



City of Santa Rosa

Virtual Meeting - See Agenda
for Participation

DESIGN REVIEW BOARD REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL SEPTEMBER 1, 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

August 18, 2022 - Draft Minutes

Attachments: [August 18, 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)

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*** PUBLIC HEARING - BROOKWOOD MEDICAL - DESIGN REVIEW -
101 BROOKWOOD AVE - DR21-058

BACKGROUND: The project proposes to construct an approximately 93,270-square foot, four-story medical office building and a six-level parking garage. The required entitlements include Design Review and a minor Conditional Use Permit. This project has been found in

compliance with the California Environmental Quality Act (CEQA), and qualifies for a Statutory Exemption. No CEQA action is required by the Design Review Board.

Project Planner: Susie Murray

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Neighborhood Context & Location Map](#)
[Attachment 3 - Project Narrative](#)
[Attachment 4 - Project Plans](#)
[Attachment 5 - Consistency Analysis - DSASP](#)
[Attachment 6 - Consistency Analysis - Creek Master Plan](#)
[Attachment 7 - Traffic & Parking Analysis](#)
[Attachment 8 - Consistency with Plan Bay Area 2040](#)
[Attachment 9 - Plans Considered at Concept Review](#)
[Attachment 10 - Tree Inventory](#)
[Attachment 11 - Response to CDR](#)
[Attachment 12 - Public Correspondence](#)
[Resolution](#)
[Resolution - Exhibit A](#)
[Presentation](#)
[Applicant Presentation](#)
[Late Correspondence as of 8.29.2022](#)
[Late Correspondence as of 8.30.2022](#)
[Late Correspondence as of 9.1.2022 at 3.30pm](#)

Please note, this action is final unless an appeal is filed with the City Clerk's office within 10 calendar days of today's decision pursuant to zoning code section 20-62.030

8.2* PUBLIC HEARING - 38 DEGREES NORTH PHASE 3 APARTMENT HOMES - DESIGN REVIEW MAJOR - 2660 PETALUMA HILL RD - DR21-026

BACKGROUND: Proposed 30-unit, multi-family residential project in two 3-story buildings on 1.29 gross acres as part of the 38 Degrees North project. Phase 3 of the project includes 15 one-bedroom, 12

two-bedroom, and 3 three-bedroom units, and it is designed to operate with Phases 1 and 2 as a single community via a cross access and reciprocal use agreement. Residents of the three phases will have access to all 38 Degrees North amenities. This project has been found in compliance with the California Environmental Act (CEQA) because a Mitigated Negative Declaration evaluating 38 Degrees Phase 1 was previously adopted by the Design Review Board in August of 2020, and an addendum which evaluated the Phase 3 project was adopted by the City Council in November 2021. No CEQA action is required by the Design Review Board.

Project Planner: Kristinae Toomians

Attachments:

[Staff Report](#)

[Attachment 1 - Disclosure Form](#)

[Attachment 2 - Location Map](#)

[Attachment 3 - Neighborhood Context Map](#)

[Attachment 4 - Project Description](#)

[Attachment 5 - Architectural Sheets](#)

[Attachment 6 - Civil Sheets](#)

[Attachment 7 - Landscape Plans](#)

[Attachment 8 - Exterior Lighting Plans](#)

[Attachment 9 - Color Photographs](#)

[Attachment 10 - Public Correspondence](#)

[Attachment 11 - Retail and Grocery Market Analysis](#)

[Attachment 12 - 1st Quarter 2021 Vacancy Rates](#)

[Attachment 13 - IS-MND Addendum](#)

[Attachment 14 - Phase 1 and 2 Resolutions.pdf](#)

[Attachment 15 - Phase 2 MND](#)

[Attachment 16 - Conceptual Design Review Packet
Resolution](#)

[Exhibit A - Addendum](#)

[Presentation](#)

[Applicant Presentation as of 9.1.2022](#)

[Late Correspondence as of 9.1.2022](#)

Please note, this action is final unless an appeal is filed with the City Clerk's

Design Review Board

- FINAL

SEPTEMBER 1, 2022

office within 10 calendar days of today's decision pursuant to zoning code
section 20-62.030

9. ADJOURNMENT

*Ex parte communication disclosure required.

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.