



City of Santa Rosa

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

DESIGN REVIEW BOARD/CULTURAL HERITAGE BOARD REGULAR MEETING AGENDA AND SUMMARY REPORT JUNE 20, 2019

1. 6 PM CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

2.1 May 15, 2019 Draft Minutes (Cultural Heritage Board)

Attachments: [Cultural Heritage Board Draft Minutes](#)

3. BOARD BUSINESS

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. 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. STATEMENTS OF ABSTENTION

6. SCHEDULED ITEMS

6.1 PUBLIC HEARING - DETURK WINERY VILLAGE - LANDMARK ALTERATION - 55W 8TH ST - FILE NO. LMA18-029
BACKGROUND: Major Design Review and Major Landmark Alteration Permit for DeTurk Winery Village, a modification to a previously

approved project (File No. PRJ16-012). Modifications include removing all residential units out of the Building C, Expand Building A to incorporate residential units previously located in Building C; Convert approximately 2,400 square feet of commercial space to a parking garage, retaining approximately 18,600 square feet; Addition of a fourth-story on Building B with a height of 46 feet, Minor elevation changes to Buildings A and B located at the stairwells.

Project Planner: Ross

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Neighborhood Context Map](#)
[Attachment 4 - Project Description](#)
[Attachment 5 - Project Plans-reduced](#)
[Attachment 5a - Grading and Utility Plan](#)
[Attachment 5b - Landscape Plans](#)
[Attachment 5c - Architectural Set](#)
[Attachment 5f - Traffic and Parking Study, dated September](#)
[Attachment 6 - Shadow Study](#)
[Attachment 7 - Affordable Units Exhibit](#)
[Attachment 8 - Joint Concept DRB-CHB Minutes dated Jan](#)
[Attachment 9 - Historical Evaluation Survey, by Diana Pain](#)
[Attachment 10 - Traffic and Parking Study](#)
[Attachment 11 - CUP13-049](#)
[Attachment 12 - Exhibit A dated May 23, 2019](#)
[Attachment 13 - Notice of Complete Application & Density](#)
[Resolution 1 - Landmark Alteration](#)
[Resolution 2 - Preliminary Design Review](#)
[Staff Presentation](#)

- 6.2** STUDY SESSION - DOWNTOWN STATION AREA SPECIFIC PLAN UPDATE - PHASE 1 SUMMARY AND ALTERNATIVE ANALYSIS
BACKGROUND: The City has initiated an update to the Downtown Station Area Specific Plan, which was originally adopted in 2007. This

study session will provide the Design Review Board and the Cultural Heritage Board with a recap of the now concluded “outreach and opportunities” phase and provide a forum for feedback and guidance on potential plan alternatives.

Project Planner: Streeter

Attachments: [Staff Report](#)
[Attachment 1 - Study Area](#)
[Attachment 2 - Scope and Schedule](#)
[Attachment 3 - Updated Schedule
Presentation](#)

6.3 REPORT ITEM - SB35 DESIGN STANDARDS ZONING CODE TEXT AMENDMENT - REZONING TEXT AMENDMENT - 0 CITYWIDE - FILE NO. REZ19-009

BACKGROUND: The purpose of this project is to create objective standards for multifamily development that qualifies for streamlined and ministerial approval under Senate Bill 35.

Project Planner: Nicholson

Attachments: [Staff Report](#)
[Attachment 1 - Proposed Design Standards](#)
[Attachment 2 - HCD - Draft SB35 Guidelines](#)
[Attachment 3 - Government Code for SB35
Presentation](#)

7. BOARD MEMBER REPORTS

8. 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.

9. ADJOURNMENT

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 (707) 543-3200 one week prior to the meeting. TDD (707) 543-3063

**Design Review Board/Cultural
Heritage Board**

JUNE 20, 2019

Any writings or documents provided to a majority of this meeting body prior to this meeting regarding any item on this agenda are available for public review in Planning and Economic Development, Room 3, City Hall, 100 Santa Rosa Ave, during normal business hours.