



## **City of Santa Rosa**

Virtual Meeting - See Agenda  
for Participation

### **DESIGN REVIEW BOARD REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL-REVISED SEPTEMBER 15, 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)**

The agenda was revised to include Late Public Correspondence for Item 5.1 Clark's Corner as well as to include updated summary language, a revised Resolution and Late Public Correspondence for Item 5.2 Public Hearing - Avenue 3111 Storage & Apartments.

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

#### **2. 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.

### 3. STATEMENT OF PURPOSE

Design Review Board: 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).

Cultural Heritage Board: Principal duties of the Board include undertaking and updating historic inventories or surveys, recommending designation of Landmarks and Preservation Districts, reviewing proposed alterations to historic buildings, and promoting public awareness of preservation issues. If you are in a historic district or would like more information regarding historic districts, please see the Processing Review Procedures for Owners of Historic Properties.

### 4. STATEMENTS OF ABSTENTION

**NOTICE IS HEREBY GIVEN that the Design Review Board of the City of Santa Rosa will hold a Special Joint Meeting with the Cultural Heritage Board on Thursday, September 15, 2022, virtually via Zoom at or after 4:30 p.m. The purpose of this meeting is to hold a Joint Concept Review to provide feedback and comments on the following project:**

### 5. SCHEDULED ITEM(S)

- 5.1** CLARK'S CORNER - JOINT CONCEPT REVIEW (DRB/CHB) - 120 5TH ST - FILE NOS. PRJ22-016 (LMA22-013 & DR22-032)

BACKGROUND: Concept Review for Clark's Corner, a proposal to construct four additional stories of housing, comprised of studio, one- and two-bedroom units, 35 dwelling units in all, above the existing Tocchini Building. The request for the Design Review Boards and Cultural Heritage to provide comments and direction for a concept review item is exempt from the California Environmental Quality Act

(CEQA) because there is no possibility that the action will have any effect on the environment (CEQA Guidelines Sections 15061(b)(3) and 15378).

PROJECT PLANNER: Susie Murray

**Attachments:** [Concept Cover Page](#)  
[Attachment 1 - Disclosure Statement](#)  
[Attachment 2 - Neighborhood Context Map](#)  
[Attachment 3 - Design Narrative](#)  
[Attachment 4 - Conceptual Plan Set](#)  
[Attachment 5 - Historic Evaluation](#)  
[Attachment 6 - Renderings & Existing Site Photos](#)  
[Attachment 7 - Public Correspondence](#)  
[Presentation](#)  
[Applicant Presentation](#)  
[Late Correspondence](#)

**ADJOURN SPECIAL JOINT MEETING OF THE DESIGN REVIEW BOARD AND CULTURAL HERITAGE BOARD AND RECONVENE TO THE DESIGN REVIEW BOARD SCHEDULED ITEMS.**

- 5.2\*** PUBLIC HEARING - AVENUE 3111 STORAGE & APARTMENTS, EXEMPT FROM CEQA - DESIGN REVIEW MAJOR - 3111 & 3119 SANTA ROSA AVE - PRJ21-013 (DR21-016)

BACKGROUND: The project proposes to construct an approximately 85,000-square foot self-storage facility and a 48-unit apartment complex. Required permits include a Design Review, minor Conditional Use Permit, and a Lot Line Adjustment. The project is categorically exempt from the California Environmental Quality Act as infill development.

PROJECT PLANNER: Susie Murray

**Attachments:**    [Attachment 1 - Disclosure Statement](#)  
[Attachment 2 - Neighborhood Context & Location Map](#)  
[Attachment 3 - Project Narrative](#)  
[Attachment 4 - Architectural Plans \(self-storage\)](#)  
[Attachment 5 - Architectural Plans for Residential](#)  
[Attachment 6 - Civil Site Plan](#)  
[Attachment 7 - Landscaping Plan](#)  
[Attachment 8 - Water Board Letter](#)  
[Attachment 9 - DRB Minutes](#)  
[Attachment 10 - Response to DRB Comments](#)  
[Attachment 11 - AQ and GHG Assessment](#)  
[Attachment 12 - Traffic Study](#)  
[Attachment 13 - Noise Assessment](#)  
[Attachment 14 - Habitat Assessment](#)  
[Attachment 15 - Climate Action Plan Development Worksh](#)  
[Attachment 16 - Concept Review Plans](#)  
[Attachment 17 - Project Rendering](#)  
[Revised Resolution](#)  
[Resolution](#)  
[Resolution 1 - Exhibit A](#)  
[Staff Presentation](#)  
[Late Correspondence](#)

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

## **6. APPROVAL OF MINUTES**

None.

## **7. BOARD BUSINESS**

### **7.1 BOARD MEMBER REPORTS**

### **7.2 OTHER (i.e. VICE CHAIR ELECTION, NEW MEMBER INTRODUCTIONS)**

None.

## 8. 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.

## 9. CONSENT ITEM(S)

None.

## 10. 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.*