



## 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 3, 2021

**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](https://www.zoom.us/join) - MEETING ID: 948 0971 1719 OR BY TOLL FREE TELEPHONE: (877) 853-5257 AND ENTER MEETING ID: 948 0971 1719; 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/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 PM REGULAR SESSION (TELECONFERENCE)**

#### **1. CALL TO ORDER AND ROLL CALL**

#### **2. APPROVAL OF MINUTES**

**2.1** Draft Minutes - May 20, 2021

**Attachments:** [Draft Minutes](#)

#### **3. PUBLIC COMMENTS**

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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

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 - SANTA ROSA FARM GROUP CANNABIS CULTIVATION FACILITY - DESIGN REVIEW MAJOR - 800 YOLANDA AVE - FILE NO. DR17-078  
BACKGROUND: Proposal to develop a commercial Cannabis facility on a ± 5.5-acre site. Proposed development includes demolition of existing structures and construction of a 3-story, ± 116,700 square-foot (sf) industrial building. Onsite improvements include hardscape for vehicle and pedestrian uses, and landscaping, including tree plantings as mitigation for removal of existing trees. Cannabis Cultivation (86,050 sf), Manufacturing Level 1 (non-volatile) and Level 2 (volatile) (21,505 sf), and Distribution (Type 11) (8,070 sf), with Testing laboratory (1,085 sf) land uses approved by Planning Commission Resolution No. 12052

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on April 8, 2021.

Presenter: Andrew Trippel, Senior Planner

**Attachments:**

[Staff Report](#)

[Attachment 1 - Yolanda Disclosure Form](#)

[Attachment 1 - Yolanda Disclosure Form-update-04-05-2021](#)

[Attachment 2 - Vicinity and Neighborhood Context Maps](#)

[Attachment 3 - Santa Rosa Farm Group IS-MND](#)

[Attachment 4 - MMRP](#)

[Attachment 5 - Santa Rosa Farm Group Responses to Cor](#)

[Attachment 6 - Project Description](#)

[Attachment 7 - Project Plan Set](#)

[Attachment 8 - Parking Analysis](#)

[Attachment 9 - Certified Odor Mitigation Plan](#)

[Attachment 10 - Tree Preservation and Mitigation Report](#)

[Attachment 11 - Public Comments](#)

[Attachment 12 - Entitlement expiration request](#)

[Attachment 13 - Response to DRB comments](#)

[Attachment 14 - 2017 Concept Review plan set-upload 06-](#)

[Attachment 15 - Planning Commission Resolution 12051-M](#)

[Attachment 16 - Planning Commission Resolution 12052-C](#)  
[Draft-Resolution](#)

[Exhibit A](#)

[Public-Hearing-Notice-June-3-2021](#)

[Staff Presentation](#)

[Applicant Presentation](#)

[Late-Correspondence-06-02-2021](#)

[Late-Correspondence-06-03-2021-1330](#)

**8.2 CONCEPT DESIGN REVIEW - STONY POINT FLATS APARTMENTS  
- 2268 STONY POINT ROAD - FILE NO. DR21-023**

BACKGROUND: This project proposes to construct a new 50-unit affordable multifamily development on an undeveloped 2.9-acre parcel. The project includes the construction of bike storage, laundry facilities, tech center, fitness facilities, and outdoor amenities such as barbecue and playground facilities. Solar panels will be installed on top of the two

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main residential structures which will allow the project to operate at net zero energy in accordance with Title 24.

Presenter: Conor McKay, City Planner

**Attachments:** [Cover Page](#)  
[Attachment 1 - StonyPt Disclosure Form](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - Design Concept Narrative](#)  
[Attachment 4 - Design Plans](#)  
[Attachment 5 - Site Photos and Context](#)  
[Attachment 6 - Public Comments as of 5-26-21](#)  
[Attachment 7 - Survey of Property](#)  
[Staff Presentation](#)  
[Applicant Presentation](#)  
[Public-Notice-June-3-2021](#)  
[Late Correspondence and Response - 6-3-21 0830](#)

## 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.*