



City of Santa Rosa

Virtual Meeting - See Agenda
for Participation Information

DESIGN REVIEW BOARD REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL JANUARY 20, 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

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)

New Member Introduction: Mark Stapp

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 - CANINE COMPANIONS EARLY DEVELOPMENT CENTER - CONDITIONAL USE PERMIT - 2965 DUTTON AVE - CUP21-029

BACKGROUND: New one-story, 21,991-square-foot Canine Early Development Center, and a one-story 5,180-square-foot Veterinary Clinic and Animal Hospital at the existing Canine Companions facility. Approval of this item requires the adoption of a Mitigated Negative Declaration (MND) to comply with the requirements of the California

Environmental Quality Act (CEQA). The MND is scheduled for consideration by the Zoning Administrator at the January 20, 2022, meeting, and if adopted, 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 - Initial Study-MND-MMRP](#)
 [Attachment 5 - Plans](#)
 [Attachment 5 - Plans Revised 01.18.2022.pdf](#)
 [Attachment 6 - Design Narrative](#)
 [Attachment 7 - Site Photos](#)
 [Attachment 8 - Concept DRB Minutes](#)
 [Attachment 9 - Renderings](#)
 [Attachment 10 - Landscape Plans](#)
 [Resolution](#)
 [Exhibit A - Engineering Development Services](#)
 [Exhibit B - Mitigation Monitoring and Reporting Program](#)
 [Staff Presentation](#)
 [Late Correspondence as of 1.18.2022](#)

8.2 CONCEPT DESIGN REVIEW - PULLMAN PHASE II - BUILDING C -
DESIGN REVIEW - 701 WILSON ST - DR21-070

BACKGROUND: Concept Design Review of a proposed 5-story, 40-unit, market-rate multi-family residential building with 5% of units reserved for affordable households. The proposed project design features four units and five tuck-under parking spaces on the ground floor and nine units located on each of floors 2-5. Unit sizes range from 414-625 square feet. Building C amenities, including a dog run, dog wash station, pool area, gym, bike storage, office, conference room and community lounge, will be shared from Pullman Phase I, which is currently under construction. An existing structure is subject to a Notice

and Order to Demolish due to dangerous conditions issued by the Chief Building Official on December 21, 2021. The item is exempt from California Environmental Quality Act (CEQA) as there is no action being taken by the Design Review Board.

PROJECT PLANNER: Andrew Trippel

Attachments: [Concept Cover Page](#)
[Attachment 1 - Location Map](#)
[Attachment 2 - Disclosure Form](#)
[Attachment 3 - Concept Design Narrative](#)
[Attachment 4 - Concept Plan Set](#)
[Attachment 5 - Notice and Order to Demolish](#)
[Attachment 6 - Neighborhood Meeting Summary](#)
[Staff Presentation](#)
[Applicant Presentation - Added on 1.24.2022](#)

9. 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 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.