



City of Santa Rosa

City Hall, Council
Chamber
100 Santa Rosa Ave
Santa Rosa, CA 95404

DESIGN REVIEW BOARD REGULAR MEETING AGENDA AND SUMMARY REPORT OCTOBER 4, 2018

REVISED

1. 4:30 PM CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

2.1 July 19, 2018

Attachments: [Draft Minutes](#)

2.2 August 2, 2018

Attachments: [Draft Minutes](#)

3. BOARD BUSINESS

Statement of Purpose: 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.)

Statement of Purpose

Attachments: [Statement of Purpose text](#)

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.

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5. STATEMENTS OF ABSTENTION

6. SCHEDULED ITEMS

- 6.1** AMENDMENT TO FINAL DESIGN REVIEW - CODDINGTOWN RENOVATION - DESIGN REVIEW MAJOR - 733 CODDINGTOWN CENTER - FILE NO. DR16-065
BACKGROUND: The proposed Amendment to Final Design Review includes the replacement of the three tenant spaces with building heights ranging from approximately 24 to 28 feet in height, with a singular building which is approximately 28 feet in height. The singular building would extend 92 feet from the existing Starbucks Café to the Ulta Beauty building currently under construction
PROJECT PLANNER: Nicholson

Attachments: [Staff Memo](#)
[Attachment 1 - Disclosure Form - Coddington Mall](#)
[Attachment 2 - Plans](#)
[Attachment 3 - Design Review Board Resolution](#)
[Draft Resolution](#)

- 6.2** CONCEPT DESIGN REVIEW - 420 MENDOCINO AVE - FILE NO. DR18-038
BACKGROUND: The project proposes construction of an 85-foot tall building, containing 104 studio, one, and two-bedroom units, ground-floor commercial and amenity spaces, and a 72 space vehicle parking garage. This project was previously reviewed by the Board in July. The proposal has been modified based on the removal of the 5th Street property from the project site
Project Planner: Nicholson

Attachments: [DRB Concept Cover Page](#)
[Attachment 1 - Disclosure - 420 Mendocino](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Project Plans](#)

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6.3 CONCEPT DESIGN REVIEW - PINER ROAD ASSISTED LIVING FACILITY - FILE NO. DR18-055

BACKGROUND: Proposed 92-Unit Assisted-Living Facility and Memory-Care Facility.

PROJECT PLANNER: Murray

Attachments: [Staff Memo](#)
[Attachment 1 - Disclosure Form Piner Rd Assisted Living](#)
[Attachment 2 - Location & Vicinity Map](#)
[Attachment 3 - Project Narrative](#)
[Attachment 4 - Conceptual Elevations](#)
[Attachment 5 - Conceptual Site Plan](#)
[Attachment 6 - Conceptual Landscape Plan](#)

6.4 CONCEPT DESIGN REVIEW - STORAGE PRO 2 & GARDEN APARTMENTS - 4358 SONOMA HWY - FILE NO. DR18-051

BACKGROUND: Concept review for the proposed construction of a mixed-use project, consisting of 30 attached residential dwellings and a 148,225-square foot, three-story self-storage facility.

PROJECT PLANNER: Ursu

Attachments: [Staff Memo](#)
[Attachment 1 - Disclosure-FormPartnership-and-Corporatic](#)
[Attachment 2 - Location Map](#)
[Attachment 3a Project Description Apartments](#)
[Attachment 3b - Storage Pro Phase 2 Description](#)
[Attachment 4 - Project Plans Storage pro Ph 2 CRB city of](#)

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

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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.