



## 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 FEBRUARY 15, 2018

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

February 1, 2018

**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
5. STATEMENTS OF ABSTENTION
6. SCHEDULED ITEMS

- 6.1      MODIFICATION TO FINAL DESIGN REVIEW - PULLMAN LOFTS -  
DESIGN REVIEW MAJOR - 701 WILSON ST - FIELE NO. DR17-060  
BACKGROUND: The project proposes to modify the approved design for the Pullman Lofts, a proposed mixed-use development with 72 apartment units, a community center and pool area, and a 2,100 square foot retail commercial space. The proposed modifications would reduce building height and modify the floor plans. Unit count, parking count, and the signature butterfly roof remain components of the design.  
Project Planner: Streeter

**Design Review Board**

**FEBRUARY 15, 2018**

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**Attachments:**    [Staff Memo](#)  
                              [Attachment 1 - Disclosure Form](#)  
                              [Attachment 2 - DRB - MINUTES - 2014-03-20](#)  
                              [Attachment 3 - DRB - MINUTES - 2015-06-04](#)  
                              [Attachment 4 - DRB RES 15-905](#)  
                              [Attachment 5 - DRB Minutes - 2016-11-07](#)  
                              [Attachment 6 - DRB-RES-16-940](#)  
                              [Attachment 7 - DRB-Minutes 2017-08-17- Concept](#)  
                              [Attachment 8 - DRB-Minutes 2017-09-07](#)  
                              [Attachment 9 - DRB - RESOLUTION 17-964](#)  
                              [Attachment 10 - Revised Plan Set - 8-30-2017](#)  
                              [Attachment 11 - Revised Plan Set 2018-02-09](#)  
                              [Attachment 12 - Traffic Impact Analysis - W-Trans - 3-11-2](#)  
                              [Attachment 13 - Cultural Review letter report 5-26-2015](#)  
                              [Attachment 14 - Correspondence with Neighbors](#)  
                              [Draft Resolution](#)

- 6.2**            CONCEPT DESIGN REVIEW - STONY POINT LANE - 2542 OLD  
STONY POINT RD - FILE NO. DR18-008  
BACKGROUND: Proposed mixed housing community consisting of 105  
market-rate and affordable Multi-Family dwelling units, 22 attached  
Single Family dwelling units, and an inter-generational care facility that  
includes child day care and senior living facilities.  
Project Planner: Trippel

**Attachments:**    [Staff Memo](#)  
                              [Attachment 1 - Disclosure Form](#)  
                              [Attachment 2 - Location Map](#)  
                              [Attachment 3 - Neighborhood Context Map](#)  
                              [Attachment 4 - Design Narrative](#)  
                              [Attachment 5 - Site Plans](#)  
                              [Attachment 6 - Landscape Plan](#)  
                              [Attachment 7 - Landscape Details](#)  
                              [Attachment 8 - Floor Plans](#)  
                              [Attachment 9 - Elevations](#)  
                              [Attachment 1 - Disclosure Form - updated](#)

**Design Review Board**

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**7. BOARD MEMBER REPORTS**

**8. DEPARTMENT REPORTS**

**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.*