



## **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 JUNE 4, 2020**

#### **4:30 PM REGULAR SESSION (TELECONFERENCE)**

**DUE TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDERS N-25-20 AND N-29-20 WHICH SUSPEND CERTAIN REQUIREMENTS OF THE BROWN ACT, AND THE ORDER OF THE HEALTH OFFICER OF THE COUNTY OF SONOMA TO SHELTER IN PLACE TO MINIMIZE THE SPREAD OF COVID-19, THE BOARD MEMBERS WILL BE PARTICIPATING BY TELECONFERENCE INTO THE DESIGN REVIEW BOARD MEETING OF JUNE 4, 2020.**

**THE MEETING WILL BE LIVE STREAMED AT  
[HTTPS://SANTA-ROSA.LEGISTAR.COM/CALENDAR](https://santa-rosa.legistar.com/calendar).  
CLICK ON THE "IN PROGRESS" LINK TO VIEW. THE MEETING CAN  
ALSO BE VIEWED ON COMCAST CHANNEL 28 AND AT  
[HTTPS://WWW.YOUTUBE.COM/CITYOFSANTAROSA](https://www.youtube.com/cityofsantarosa)**

**MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING  
VIRTUALLY BY VISITING:**

**<https://srcity-org.zoom.us/j/91064393352>**

**Or Dial (for higher quality, dial a number based on your current  
location):**

**US: +1 669 900 9128 or 833 548 0276 (Toll Free)**

**Webinar ID: 910 6439 3352**

**DEADLINES AND INSTRUCTION FOR PUBLIC COMMENT ARE SET  
FORTH BELOW.**

Public Comment (Item No. 4) for Non-Agenda Items - the time when any person may address the Board on matters not listed on this agenda, but which are within the subject matter jurisdiction of the Board.

E-mail Public Comment: To submit an e-mailed public comment to the Design Review Board, please send to: [ppachecogregg@srcity.org](mailto:ppachecogregg@srcity.org) BY 5:00 PM, WEDNESDAY, JUNE 3. Identify in the subject line of your e-mail the Agenda

## Design Review Board

JUNE 4, 2020

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Item Number on which you wish to comment, provide your name in the body of the e-mail and your comment. Please limit your e-mail to approximately 400 words (which is a speaking rate of 133 words per minute). E-mail comments will be read aloud (up to 3 minutes) at the time that Agenda Item is discussed during the Design Review Board Meeting. If you wish to make a public comment on Non-Agenda Items (Item No. 4 - Public Comment), state this at the beginning of your message.

Recorded Voice Message Public Comment: To submit a voice message public comment, please call 707-543-3232 BY 5:00 PM, WEDNESDAY, JUNE 3. State your name, that you are making a comment on Non-Agenda Items for Item No. 4 - Public Comment, and state your comment. Recordings will be limited to 3 minutes. Recorded comments will be paraphrased during Item No. 4 - Public Comment.

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

### 2. APPROVAL OF MINUTES

2.1 Draft Minutes - May 21, 2020

**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** BURBANK AVE SUBDIVISION - MINOR DESIGN REVIEW APPEAL-  
1400 BURBANK AVE - DR19-054  
BACKGROUND: Minor Conditional Use Permit Appeal for a residential small lot subdivision. The project proposes to subdivide four (4) existing parcels totaling approximately 14.25 acres into 136 lots. The proposed subdivision will allow 62 single-family units, 12 duets, and 64 multi-family units on one parcel. The application was filed by Joe Ripple, Schellinger Brothers. File# PRJ19-031 (CUP19-095)  
Presenter: City Planner Adam Ross

**Attachments:** [Staff Report](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Amended Project Narrative received on Jan](#)  
[Attachment 3 - Tentative Map received January 9, 2020](#)  
[Attachment 4 - School Access Exhibit received December](#)  
[Attachment 5 - Setback Exhibit received January 6, 2020](#)  
[Attachment 6 - Landscape Plans date received February 4](#)  
[Attachment 7 - Architectural Plans received February 4, 20](#)  
[Attachment 8 - Architectural Plans received April 17, 2020](#)  
[Attachment 9 - Multifamily Architectural Plans received Feb](#)  
[Attachment 10 - Multi-Family Architectural Plans received /](#)  
[Attachment 11 - Burbank Ave Subdivision Consistency Me](#)  
[Attachment 12 - Roseland Area Sebastopol Road Specific](#)  
[Attachment 13 - Final Traffic Impact Study dated Decembe](#)  
[Attachment 14 - Biological Resources Assessment dated C](#)  
[Attachment 15 - Wetland Delineation Report dated August](#)  
[Attachment 16 - Air Quality and Greenhouse Gas Emissio](#)  
[Attachment 16a - Air Quality and Greenhouse Gas Emissio](#)  
[Attachment 16b- Air Quality and Greenhouse Gas Emissio](#)  
[Attachment 16c - Air Quality and Greenhouse Gas Emissio](#)  
[Attachment 17 - Noise Impact Analysis Report dated Dece](#)  
[Attachment 18 - Planning Commission Amended Resolutio](#)  
[Attachment 19 - Public Correspondence](#)  
[Attachment 20 - Signed Res CUP19-095 and DR19-054](#)  
[Attachment 21 - Appeal received February 18, 2020](#)  
[Attachment 22 - Applicant Response to Appeal Letter date](#)  
[Attachment 23 - Waterstone confirming purchase of multi-f](#)  
[Draft Resolution](#)  
[DAC Report dated 1-13-2020](#)  
[Appeal Presentation](#)

- 6.2** FOUNTAINGROVE INN APARTMENTS - DESIGN REVIEW CONCEPT  
- 3586 MENDOCINO AVE - FILE NO. DR20-013  
BACKGROUND: Proposed future development of a six-building, ±  
224-unit, multi-family rental housing project consisting of studio,

one-bedroom, and two-bedroom units, with indoor and outdoor amenity spaces, on the former Fountaingrove Inn site. Required vehicle parking would be provided in private garage stalls, structured parking, or uncovered surface parking. Proposed access would be via existing Mendocino Avenue and Fountaingrove Parkway access points with additional access to a portion of the project via Round Barn Boulevard. Presenter: City Planner Andrew Trippel

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

## 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. (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.*