



**DESIGN REVIEW BOARD  
REGULAR MEETING AGENDA AND  
SUMMARY REPORT  
MARCH 2, 2017**

**1. 1:30 P.M. CALL TO ORDER AND ROLL CALL**

**2. APPROVAL OF MINUTES**

February 16, 2017 Draft Minutes

**Attachments** [Draft Minutes](#)

**3. BOARD BUSINESS**

Statement of Purpose. City Code Section 20-52.030 Design Review.

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 with 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 APPEARANCES**

Except for public hearing agenda items, the public may comment on all other agenda items and on items not on the agenda within the jurisdiction of the Design Review Board during this period. The public may comment on public hearing agenda items when the hearing is opened. Each speaker is allowed three minutes.

**5. STATEMENTS OF ABSTENTION**

**6. SCHEDULED ITEMS**

(ex parte disclosures required)

**6.1 PUBLIC HEARING - PRELIMINARY & FINAL DESIGN REVIEW  
EMERALD ALLIANCE CULTIVATION**

2875 SEBASTOPOL RD - FILE NO. PRJ16-007

BACKGROUND: Emerald Alliance is proposing to construct and operate

**Design Review Board**

**MARCH 2, 2017**

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an indoor medical cannabis commercial cultivation facility with a floor area of approximately 20,000 sq ft on the vacant parcel located at 2875 Sebastopol Road. The project site is zoned for light industrial land use and is adjacent to residential development along Brittain Lane, to the north. The proposed facility would operate within a modular building. Delivery vehicles will enter the property from Sebastopol Road and exit onto Brittain Lane. Delivery vehicles will be loaded and unloaded from a designated enclosed area within the proposed facility. There is no retail component associated with this facility.

Project Planner: Streeter

**Attachments** [Staff Report](#)

[Att 1 - Disclosure Form](#)

[Att 2 - Location Map](#)

[Att 3 - General Plan - Zoning Map](#)

[Att 4 - Plan Set](#)

[Att 5 - Applicant responses](#)

[Att 6 - Emerald Alliance - Comments as of 2-22-2017](#)

[Resolution](#)

- 6.2** PUBLIC HEARING - PRELIMINARY DESIGN REVIEW - CODDINGTOWN MALL RENOVATION - 733 CODDINGTOWN MALL - FILE NO. DR16-065 BACKGROUND: The Coddington Mall Renovation project proposes to demolish the existing 2,300 square foot north elevation covered walkway and storefront, and a portion of an existing retail building, to construct 200 lineal feet of a new façade, and a previously approved 7,000 sq-ft retail building. Landscape and hardscape improvements are also proposed.

Project Planner: Nicholson

**Attachments** [Staff Report](#)

[Attachment 1 - Disclosure](#)

[Attachment 2- Plans](#)

[Resolution](#)

[EDS Exhibit A](#)

- 6.3** PUBLIC HEARING - PRELIMINARY DESIGN REVIEW - COLLEGE STATION - 6 & 80 COLLEGE AVE - FILE NO. DR16-026 BACKGROUND: The College Station project proposes the redevelopment of a property currently home to an unoccupied industrial

**Design Review Board**

**MARCH 2, 2017**

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building, parking lot, and vacant restaurant. Two commercial buildings are proposed on the 0.95-acre site, comprising a total of 9,000 sq feet of building area. The 4,000 sq ft building, proposes a drive-through service area, providing egress to Cleveland Avenue through a one-way drive isle. The larger of the two buildings, at 5,000 square feet, is located on the northwestern portion of the site. Each building features an outdoor patio area.

Project Planner: Nicholson

**Attachments** [Staff Report](#)

[Attachment 1- Disclosure](#)

[Attachment 2 - Plans](#)

[Attachment 3 - W College Ave Traffic Study](#)

[Attachment 4 - Historic Resource Evaluation](#)

[Attachment 5 - Public Correspondence](#)

[Resolution](#)

[Exhibit A](#)

- 6.4** CONCEPT DESIGN REVIEW - YMCA AQUATIC & FITNESS CENTER  
1111 COLLEGE AVE/701 STEWART ST - FILE NO. DR17-002  
BACKGROUND: The project proposes to utilize the existing site (1111 College Avenue) and the Bekin's site (701 Stewart Street) to accommodate an expansion of the YMCA Facility. The planned expansion is comprised of an outdoor swimming pool, two buildings totaling 11,363 sq ft to include a child care center, lockers, restrooms and program/classroom space, and a 1,545 sq-ft mechanical building. A 47-parking space lot and landscaping is also proposed. Vehicular access to the proposed expansion would occur on 13th Street; no access is proposed on Stewart Street.  
Project Planner: Nicholson

**Attachments** [Cover Sheet](#)

[Attachment 1 - Disclosure](#)

[Attachment 2- Design Concept Narrative](#)

[Attachment 3 - Plan Set](#)

**7. BOARDMEMBER REPORTS**

**8. DEPARTMENT REPORT**

**Design Review Board**

**MARCH 2, 2017**

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**9. UPCOMING ITEMS (TENTATIVE)**

MARCH 16, 2017:

888 Fourth St Apartments - Preliminary & Final Design Review

D&J Carriage Homes - Final Design Review

3150 Dutton Ave Multi-Family - Concept

**10. 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

*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.*