



## **City of Santa Rosa**

Virtual Meeting - See Agenda  
for Participation

### **DESIGN REVIEW BOARD REGULAR MEETING AGENDA AND SUMMARY REPORT NOVEMBER 17, 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: 876 2004 5098**

**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**

None.

#### **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 MEADOW CREEK TOWNHOMES - CONCEPT DESIGN REVIEW - 533 BELLEVUE AVE - PRJ22-011**

BACKGROUND: Concept Design Review for Meadow Creek Townhomes development proposal consisting of 63 townhomes on a 4.78-acre parcel. The two-story townhomes would be clustered in 5 and 6-plexes throughout 12 separate buildings. Units are proposed with 3-bedrooms ranging from 1,500-1,800 square feet. A total of 190 parking spaces is proposed.

## Design Review Board

NOVEMBER 17, 2022

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Project Panner: Sheila Wolski

**Attachments:** [Staff Report](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - Project Description](#)  
[Attachment 4 - Preliminary Site Plan](#)  
[Attachment 5 - Elevations and Floor Plans](#)  
[Attachment 6 - Conceptual Landscape Plan](#)  
[Attachment 7 - Neighborhood Context Map](#)  
[Attachment 8 - Late Correspondence as of 11.15.2022](#)  
[Presentation](#)  
[Applicant Presentation](#)

## 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.*