



# 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 JULY 18, 2019

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

### 2. APPROVAL OF MINUTES

June 20, 2019 Regular Meeting

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

June 20, 2019 Joint Design Review Board/Cultural Heritage Board Meeting

**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.)

### 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

FINAL DESIGN REVIEW - GUERNEVILLE ROAD HOMES - 1665

GUERNEVILLE RD - FILE NO. PRJ18-089

BACKGROUND: Design Review to construct 12 attached, single-family dwellings, and three accessory dwelling units, located at 1665 Guerneville Road (Accessor Parcel No. 136-101-010)  
Project Planner: Toomians

**Attachments:** [Staff Report](#)  
[Attachment 1 – Disclosure Form](#)  
[Attachment 2 - Applicant Response to Preliminary Design I](#)  
[Attachment 3 - Revised Drawings and Renderings](#)  
[Attachment 4 – Previous Design Narrative](#)  
[Attachment 5 – Previous Project Plans](#)  
[Attachment 6 – Plans Provided for Concept Review](#)  
[Attachment 7 - Public Correspondence](#)  
[Attachment 8 – Neighborhood Context Map](#)  
[Attachment 9 – Site Photos](#)  
[Attachment 10 - Preliminary Design Review Staff Report](#)  
[Attachment 11 - Preliminary Design Review Resolution](#)  
[Draft Resolution](#)  
[Exhibit A - DAC Report](#)  
[Staff Presentation](#)

CONCEPT DESIGN REVIEW - 38 DEGREES NORTH PHASE 2 - 2660  
PETALUMA HILL RD - FILE NO. DR19-040

BACKGROUND: The ±10.9-acre 38 Degrees North Phase 2 project proposes 172 class A multi-family apartment units organized in eight 3-story residential buildings. Amenities include a pool with deck area and a fitness building. The project would feature a centrally located 2.54-acre Open Space Preserve.  
Project Planner: Trippel

**Attachments:** [Staff Memo](#)  
[Attachment 1-Disclosure Form](#)  
[Attachment 2-Neighborhood Context and Vicinity Map](#)  
[Attachment 3-Project Narrative](#)  
[Attachment 4-Plan Set](#)  
[Attachment 5-Design Narrative](#)  
[Staff Presentation](#)

## 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.*