



## 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 JULY 6, 2023

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), OR VIA ZOOM WEBINAR BY VISITING [HTTPS://SRCITY-ORG.ZOOM.US/J/86758454073](https://srcity-org.zoom.us/j/86758454073), OR BY DIALING 877-853-5257 AND ENTERING WEBINAR ID: 867 5845 4073

PUBLIC COMMENT MAY BE MADE LIVE DURING THE MEETING VIA ZOOM, PHONE OR IN-PERSON FROM THE COUNCIL CHAMBERS. ADDITIONAL INFORMATION RELATED TO MEETING PARTICIPATION 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 P.M. - REGULAR SESSION

#### 1. CALL TO ORDER AND ROLL CALL

#### 2. APPROVAL OF MINUTES

2.1 June 1, 2023 - Draft Minutes

**Attachments:** [June 1, 2023 - Draft Minutes](#)

2.2 June 15, 2023 - Draft Minutes

**Attachments:** [June 15, 2023 - 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**

##### **4.1 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).

##### **4.2 BOARD MEMBER REPORTS**

##### **4.3 OTHER (i.e. VICE CHAIR ELECTION, NEW MEMBER INTRODUCTIONS)**

None.

#### **5. 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.

#### **6. STATEMENTS OF ABSTENTION**

#### **7. CONSENT ITEM(S)**

None.

#### **8. SCHEDULED ITEM(S)**

- 8.1\*** PUBLIC HEARING - KAWANA MEADOWS LOTS 4A AND 70 -  
MITIGATED NEGATIVE DECLARATION PREVIOUSLY APPROVED -  
PLANNING PROJECT - 2880 FRANZ KAFKA AVE - PRJ21-020

BACKGROUND: The project proposes the following: 1) A modification of building styles for all units on Lots 4a and 70; 2) A new 6-unit building type for Lot 70; 3) A reduction of total units from forty-three (43) units to forty-one (41) units on Lot 70; and, 4) A reduction in the total number of buildings from thirteen (13) to eleven (11). These changes are in response to Fire Code requirements for buildings above 30-feet in elevation. Other minor changes are proposed for grading, parking and other project features. Lot 70 is also the subject of a previously approved Density Bonus and an Affordable Housing Agreement for nineteen (19) below market rate rental units.

PRESENTED BY: Mike Wixon

**Attachments:**

[Staff Report](#)

[Attachment 1 - Disclosure Form](#)

[Attachment 2 - Location Map](#)

[Attachment 3 - Neighborhood Context Map](#)

[Attachment 4 - Design Concept Narrative](#)

[Attachment 5 - Civil Plan Set](#)

[Attachment 6 - Architectural Plans](#)

[Attachment 7 - Architectural Plan Elevation Comparisons](#)

[Attachment 8 - Landscape Plans](#)

[Attachment 9 - Visual Analysis Lots 4a and 70](#)

[Attachment 10 - PC Resolution 11852 and MND](#)

[Attachment 11 - 2017 Approved DRB Development and Gr](#)

[Attachment 12 - 2017 Approved DRB Elevations and Rend](#)

[Attachment 13 - Affordable Housing Agreement](#)

[Attachment 14 - DRB Resolution RES-17-967](#)

[Resolution](#)

[Exhibit A](#)

[ADDED Presentation as of 7.3.23 at 4:30 P.M.](#)

[Late Correspondence as of 7.3.23 at 4:30 P.M.](#)

**8.2\***

PUBLIC HEARING - MOSAIC APARTMENTS, EIR PREVIOUSLY  
CERTIFIED BY CC - DESIGN REVIEW MAJOR - 1683 PETALUMA  
HILL RD - DR20-051

BACKGROUND: This is a proposed 147 unit 3 story walk-up apartment project. The project site is just under 5 acres and is located at the southwest corner of Petaluma Hill Rd and Colgan Avenue (1683 to 1775 Petaluma Hill Rd APN #'s 044-021-019, -022, -035, -071, -072). The project will have 8 residential buildings - 6 buildings with 20 units, 1 building with 17 units, and 1 building with 10 units.

PRESENTED BY: Noor Bisla

**Attachments:**    [Staff Report](#)  
[REDLINED Staff Report as of 7.3.23](#)  
[REVISED Staff Report as of 7.3.23](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - Neighborhood Context Map](#)  
[Attachment 4 - Addendum to General Plan EIR](#)  
[Attachment 5 - Site Improvement Plans](#)  
[Attachment 6 - Architectural Plans](#)  
[Attachment 7 - Landscape Plans](#)  
[UPDATED Attachment 7 - Landscape Plans as of 7.3.23](#)  
[Attachment 8 - Design Review Board Meeting Minutes, July](#)  
[Attachment 9 - Response to DRB Comments](#)  
[Attachment 10 - Proposal Statement](#)  
[Attachment 11 - Public Correspondence](#)  
[Resolution 1 - Addendum](#)  
[Resolution 1 - Exhibit A](#)  
[Resolution 2 - Design Review](#)  
[REDLINED Resolution 2 - Design Review as of 7.3.23](#)  
[REVISED Resolution 2 - Design Review as of 7.3.23](#)  
[Resolution 2 - Exhibit A](#)  
[Presentation](#)  
[ADDED Applicant Presentation as of 7.3.23](#)  
[Late Correspondence as of 7.3.23](#)  
[Late Correspondence as of 7.5.23](#)

## 9. ADJOURNMENT

## Design Review Board

- FINAL

JULY 6, 2023

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\*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.*