



City of Santa Rosa

Virtual Meeting - See Agenda
for Participation Information

DESIGN REVIEW BOARD REGULAR MEETING AGENDA AND SUMMARY REPORT DECEMBER 16, 2021

Cancelled

This meeting has been CANCELLED due to lack of quorum.

Items 9.1 - 9.4 have been continued to a date certain of the next regularly scheduled Design Review Board meeting on January 6, 2022.

1. CALL TO ORDER AND ROLL CALL

2. STUDY SESSION

None.

3. APPROVAL OF MINUTES

November 4, 2021 - Draft Minutes

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

4. PUBLIC COMMENT

Except for public hearing agenda items, the public may comment on all other agenda items and on items not on the agenda within the jurisdiction of the Design Review Board during this period. The public may comment on public hearing agenda items when the hearing is opened. Each speaker is allowed three minutes.

5. BOARD BUSINESS

5.1 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

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Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans.)

5.2 BOARD MEMBER REPORTS

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

None.

6. DEPARTMENT REPORTS

7. STATEMENTS OF ABSTENTION

8. CONSENT ITEMS

None.

9. SCHEDULED ITEMS

***9.1 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 Sheikhal

Attachments: [Staff Report](#)
 [Attachment 1 - Disclosure Form](#)
 [Attachment 2 - Location Map](#)
 [Attachment 3 - Project Narrative](#)
 [Attachment 4 - Project Plans](#)
 [Attachment 5 - Photo Rendering](#)
 [Attachment 6 - Photometric Plan](#)
 [Attachment 7 - Public Comments](#)
 [Attachment 8 - Trip Generation Study](#)
 [Resolution](#)
 [Exhibit A](#)
 [Staff Presentation](#)

***9.2** 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

PRESENTED BY: JESSICA JONES

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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 B - Dated 6.9.2021](#)
 [Staff Presentation](#)
 [Applicant Presentation](#)

**9.3 CONCEPT DESIGN REVIEW - MOSAIC APARTMENTS - 1683
 PETALUMA HILL RD - DR21-059**

BACKGROUND: Proposed future development of a 160-unit, 100% affordable to low-income renters, multi-family development on 4.92 acre site. The project would provide 94 - 2 Bed/1 Bath and 66 - 3 Bed/2 Bath units in multiple three-story buildings with 200 surface parking spaces. Amenities would include a community center, laundry room, and bike storage. Site amenities would include a children's playground, shaded dining area, and teen recreation area. The item is exempt from CEQA as there is no action being taken by the Design Review Board.

PROJECT PLANNER: ADAM ROSS

PRESENTED BY: JESSICA JONES

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Attachments: [Concept Cover Page](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location and Vicinity Map](#)
[Attachment 3 - Design Concept Narrative](#)
[Attachment 4 - Concept Architectural Design Package](#)
[Attachment 5 - Concept Landscape Plan](#)
[Attachment 6 - Photo Exhibit](#)
[Staff Presentation](#)
[Applicant Presentation](#)

9.4 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](#)

10. 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 calling (707) 543-3200 one week prior to the meeting. (TTY Relay at 711).

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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.