



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 DECEMBER 19, 2019

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

2. APPROVAL OF MINUTES

- 2.1 October 16, 2019 Joint Cultural Heritage Board/Design Review Board Meeting

Attachments: [Draft Minutes](#)

- 2.2 November 21, 2019 Regular Meeting

Attachments: [Draft Minutes](#)

- 2.3 December 5, 2019 Regular Meeting

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

Design Review Board

DECEMBER 19, 2019

6.1 MODIFICATION TO FINAL DESIGN REVIEW - MARLOW COMMONS -
2199 MARLOW RD - 2199 MARLOW RD & 2039, 2041, 2045
GUERNEVILLE RD - FILE NO. DR19-082

BACKGROUND: Proposal to make modification to the previously
approved Marlow Commons project (DR17-016), including changes to
building elevation, both structural and exterior finishing materials.

Project Planner: Murray

Attachments: [Staff Memo](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Maps and Photos](#)
[Attachment 3 - Project Narrative](#)
[Attachment 4 - Proposed Plans](#)
[Attachment 5 - Side-by-side Elevations](#)
[Attachment 6 - Previously Approved Plans](#)
[Attachment 7 - DRB Staff Report, Minutes & Reso No. 18-9](#)
[Draft Resolution](#)
[DAC Report attachment to Resolution](#)

6.2 CONCEPT DESIGN REVIEW - SANTA ROSA AVE APARTMENTS -
2905 SANTA ROSA AVE - FILE NO. DR19-085

BACKGROUND: Proposed future development of a 5-story, 154-unit,
100% affordable, Multi-Family rental housing project consisting of
one-bedroom, two-bedroom, and three-bedroom units on a ±3.84-acre
project site. Community amenities would include indoor and outdoor
community and recreation areas for children and adults. Parking would
consist of 248 spaces comprised of covered parking spaces designed
to host solar panel systems and uncovered parking spaces

Project Planner: Trippel

Attachments: [Concept Cover Page](#)
 [Attachment 1-Disclosure Form](#)
 [Attachment 2-Location Map](#)
 [Attachment 3-Project Description](#)
 [Attachment 4 - Site Plan](#)
 [Attachment 5 - Preliminary Stormwater Determination](#)
 [Attachment 6 - Civil - Grading - Utility](#)
 [Attachment 7 - Elevations and Plan Set](#)
 [Attachment 7 revised - Elevation and Plan Set](#)
 [Attachment 8 - Late Correspondence - Design Narrative](#)

- 6.3** CONCEPT DESIGN REVIEW - KAWANA SPRINGS APARTMENTS -
500 KAWANA SPRINGS RD - FILE NO. DR19-086
BACKGROUND: Proposed future development of a 5-story, 151-unit,
100% affordable, Multi-Family rental housing project consisting of
studio, one-bedroom, two-bedroom, and three-bedroom units on a
±3.73-acre site. Community amenities would include indoor and outdoor
community and recreation areas for children and adults. Parking would
consist of 254 spaces comprised of covered parking spaces designed
to host solar panel systems and uncovered parking spaces.
Project Planner: Trippel

Attachments: [Concept Cover Page](#)
 [Attachment 1-Disclosure Form](#)
 [Attachment 2-Location Map](#)
 [Attachment 3-Project Description](#)
 [Attachment 4-Concept Plan Set](#)
 [Attachment 4 revised-Concept Site Plan](#)

- 6.4** CONCEPT DESIGN REVIEW - SOUTHSIDE APARTMENTS - 2706
DUTTON MEADOW - FILE NO. DR19-087
BACKGROUND: Design Review for the Southside Apartments, a new
three-story, 70-unit multi-family housing project that includes two
buildings for a total of 83,425 square feet of floor space. The proposal
includes a 9% parking reduction from the 125 spaces required. The
Project also includes Rezoning from R2 to R3 Zoning District and
General Plan Amendment from Medium Density Residential to High
Density Residential.

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Project Planner: Ross

Attachments: [Concept Review Cover Page](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Neighborhood Context Map](#)
[Attachment 3 - Site Analysis Map](#)
[Attachment 4 - Concept Narrative for Southside Apartment](#)
[Attachment 5 - Vicinity Map and Project Figures](#)
[Attachment 6 - Site Plan](#)
[Attachment 7 - Building Elevations](#)
[Attachment 8 - Concept Landscape Plan](#)
[Late Correspondence Southside Color Landscape Plan](#)
[Southside Apartments Presentation 2 with Colored Landscapes](#)

**6.5 PUBLIC HEARING - PRELIMINARY DESIGN REVIEW - SANTA ROSA
SELF STORAGE - 1100 SANTA ROSA AVE - FILE NO. DR19-019**

BACKGROUND: New construction of nine (9) single-story self-storage buildings and a 600-sq-ft office, situated on an approximately 3.85-acre property. The design is decorative masonry and stucco with earth tones. The application has been filed by MK Building and Development Inc. File # - DR19-019

Project Planner: Ross

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Site Analysis Neighborhood Context and Access](#)
[Attachment 3 - Design Narrative](#)
[Attachment 4 - Site Plan](#)
[Attachment 5 - Floor Plans](#)
[Attachment 6 - Elevations](#)
[Attachment 7 - 3D Elevation Renderings](#)
[Attachment 8 - Landscape Plans](#)
[Attachment 9 - Photometric Plan](#)
[Attachment 10 - Improvement Plans](#)
[Draft Resolution](#)
[Exhibit A dated December 12, 2019](#)
[Staff Presentation](#)

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6.6 CONCEPT DESIGN REVIEW - W COLLEGE APARTMENTS - 1385 W COLLEGE AVE - FILE NO. DR19-084

BACKGROUND: The proposal includes a 117-unit with a mix of a one and two-bedroom unit, three-story multi-family apartment complex comprised of seven buildings on a 3.92-acre lot. Each building height ranges from 32 to 37-feet-tall with asymmetrical roof lines. The parking includes 72 attached garages, 113 surface parking spaces, and electric charging stations. Amenities include a recreation building and pool area, barbeque area with outdoor seating, bicycle repair station, and dog spa.

Project Planner: Ross

Attachments: [Concept Cover Page](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Neighborhood Context & Site Analysis Map](#)
[Attachment 3 - Concept Site Plan received by the City on N](#)
[Attachment 4 - Concept Multi-Family Building Elevations re](#)
[Attachment 5 - Concept Floor Plan received by the City on](#)
[Attachment 6 - Concept Recreation Center Elevations rece](#)
[Attachment 7 - Concept Recreation Center Floor Plan rece](#)
[Attachment 8 - Concept Landscape Plans Received by the](#)
[Attachment 9 - City Design Guidelines - North Santa Rosa](#)
[Attachment 10 - NSRSASP Private Realm Development St](#)
[Attachment 11 - North SR Station Area SP Residential Dev](#)
[Attachment 12 - Late Correspondence - Materials Board](#)
[Attachment 13 - Late Correspondence - Shadow Study](#)
[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

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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. (TTY Relay at 711)

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.