

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT
STAFF REPORT FOR WATERWAYS ADVISORY COMMITTEE
June 22, 2023

PROJECT TITLE

Northpoint Commerce Center

APPLICANT

Joseph McNeil

ADDRESS/LOCATION

1408, 1416 and 1420 Thunderbolt Way

PROPERTY OWNER

Robert Ule

ASSESSOR'S PARCEL NUMBER

035-530-023, -024, -025, -057

FILE NUMBER

DR23-007

PROJECT SITE ZONING

General Industrial

GENERAL PLAN DESIGNATION

General Industry

APPLICATION DATE

04/04/2023

PROJECT PLANNER

Suzanne Hartman

RECOMMENDATION

Provide comments and recommendations.

PROPOSAL

The applicant is proposing to develop an approximately 114,884-square-foot industrial building, Northpoint Commerce Center. The sound wall proposed on the southern property line is proposed to be setback approximately 55 feet from Roseland Creek. The proposed development is adjacent to Roseland Creek Reach 4.

Attachments

- Attachment 1 - Disclosure Form
- Attachment 2 - Site Photos
- Attachment 3 - Plan Set
- Attachment 4 - Neighborhood Context Map
- Attachment 5 - South Santa Rosa Watershed Map
- Attachment 6 - Biological Resources Supporting Information
- Attachment 7 - Citywide Creek Master Plan Excerpt (Roseland Creek Reach 4)
- Attachment 8 - Creek Exhibit