



# 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 SEPTEMBER 5, 2024

**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)**

**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 August 15, 2024 - Draft Minutes

**Attachments:** [August 15, 2024 - Draft Minutes](#)

### 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)

None.

### 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 - STONEHOUSE RENOVATION AND HOTEL - 3555 HWY 12 - DR24-028

BACKGROUND: Concept Design Review for the proposed renovation of the existing Stonehouse Inn building into a small boutique hotel, including the new construction of four one-bedroom freestanding bungalows and a 59-room hotel with a rooftop courtyard. This concept review is exempt from the provisions of the California Environmental Quality Act (CEQA).

PRESENTED BY: Sachnoor Bisla, City Planner

RECOMMENDATION: Provide comments and recommendations.

**Attachments:** [Staff Report](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Design Concept Narrative](#)  
[Attachment 3 - Neighborhood Context Map](#)  
[Attachment 4 - Site Photos](#)  
[Attachment 5 - Project Plans](#)  
[Presentation](#)  
[ADDED - Late Correspondence received as of September](#)  
[Late Correspondence received as of September 5, 2024](#)

### 9.2 CONCEPT DESIGN REVIEW - PULLMAN THIRD PHASE - 700 WILSON ST - DR24-024

BACKGROUND: Concept Design Review for Pullman Lofts Phase 3 is a 6-story apartment building with 69 units and a surface-level parking lot for all Pullman Lofts phases. This concept review is exempt from the provisions of the California Environmental Quality Act (CEQA).

PRESENTED BY: Monet Sheikhal, Senior Planner

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

**Attachments:** [Staff Report](#)  
[Attachment 1 – Disclosure Form](#)  
[Attachment 2 – Neighborhood Context Map](#)  
[Attachment 3 – Design Narrative](#)  
[Attachment 4 – Project Plans](#)  
[Attachment 5 – Landscape Plans](#)  
[Presentation](#)  
[Applicant Presentation](#)

## 10. ADJOURNMENT

*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.*