



City of Santa Rosa

Virtual Meeting - See Agenda
for Participation Information

DESIGN REVIEW BOARD REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL JANUARY 6, 2022

**PURSUANT TO GOVERNMENT CODE SECTION 54953(e) AND THE
RECOMMENDATION OF THE HEALTH OFFICER OF THE COUNTY OF
SONOMA, DESIGN REVIEW BOARD MEMBERS WILL BE PARTICIPATING
IN THIS MEETING VIA ZOOM WEBINAR.**

**MEMBERS OF THE PUBLIC CAN PARTICIPATE VIRTUALLY AT
WWW.ZOOM.US/JOIN OR BY TOLL FREE TELEPHONE (877) 853-5257;
USING MEETING ID: 816 1176 1047.**

**PUBLIC ACCESSING THE MEETING THROUGH ZOOM CAN PROVIDE
COMMENTS DURING THE PUBLIC COMMENT PERIODS. ADDITIONAL
INFORMATION RELATED TO MEETING PARTICIPATION IS AVAILABLE
AT [HTTPS://SRCITY.ORG/DESIGNREVIEWBOARD](https://srcity.org/designreviewboard)**

**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 P.M. - REGULAR SESSION (VIRTUAL MEETING)

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

November 4, 2021 - Draft Minutes

Attachments: [November 4, 2021 - Draft Minutes](#)

3. 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.

4. BOARD BUSINESS

4.1 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).

4.2 BOARD MEMBER REPORTS

4.3 OTHER (i.e. VICE CHAIR ELECTION, NEW MEMBER INTRODUCTIONS)

None.

5. 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.

6. STATEMENTS OF ABSTENTION

7. CONSENT ITEM(S)

None.

8. SCHEDULED ITEM(S)

8.1 CONCEPT DESIGN REVIEW - AIRWAY SELF STORAGE - 3383 AIRWAY DRIVE; FILE NO. DR21-060

BACKGROUND: A Concept Design Review for a proposal to demolish the existing structures and construct a two-story, 569-unit, approximately 61,852-square foot Self Storage facility with a care-taker unit. The item is exempt from CEQA as there is no action being taken

by the Design Review Board.

PROJECT PLANNER: Susie Murray

Attachments: [Staff Memo](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Design Concept Narrative](#)
[Attachment 4 - Concept Architectural Plans](#)
[Attachment 5 - Conceptual Landscape Plan](#)
[Attachment 6 - Photometrics](#)
[Attachment 7 - Renderings](#)
[Staff Presentation](#)

8.2 PUBLIC HEARING - DESIGN REVIEW - DOWNTOWN STATION
(SMART SITE) DEVELOPMENT - 34 W 6TH STREET; FILE NO.
DR21-021

BACKGROUND: The project includes a proposal for a six-story, 114-unit residential building consisting of 114 studio, one-, two-bedroom, and 'family' style apartments with 12 units (10.5%) reserved for income-qualified households, on approximately 2.36-acres of the 5.4-acre smart site, within the Railroad Square Preservation District. Proposed amenities include an outdoor fitness center, outdoor pool, open space, and child play area. Also included is a portion of the smart multi-use pathway along the eastern property frontage, a new public promenade on the south side of the building, and a new interim public street along the site's western boundary, including 75 parking spaces, that would provide a future connection between W 6th and W 3rd street. The project is eligible for a statutory exemption under the California Environmental Quality Act (CEQA).

PROJECT PLANNER: ADAM ROSS

Attachments: [Staff Report](#)
 [Attachment 1 - Disclosure Form](#)
 [Attachment 2 - Location Map](#)
 [Attachment 3 - Design Narrative](#)
 [Attachment 4 - Project Plans](#)
 [Attachment 5 - CEQA 15182 Specific Plan Consistency De](#)
 [Attachment 6 - District Compatibility Report](#)
 [Attachment 7 - Historic Resource Evaluation](#)
 [Attachment 8 - Climate Action Plan Development Workshe](#)
 [Attachment 9 - Concept Project Plans](#)
 [Attachment 10 - Public Correspondence](#)
 [Attachment 11 - Joint CHB-DRB 9-16-21 Meeting Minutes](#)
 [Resolution](#)
 [Exhibit A - Dated 10.22.2021](#)
 [Exhibit A - Dated 1.4.2022 \(Revised\)](#)
 [Exhibit B - Dated 6.9.2021](#)
 [Staff Presentation](#)
 [Applicant Presentation](#)
 [Late Correspondence as of 1.4.2022](#)
 [Late Correspondence as of 1.5.2022](#)
 [Late Correspondence as of 1.6.2022](#)

**8.3 PUBLIC HEARING - WEST COAST SELF STORAGE - DESIGN
REVIEW MAJOR - 970 PINER RD - DR21-004**

BACKGROUND: Major Design Review for West Coast Self Storage proposing a three-story, approximately 66,200 square foot building on a 0.95-acre parcel for use as a Personal Storage Facility. The project is eligible for a categorical exemption under the California Environmental Quality Act (CEQA).

PROJECT PLANNER: Monet Sheikhali

PRESENTED BY: Adam Ross

9. ADJOURNMENT

*Ex parte communication disclosure required.

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 request by contact the Recording Secretary at 707-543-4645 (TTY Relay at 711) and should be submitted as far in advance as possible, but no later than two business days before the scheduled meeting.

Any writings or documents provided to the Design Review Board prior to this meeting regarding any item on this agenda are available for public review at <https://santa-rosa.legistar.com/calendar.aspx> or in person at the Planning and Economic Development, Room 3, City Hall, 100 Santa Rosa Ave, during normal business hours.