



# City of Santa Rosa

City Hall,  
100 Santa Rosa Ave, Room 7  
Santa Rosa, CA 95404

## DESIGN REVIEW BOARD REGULAR MEETING AGENDA AND SUMMARY REPORT DECEMBER 21, 2017

### 1. 2:30 PM CALL TO ORDER AND ROLL CALL (RM 7 CITY HALL)

### 2. APPROVAL OF MINUTES

November 16, 2017

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

### 3. BOARD BUSINESS

Zoning Code Chapt.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 - PRELIMINARY & FINAL DESIGN REVIEW - SANTA ROSA MEMORIAL HOSPITAL MEDICAL OFFICE BUILDING AND PARKING STRUCTURE - 110 SOTOYOME ST - FILE NO. DR17-006

BACKGROUND: This project proposes development of a new, four-story medical office building with 92,000 sq ft of floor area and an associated 6-level, 600-stall parking structure. The new parking structure will be accessed from both Montgomery Drive and Sotoyome Street. The project includes a Conditional Use Permit for operation of a

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parking facility and increased building height in a commercial district. An Initial Study/Draft Mitigated Negative Declaration and supporting technical studies have been prepared for the project.

Project Planner: Streeter

**Attachments:**

[Staff Report](#)

[Attachment 1 - Disclosure Form 1154 Montgomery](#)

[Attachment 2 - Location Map](#)

[Attachment 3 - Neighborhood Context Map](#)

[Attachment 4 - Project Narrative](#)

[Attachment 5 - Plan Set](#)

[Attachment 6 - Materials List](#)

[Attachment 7 - Proposal Statement 6-30-17](#)

[Attachment 8 - DRB Minutes 2-16-17 8-3-17](#)

[Attachment 9 - Applicant Response to DRB Comments](#)

[Attachment 10 - Previous drawings 6-28-17](#)

[Attachment 11 - Mitigated Negative Declaration](#)

[Attachment 11a - Stormwater Mitigation Plan](#)

[Attachment 11b - Aesthetic Analysis 1-17-17](#)

[Attachment 11c - Parking Analysis 1-17-17](#)

[Attachment 11d - Traffic Impact Study](#)

[Attachment 11e - Medical Waste Management Plan](#)

[Attachment 11e - Medical Waste Management Plan](#)

[Attachment 11f - Noise Assessment](#)

[Attachment 11g - Toxic Air Contaminants Analysis](#)

[Attachment 11h - Habitat Loss Assessment](#)

[Attachment 11i - Geotechnical Consultation](#)

[Attachment 11j - Tree Inventory 1-2017](#)

[Attachment 12 - Caltrans Letter 11-3-17](#)

[Attachment 13 - Response to Caltrans Comments](#)

[Attachment 14 - Public Correspondence before 12-14-17](#)

[Attachment 15 - PC Resos 11869 11870](#)

[Attachment 16 - Revised Site Plan 12-11-2017](#)

[Attachment 17 - Public Correspondence after 12-14-17](#)

[Draft Resolution](#)

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### 6.2 CONCEPT DESIGN REVIEW - ROSELAND VILLAGE - 665 & 883 SEBASTOPOL RD - FILE NO. PRJ17-075

BACKGROUND: The "Roseland Village Neighborhood Center" is a public/private partnership project between MidPen Housing and the Community Development Commission, and integrates several elements within a cohesive neighborhood improvement plan. The proposed project includes a 6-lot Subdivision, Major Design Review, Conditional Use Permit and a Density Bonus for a mixed-use planned development. The project includes 75 affordable units, 100 market-rate units, and 4,000 square feet of commercial space, 25,600 square feet of civic space, a 12,700 Square foot Mercado, and a one-acre public plaza on two parcels, 0.59 acre and 6.96 acres respectively, located at 665 and 833 Sebastopol Road, Santa Rosa, APNs 125-101-031 and 125-111-037.

Project Planner: Gustavson

**Attachments:**    [Staff Memo](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Project Narrative, April 17, 2017](#)  
[Attachment 3 - Project Plan, November 8, 2017](#)  
[Attachment 4 - Record of Action, Sonoma County Design F](#)

## 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

*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.*