



## City of Santa Rosa

City Hall, Council Chamber  
100 Santa Rosa Ave  
Santa Rosa, CA 95404

### DESIGN REVIEW BOARD SPECIAL MEETING NOTICE AND AGENDA - FINAL JANUARY 5, 2023

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](https://www.zoom.us/join) OR BY TOLL FREE TELEPHONE (877) 853-5257;  
USING MEETING ID: 867 5845 4073.

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

2.1 September 1, 2022 - Draft Minutes

**Attachments:** [September 1, 2022 Draft Minutes](#)

2.2 December 1, 2022 - Draft Minutes

**Attachments:** [December 1, 2022 - 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)**

#### **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\*** PUBLIC HEARING - THE ARBORS, MAJOR DESIGN REVIEW, CEQA: PREVIOUSLY APPROVED MITIGATED NEGATIVE DECLARATION; 3500 LAKE PARK DRIVE, FILE NO. DR20-056

BACKGROUND: The Arbors is a 37-unit residential development that

was approved by the Planning Commission in 2010, including a Mitigated Negative Declaration, a Hillside Development Permit to develop on slopes greater than ten percent, a Conditional Use Permit for a small lot subdivision, and a Tentative Map to subdivide 5.69 acres into 37 individual lots. Design Review is the final entitlement, which is the purpose for this application. The proposed residential units are comprised of 14 duplexes and three triplexes.

PROJECT PLANNER: Susie Murray

**Attachments:** [Staff Report](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Location & Neighborhood Context Maps](#)  
[Attachment 3 - Project Narrative](#)  
[Attachment 4 - Project Plans](#)  
[Attachment 5 - Construction Drawings](#)  
[Attachment 6 - Improvement & Landscape Plans](#)  
[Attachment 7 - Renderings](#)  
[Attachment 8 - PC Resolutions 11518-11521](#)  
[Attachment 9 - Mitigated Negative Declaration](#)  
[Attachment 10 - MND Appendix A](#)  
[Attachment 11 - MND Appendix B](#)  
[Attachment 12 - Heritage Trees Map](#)  
[Attachment 13 - Landscape Plan](#)  
[Attachment 14 - Policy Statement](#)  
[Attachment 15 - Public Correspondence](#)  
[Resolution](#)  
[Exhibit A](#)  
[Presentation](#)  
[Applicant Presentation](#)  
[Late Correspondence as of 1.4.2023](#)

## 9. ADJOURNMENT

\*Ex parte communication disclosure required.

**Design Review Board**

**- FINAL**

**JANUARY 5, 2023**

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*In compliance with Zoning Code Section 20-62, the decision of the Design Review Board is final unless an appeal is filed on a City Appeal Form (<https://srcity.org/DocumentCenter/Index/173>) and associated fees, as noted on the City's Fee Schedule (<https://srcity.org/DocumentCenter/View/16129/Planning--Economic-Development-Department-Fee-Schedule?bidId=> ), are paid within 10 calendar days of the action. The time limit will extend to the following business day where the last day falls on a day that the City is not open for business.*

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.*