



## **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 AUGUST 20, 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 DESIGN REVIEW BOARD MEMBERS WILL BE PARTICIPATING VIA ZOOM WEBINAR.**

**MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING BY  
VISITING [HTTPS://SRCITY.ORG-ZOOM.US/J/91855334916](https://srcity.org-zoom.us/j/91855334916)  
OR DIAL 888 475 4499 (Toll Free) AND ENTER  
WEBINAR ID: 918 5533 4916**

**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)**

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

The public accessing the meeting through the Zoom link will be able to provide public comment on agenda items at the time an Agenda Item is discussed during the Design Review Board Meeting.

Public Comment can also be submitted by 5 pm Wednesday, the day before the Design Review Board Meeting, via e-mail at [designreviewboard@srcity.org](mailto:designreviewboard@srcity.org) or by calling (707) 543-3232 by 5 pm Wednesday, the day before the Design Review Board Meeting.

E-mail public comments received by 5 pm Wednesday, the day before the Meeting, will be read into the record (up to 3 minutes each). Recorded

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voice message public comments received by 5pm Wednesday, the day before the Meeting, will be played at the time that Agenda Item is discussed during the Design Review Board Meeting (up to 3 minutes each).

### Types of Public Comment:

Non-Agenda Items - Item No. 4 - Public Comment - 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.

Agenda Items - Item 6 - Scheduled Items - the time when any person may address the Board on matters that ARE listed on the agenda.

E-mail Public Comment: To submit an e-mailed public comment to the Design Review Board, please send to: [designreviewboard@srcity.org](mailto:designreviewboard@srcity.org) by 5 pm Wednesday, the day before the Design Review Board Meeting. Identify in the subject line whether you are making a Public Comment on Item No. 4 - Public Comment, or on Item 6 - Scheduled Items. 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).

Recorded Voice Message Public Comment: To submit a voice message for public comment, please call (707) 543-3232 by 5 pm, Wednesday, the day before the Design Review Board Meeting. State your name and whether you are making a comment on Item No. 4 - Public Comment, or on Item 6 - Scheduled Items, and state your comment. Recordings will be limited to 3 minutes.

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

## 2. APPROVAL OF MINUTES

### 2.1 Draft Minutes - July 16, 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** PUBLIC HEARING - 38 DEGREES NORTH PHASE 2 - PRELIMINARY DESIGN REVIEW - 2660 PETALUMA HILL RD - FILE NO. PRJ19-017  
BACKGROUND: The project consists of the development of 172 residential apartments, a 2.54-acre open space preserve, and reservation of a 1.04-acre site for the future development of an approximately 21,000-square-foot community shopping center on an approximately 10.9-acre parcel. The residential apartments would be contained within eight three-story buildings. Access would be provided off Petaluma Hill Road, Franz Kafka Avenue, and Farmers Lane Extension. Drive aisles would provide internal access to carports, garages and surface parking. Onsite amenities would include a club house, pool and spa area, and pedestrian pathways. The 2.54-acre open space preserve, located in the center portion of the site, contains seasonal wetlands and an ephemeral creek, and separates the site into north and south development areas. The Design Review Board will consider adopting a Mitigated Negative Declaration and the Major Design Review of the proposed project and associated parking reduction request.

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Presenter: Kristinae Toomians, Senior Planner

**Attachments:**   [Staff Report](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - Design Narrative](#)  
[Attachment 4 - Architectural Plan Set](#)  
[Attachment 5 - Landcaping Plan](#)  
[Attachment 6 - Civil Plan Set](#)  
[Draft Resolution 1 Mit Neg Dec](#)  
[Draft Resolution 2 Prelim Design Review](#)  
[Exhibit A - MND](#)  
[Exhibit A EDS Conditions](#)  
[Staff Presentation](#)  
[Applicant Presentation](#)

**6.2**      PUBLIC HEARING - BOYS AND GIRLS CLUB-ROSELAND -  
PRELIMINARY DESIGN REVIEW - 929 SEBASTOPOL RD - FILE NO  
PRJ20-003

BACKGROUND: Major Design Review of a new approximately  
24,464-square-foot Boys and Girls Club for the Roseland area, which  
includes a two-story facility and attached gymnasium. The application  
has been filed by Gregg Wanke. File # - PRJ20-003

Presenter: Senior Planner Kristinae Toomians

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**Attachments:**    [Staff Report](#)  
                              [Attachment 1 - Disclosure Form](#)  
                              [Attachment 2 - Location Map](#)  
                              [Attachment 3 - Neighborhood Context Map](#)  
                              [Attachment 4 - Project Description](#)  
                              [Attachment 5 - Design Narrative](#)  
                              [Attachment 6 - Parking Explanation](#)  
                              [Attachment 7 - Crane Traffic Study](#)  
                              [Attachment 8 - Site Plan](#)  
                              [Attachment 9 - Architectural Plan](#)  
                              [Attachment 10 - Landscape Master Plan](#)  
                              [Attachment 11 - Phase I Environmental Site Assessment](#)  
                              [Attachment 12 - Wetlands Assessment](#)  
                              [Attachment 13 - Applicant response to Concept Design Re](#)  
                              [Draft Resolution](#)  
                              [Exhibit A](#)  
                              [Staff Presentation](#)

- 6.3**            CONCEPT DESIGN REVIEW - CHERRY RANCH DEVELOPMENT -  
                    930 FRESNO AVENUE - FILE NO. DR20-024  
                    BACKGROUND: Future development of a 67 attached and detached  
                    single-family residences on a 6.87-acre site adjacent to Courtside  
                    Village near Sebastopol Road. The project intends to incorporate a  
                    portion of affordable units into a portion of the property. The application  
                    was filed by John Cappiello File No. DR20-024 (APN 035-101-004).

Presenter: City Planner Adam Ross

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**Attachments:**   [Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Project Narrative](#)  
[Attachment 3 - Concept Design Review Plan Set](#)  
[Attachment 4 - PRELIMINARY Focused Traffic Study](#)  
[Attachment 5 - 930 Fresno Ave CEQA Screening Memo](#)  
[Attachment 6 - Public Correspondence](#)  
[Staff Presentation](#)  
[Applicant Presentation](#)  
[Public Correspondence as of 8-20-2020](#)

## 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.*