



City of Santa Rosa

Virtual Meeting - See Agenda
for Participation Information

Design Review Board Meeting Minutes - Final

Thursday, September 16, 2021

4:30 PM

1. CALL TO ORDER AND ROLL CALL

Chair Weigl called the meeting to order at 4:30 p.m.

Present 7 - Board Member Michael Burch, Board Member Warren Hedgpeth, Board Member John McHugh, Board Member Adam Sharron, Chair Drew Weigl, Board Member Henry Wix, and Board Member Sheila Wolski

2. STUDY SESSION

None.

3. APPROVAL OF MINUTES

August 19, 2021 - Draft Minutes

Approved as submitted.

September 2, 2021 - Draft Minutes

Approved as submitted.

4. PUBLIC COMMENT

Chair Weigl opened public comment at 4:33 p.m.

David Harris spoke regarding the 101 JC/Edwards walkable overpass.

Chair Weigl closed public comment at 4:38 p.m.

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

Chair Weigl read the Statement of Purpose.

5.2 BOARD MEMBER REPORTS

Chair Weigl presented.

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

None.

6. DEPARTMENT REPORTS

None.

7. STATEMENTS OF ABSTENTION

None.

8. CONSENT ITEMS

None.

9. SCHEDULED ITEMS

***9.1 PUBLIC HEARING - AVENUE 320 APARTMENTS - DESIGN REVIEW (MAJOR) - 320 COLLEGE AVE - DR19-045**

BACKGROUND: The Avenue 320 Apartments project proposes two multifamily structures, comprised of 37 residential units, at 320 College Avenue, which spans between College Avenue and Lincoln Street. The existing building fronting College Avenue would be converted from commercial use to residential, and a new residential structure would be built fronting Lincoln Street. The site plan includes parking, a trash enclosure and landscaping. This project is statutorily exempt from CEQA pursuant to CEQA Guidelines Section 15182 and categorically exempt from CEQA pursuant to CEQA Guidelines Section 15332. The application has been filed by Nick Abbott, on behalf of Avenue 320 Apartments; File No. PRJ19-028.

Ex Parte Disclosure: None.

Susie Murray, Project Planner, presented.

Applicant representatives presented.

Chair Weigl opened the Public Hearing at 5:25 p.m.

Denise Hill spoke in support of the project.

David Harris spoke in support of the project.

Roy Loessin spoke in support of the project.

Greg Parker spoke in support of the project.

Chair Weigl closed the Public Hearing at 5:36 p.m.

Staff and applicant responded to Board inquiries.

A motion was made by Board Member Hedgpeth, seconded by Board Member Sharron, to waive reading of the text and adopt as amended:

RESOLUTION NO. 21-1024 ENTITLED: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING DESIGN REVIEW APPROVAL FOR AVENUE 320 APARTMENTS, A 37-UNIT, MULTIFAMILY HOUSING PROJECT INVOLVING TWO STRUCTURES, LOCATED AT 320 COLLEGE AVENUE, ASSESSOR'S PARCEL NO. 010-113-035; FILE NO. PRJ19-028.

The motion carried by the following vote:

Yes: 7 - Board Member Burch, Board Member Hedgpeth, Board Member McHugh, Board Member Sharron, Chair Weigl, Board Member Wix and Board Member Wolski

10. ADJOURNMENT

Chair Weigl adjourned the meeting at 6:18 p.m.

Approved on: October 7, 2021

s/Michelle Montoya