



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 MARCH 15, 2018

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

2. APPROVAL OF MINUTES

February 15, 2018

Attachments: [Draft Minutes](#)

3. BOARD BUSINESS

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. 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 DESIGN REVIEW - VERIZON MAJOR TELECOMMUNICATIONS FACILITY - 122 BAKER AVE - FILE NO. DR17-061
BACKGROUND: Major Conditional Use Permit and Design Review for Verizon Wireless telecommunications facility featuring a 55-foot tall faux

oak tree (mono broadleaf) and ground-mounted equipment cabinets on a 0.30-acre site.

Project Planner: Trippel

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location and Neighborhood Map](#)
[Attachment 3 - Plan Set](#)
[Attachment 4 - Photo Simulations](#)
[Attachment 5 - Coverage Maps](#)
[Attachment 6 - Location Selection Analysis](#)
[Attachment 7 - Radiofrequency Study](#)
[Draft Resolution](#)

- 6.2** FINAL DESIGN REVIEW - OAKMONT OF EMERALD ISLE
COMMUNITY CARE FACILITY - 0 GULLANE DR - FILE NO. DR17-027
BACKGROUND: Design Review for a 49-unit assisted living facility,
proposed in a new two-story building on a 12.54-acre site. The building
will be 27.5 feet in height and includes a central courtyard. 75 parking
spaces are proposed and 66% of the site is to remain undisturbed open
space.
Project Planner: Streeter

Attachments: [Staff Memo](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - General Plan Zoning Map](#)
[Attachment 4 - DRB-Minutes 2018-01-04](#)
[Attachment 5 - DRB RES 18-972 Preliminary DR](#)
[Attachment 6 - Applicant response to DRB Comments 1-31](#)
[Attachment 7 - Final DR Plan Set 2018-02-01](#)
[Attachment 8 - Project Description 4-27-2017](#)
[Attachment 9 - DRB Minutes 8-18-2016 Concept](#)
[Attachment 10 - Fountaingrove Ranch Policy Statement](#)
[Attachment 11 - Mitigated Negative Declaration - 9-25-2017](#)
[Attachment 11a - Traffic Analysis](#)
[Attachment 11b - Air Quality Greenhouse Gas Study](#)
[Attachment 11c - Biological Resources Study](#)
[Attachment 11d - Geotechnical Analysis](#)
[Attachment 11e - Prelim SUSMP Report](#)
[Attachment 11f - Noise Impact Analysis](#)
[Attachment 12 - Mitigation Monitoring and Reporting Program](#)
[Attachment 13 - Photo Sims](#)
[Attachment 14 - Bike Rack Location](#)
[Attachment 15 - Memo on Wildfire CEQA Impacts](#)
[Attachment 16 - PC Late Correspondence 11-30-2017](#)
[Attachment 17 - PC Minutes 11-30-2017](#)
[Attachment 18 - PC Resos 11860 11861 11862](#)
[Attachment 19 - Updated Tree Mitigation Plan](#)
[Draft Resolution](#)

- 6.3** FINAL DESIGN REVIEW - AC HOTEL BY MARRIOTT - 210 5TH ST & 210 6TH ST - FILE NUMBERS: DR16-062, DR17-067
BACKGROUND: Final Design Review for a 5-story, 144-room hotel with an off-site parking program. Additionally, the hotel is requesting a parking reduction to require 26 on-site parking spaces
Project Planner: Streeter

Attachments: [Staff Memo](#)
[Attachment 1 - AC Hotel Disclosure Form](#)
[Attachment 2 - Response to DRB Conditions 9-12-17](#)
[Attachment 3 - General Plan Zoning Map](#)
[Attachment 4 - Plan Set 9-12-17](#)
[Attachment 5 - Offsite lot and revised elevations 1-12-18](#)
[Attachment 6 - DRB CHB Resolution No. 17-946](#)
[Attachment 7 - PC Minutes 6-22-2017](#)
[Attachment 8 - PC Resolution No. 11832](#)
[Attachment 9 - Council RES-2017-179](#)
[Attachment 10 - DRB Minutes 11-02-2017](#)
[Attachment 11 - DRB RES 17-968](#)
[Attachment 12 - Parking Conditions Evaluation](#)
[Draft Resolution](#)

- 6.4** CONCEPT DESIGN REVIEW - OLD DOMINION FREIGHT LINE - 2960 & 2970 DUTTON AVE - FILE NO. DR18-018
BACKGROUND: This project proposes to construct a distribution center on an undeveloped 8.47-acre parcel in Southwest Santa Rosa, consisting of a concrete tilt up building, a freight terminal, a paved-surface lot, and landscaping.
Project Planner: Nicholson

Attachments: [Staff Memo](#)
[Attachment 1 - Disclosure](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Vicinity Map](#)
[Attachment 4 - Design Concept Narrative](#)
[Attachment 5 - Concept Site Plan](#)
[Attachment 6 - Key Plan](#)
[Attachment 7 - Neighborhood Context Map](#)
[Attachment 8 - Elevations](#)
[Attachment 9 - Concept Landscaping Plans](#)

7. BOARD MEMBER REPORTS

8. DEPARTMENT REPORTS

Design Review Board

MARCH 15, 2018

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.