



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 APRIL 5, 2018

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

2. APPROVAL OF MINUTES

March 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** CONSENT ITEM - SANTA ROSA AC HOTEL - DESIGN REVIEW
MAJOR - 210 5TH ST - DR16-062
BACKGROUND: On March 15, 2018, the Design Review Board considered Final Design Review for the AC Hotel project which comprehensively included the hotel building, the off-site parking lot, and

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a request for a parking reduction. The Design Review Board approved Final Design Review for the hotel building and off-site parking lot and directed staff to return on consent, with a resolution denying the requested parking reduction, for consideration and action by the Board at the next available meeting.

Project Planner: Streeter

Attachments: [Attachment 1 - Disclosure Form](#)
 [Draft Resolution](#)

- 6.2** CONCEPT DESIGN REVIEW - ROUND BARN VILLAGE - 0 ROUND BARN BLVD - FILE NO(S): PRJ18-015; CUP18-026; DR18-017; HDP18-006; MAJ18-003; PRAP18-027
BACKGROUND: 237 new for-sale townhouses on a 40-acre parcel on Round Barn Boulevard. The townhouses will be developed on 18 acres and 22 acres will remain in open space, which will be privately maintained by the Homeowners Association or approved land manager.
Project Planner: Broad

Attachments: [Staff Memo](#)
 [Attachment 1 - Disclosure Form](#)
 [Attachment 2 - Location Map](#)
 [Attachment 3 - Vicinity Map](#)
 [Attachment 4 - Project Description](#)
 [Attachment 5 - Round Barn Village Site Plans and Elevatio](#)

- 6.3** CONCEPT DESIGN REVIEW - SANTA ROSA & YOLANDA AVE MIXED USE - 325 YOLANDA AVE - FILE NO. DR18-024
BACKGROUND: The project proposes the construction of 252 multi-family apartment units on approximately 8.4 acres with access and frontage along Yolanda Ave and development of an In-N-Out restaurant with an associated drive-thru on approximately 1.9 acres with access and frontage along both Santa Rosa Ave and Yolanda Ave.
Project Planner: Hollister

Attachments: [Staff Memo](#)
 [Attachment 1 - Disclosure Form](#)
 [Attachment 2 - Location Map](#)
 [Attachment 3 - Design Concept Narrative](#)
 [Attachment 4 - Project Plan Set](#)

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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.