



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 FEBRUARY 18, 2021

The Design Review Board will begin at the conclusion of the City Council Goal Setting Session and the Board of Public Utilities Regular Meeting.

4:30 PM REGULAR SESSION (TELECONFERENCE)

DUE TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDERS N-25-20 AND N-29-20, WHICH SUSPEND CERTAIN REQUIREMENTS OF THE BROWN ACT, AND THE ORDER OF THE HEALTH OFFICER OF THE COUNTY OF SONOMA TO SHELTER IN PLACE TO MINIMIZE THE SPREAD OF COVID-19, THE DESIGN REVIEW BOARD WILL BE PARTICIPATING VIA ZOOM WEBINAR.

MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING VIRTUALLY: WWW.ZOOM.US/JOIN - MEETING ID: 948 0971 1719 OR BY TOLL FREE TELEPHONE: (877) 853-5257 AND ENTER MEETING ID: 948 0971 1719; PUBLIC ACCESSING THE MEETING THROUGH THE ZOOM LINK WILL BE ABLE TO PROVIDE PUBLIC COMMENT ON AGENDA ITEMS AT THE TIME AN AGENDA ITEM IS DISCUSSED. ADDITIONAL INFORMATION RELATED TO MEETING PARTICIPATION AND SUBMITTING EMAIL CORRESPONDENCE 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 PM REGULAR SESSION (TELECONFERENCE)

- 1. CALL TO ORDER AND ROLL CALL**
- 2. APPROVAL OF MINUTES**

2.1 Draft Minutes - February 4, 2021

Attachments: [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

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.)

5. BOARD MEMBER REPORTS

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. SCHEDULED ITEMS

- 8.1*** PUBLIC HEARING - MAJOR DESIGN REVIEW - GOOD ONWARD, INC.
CANNABIS FACILITY - 3192 JUNIPER AVE - FILE NO. PRJ18-082
BACKGROUND: Major Design Review to allow proposed redevelopment of former Shannon Masonry Construction storage facilities and staging yard into a commercial Cannabis facility for Cannabis Manufacturing - Level 1

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(non-volatile) (Type 6) and Level 2 (volatile) (Type 7), Indoor Cannabis Cultivation and Nursery--20,500 sq. ft. (Type 2A and Type 4), and Cannabis Distribution (Type 11) uses. Project proposes extraction, refrigeration, dry storage, and commercial kitchen in existing site development [5 structures totaling ± 5,100 sq. ft.] and construction of an additional 20,900 sq. ft. warehouse building, including a 5,000 sq. ft. mezzanine, to be used for indoor cultivation and nursery uses.

Presenter: Conor McKay, City Planner

Attachments: [Staff Report](#)
[Attachment 1 - Application and Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Good Onward, Inc. IS-MND with MMRP dai](#)
[Attachment 4 - Good Onward, Inc. MMRP Only](#)
[Attachment 5 - Revised Project Description received Januar](#)
[Attachment 6 - Project Plan Set received January 7, 2020](#)
[Attachment 7 - Good Onward, Inc. Cannabis Project Traffic](#)
[Attachment 8 - Certified Odor Control Plan](#)
[Attachment 9 - Public Correspondence](#)
[Attachment 10 - Design Narrative](#)
[Draft Resolution](#)
[Staff Presentation](#)
[Applicant Presentation](#)
[Public Hearing Notice](#)

- 8.2** CONCEPT DESIGN REVIEW - STONY OAKS APARTMENTS - 2542 OLD STONY POINT RD - FILE NO. DR21-002
BACKGROUND: Concept Design Review for the Stony Oaks project proposes a new 142-unit multifamily affordable housing project within the Roseland Specific Plan Area. The proposed building is four (4) stories stepping down to three (3) and two (2) stories. The proposal includes two access points; one on Old Stony Point Road; one on Hearn Avenue. The Old Stony Point Road entrance preserves an existing oak grove and offers passive recreation in the grove. Other amenities include a large community room, indoor mail and on-site management offices, a secure bicycle room, laundry and a number of flex and outdoor spaces.

Presenter: Adam Ross, Interim Senior Planner

Attachments: [Concept Cover Page](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Concept Design Narrative](#)
[Attachment 4 - Concept Plans](#)
[Staff Presentation](#)
[Applicant Presentation](#)
[Public Notice](#)

9. ADJOURNMENT

*ex parte communication disclosure required.

The City of Santa Rosa does not discriminate against individuals with disabilities in its employment, services, benefits, facilities, programs, or activities. Requests for accommodations, auxiliary aids, or services necessary to participate in a City program, service, or activity, including printed information in alternate formats, are available by contacting the City Clerk's Office at 707-543-3015 (TTY Relay at 711) or cityclerk@srcity.org. Requests should be submitted as far in advance as possible, but no later than two business days before the scheduled meeting. Meeting information can also be accessed via the internet at <http://srcity.org>

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.