Design Review and Preservation Board. The public may comment on agenda items when the item is called. Each speaker is allowed up to 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)

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* PUBLIC HEARING - LAGO FRESCA APARTMENTS - DESIGN REVIEW - 2445 SUMMERFIELD RD, 4744 HOEN AVE - DR22-037

BACKGROUND: Major Design Review for Lago Fresca Apartments, a 50-unit multifamily project in four separate 3-story buildings. Four (4) of the 50 units are designated for very low-income residents. This project is exempt from the California Environmental Quality Act (CEQA).

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Design Review and Preservation Board, by resolution, approve Design Review for the Lago Fresca project, a 50-unit multifamily residential development located at 2445 Summerfield Road and 4744 Hoen Avenue.

PRESENTED BY: Monet Sheikhali, Supervising Planner.

**Design Review and Preservation
Board**

- FINAL-REVISED

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Attachments: [Staff Report](#)
[Staff Report Redline \(Uploaded 12-15-2025\)](#)
[Staff Report - Final \(Uploaded 12-15-2025\)](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Project Narrative](#)
[Attachment 4 - Architectural Plans](#)
[Attachment 5 - Landscape Plan](#)
[Attachment 6 - Density Bonus Letter Request](#)
[Attachment 7 - Density Bonus approval letter](#)
[Attachment 8 - CEQA Class 32 Memorandum](#)
[Attachment 9 - Traffic Study](#)
[Attachment 10 - Parking Management Plan.pdf](#)
[Attachment 11 - Public Comments \(Uploaded 12-15-2025\)](#)
[Attachment 12 - Planning Commission Resolution PC - RE
Resolution](#)
[Exhibit A](#)
[Presentation](#)
[Applicant Presentation](#)
[Late Correspondence \(Uploaded 12-18-2025\)](#)

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) 543-3084 (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.