



## **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 NOVEMBER 19, 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 WILL BE PARTICIPATING VIA ZOOM WEBINAR.**

**MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING VIRTUALLY: [WWW.ZOOM.US/JOIN](http://WWW.ZOOM.US/JOIN) - MEETING ID: 918 5533 4916 OR BY TOLL FREE TELEPHONE: 888-475-4499 AND ENTER MEETING ID: 918 5533 4916; 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. ADDITIONAL INFORMATION RELATED TO MEETING PARTICIPATION AND SUBMITTING EMAIL CORRESPONDENCE IS AVAILABLE AT [HTTPS://SRCITY.ORG/DESIGNREVIEWBAORD](https://srcity.org/designreviewbaord)**

**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)**

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

- 1. CALL TO ORDER AND ROLL CALL**
- 2. APPROVAL OF MINUTES**

None Submitted

- 3. PUBLIC COMMENT**

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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.

### 4. 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.)

### 5. BOARD MEMBER REPORTS

### 6. 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.

### 7. STATEMENTS OF ABSTENTION

### 8. SCHEDULED ITEMS

- 8.1\*** PUBLIC HEARING - PRELIMINARY DESIGN REVIEW - COLLEGE CREEK APARTMENTS - 2150 W COLLEGE AVE - FILE NO. DR19-011  
BACKGROUND: Major Design Review for College Creek Apartments, a mixed income, multi-generational, rental apartment community with 164 units designed to serve a variety of household types serving singles, families, and/or seniors with household incomes ranging from 30% -120% area median income.  
Presenter: Adam Ross, Senior Planner

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**Attachments:**    [Staff Report](#)  
                          [Attachment 1 - Disclosure Form](#)  
                          [Attachment 2 - Neighborhood Context Map](#)  
                          [Attachment 3 - Project Description and Superior Design Ex](#)  
                          [Attachment 4 - Existing Site Photos](#)  
                          [Attachment 5 - Architecture Plan Set](#)  
                          [Attachment 6 - Civil Plans](#)  
                          [Attachment 7 - Landscape Plans](#)  
                          [Attachment 8 - College Creek Mgmt Brochure](#)  
                          [Attachment 10 - CEQA 15183 Checklist](#)  
                          [Attachment 10A - Traffic Impact Study ASMBLD](#)  
                          [Attachment 10B - AQ and GHG ASMBLD](#)  
                          [Attachment 10C - Noise Supporting Info ASMBLD](#)  
                          [Attachment 10D - Bio Resources Supporting Info ASMBLD](#)  
                          [Attachment 10F - Geotechnical Eng Investigation ASMBLD](#)  
                          [Attachment 10G - \(hyperlink\) Hazards and Hazardous Mat](#)  
                          [Attachment 10H - Energy Resources Supporting Info AS](#)  
                          [Resolution](#)  
                          [Exhibit A dated November 6, 2020](#)  
                          [Staff Presentation](#)  
                          [Applicant Presentation](#)

- 8.2**            CONCEPT DESIGN REVIEW - SANTA ROSA AVENUE HOUSING  
AND STORAGE - 3111 & 3119 SANTA ROSA AVE - FILE NO.  
DR10-042  
BACKGROUND: The project proposes to construct multifamily housing  
(48 units) in the southeast corner of the project site; self-storage  
buildings along the north, west and southwest perimeter of the site; and  
RV storage, which will be screened from the public right-of way.  
Presenter: Susie Murray, Senior Planner

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**Attachments:**    [Staff Memo](#)  
                              [Attachment 1 - Disclosure Form](#)  
                              [Attachment 2 - Location & Neighborhood Context Map](#)  
                              [Attachment 3 - Project Narrative](#)  
                              [Attachment 4 - Project Plans](#)  
                              [Attachment 5 - Materials Page](#)  
                              [Attachment 6 - Site Photos](#)  
                              [Staff Presentation](#)  
                              [Applicant Presentation](#)

## 9. ADJOURNMENT

\*Ex parte communication disclosure required.

The City of Santa Rosa does not discriminate against individuals with disabilities in its employment, services, benefits, facilities, programs, or activities. Requests for accommodations, auxiliary aids, or services necessary to participate in a City program, service, or activity, including printed information in alternate formats, are available by contacting the City Clerk's Office at 707-543-3015 (TTY Relay at 711) or [cityclerk@srcity.org](mailto:cityclerk@srcity.org). Requests should be submitted as far in advance as possible, but no later than two business days before the scheduled meeting. Meeting information can also be accessed via the internet at <http://srcity.org>

*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.*