



Sonoma County Design Review Committee Agenda

Sonoma County Law Library

Judge Gayle Gyunup / U.S. Rep. Douglas Bosco Conference Room
2604 Ventura Avenue
Santa Rosa, CA 95403

DesignReview@sonoma-county.org

July 19, 2023

Meeting No.: 23-05

Committee Members

Sierra Hart, Landscape Architect
Derik Michaelson, Chair (*Items #2 & #3*)
Blake Hillegas, Staff (*Item #1*)

Staff Members

Liz Goebel, Secretary
Derik Michaelson, Project Planner
Claudette Diaz, Project Planner
Wil Lyons, Project Planner

Disabled Accommodation

If you have a disability which requires an accommodation or an alternative format to assist you in observing and commenting on this meeting, please contact Design Review Committee at DesignReview@sonoma-county.org by 12 p.m. on the day before the hearing (Tuesday) to ensure arrangements for accommodation.

Materials

Available digitally through the link in the Agenda and on the Design Review Committee website. You can also email DesignReview@sonoma-county.org or the project planner to request materials.

[View documents digitally for all items listed >>](#)

<https://share.sonoma-county.org/link/AktNX8e2LQ0/>

1:30 p.m. Chair Introduction

County Regular Item

Item No: 1

Time: 1:35 PM

File No.: DRH22-0007

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Staff: Derik Michaelson

Applicant: Del Starrett, Architect

Env. Doc: Mitigated Negative Declaration

Proposal: Preliminary review of the site plan, architecture, parking, and landscape design for a 212,930 square foot new warehouse building located on a 4.92-acre undeveloped parcel within the Airport Business Park.

Recommended Action: The Permit Resource and Management Department (Permit Sonoma) recommends the Design Review Committee approve preliminary stage of project.

Location: 685 Aviation Blvd., Santa Rosa

APN: 059-430-007

District: Fourth

Zoning: MP 1 AC AVG, VOH

DR Level: Preliminary

Public Hearing: Yes

Action:

Appeal Deadline:

Item No: 2

Time: At or after 1:50 PM

File No.: PLP21-0022

Staff: Claudette Diaz

Applicant: Donald Alameida, Alameida Architecture

Env. Doc: Pending Initial Study

Proposal: Use Permit and Design Review with Hearing for an electrical contractor's storage yard involving a new 16,000 sq. ft. industrial electrical and power equipment and supplies storage building on a 3.6-acre parcel. Existing improvements include a 3,780 sq. ft. office building and a 7,000 sq. ft. service building. The request includes a reduction of a 65-foot building setback from the westerly property line to a 50-foot setback; this setback reduction may be reduced by the Sonoma County Design Review Committee with additional landscaping provided per Final Map Northwest Regional Industrial Park Unit 3 - Phase 1, Note #6, Book 465, Pages 9 - 11, Sonoma County Records.

Recommended Action: The Permit and Resource Management Departments recommends that the Design Review Committee provide preliminary feedback on the project's design elements, approve the reduced setback, and delegate final approval of the project and corresponding environmental document to staff.

Location: 1688 Almar Pkwy., Santa Rosa

APN: 059-210-039

District: Fourth

Zoning: Heavy Industrial (M2) 40000 SQ FT AVG, Riparian Corridor 100/25-foot setback (RC100/25) Valley Oak Habitat (VOH)

DR Level: Preliminary

Public Hearing: Yes

Action:

Appeal Deadline:

Item No: 3

Time: At or after 2:05 p.m.

File No.: DRH19-0006

Staff: Wil Lyons

Applicant: Platinum Storage Group

Env. Doc: Mitigated Negative Declaration

Proposal: Request for Preliminary Design Review Hearing for a 99,857 sq. ft. commercial building for a self-storage operation on a 11.34-acre Limited Commercial (LC, 3.83 Acres) and Rural Residential (RR, 7.92 acres), property along the Scenic Corridor subject to the Local Guidelines for Highway 116. Sequoia Burger, Sequoia Minimart, and a single-family home are to remain on site. Initial Study for Mitigated Negative Declaration currently in process.

Recommended Action: The Permit Resource and Management Department (Permit Sonoma) recommends that the Design Review Committee review initial plans and provide comment prior to a final hearing and adoption of the anticipated Mitigated Negative Declaration.

Location: 1382 S Hwy. 116, Sebastopol

APN: 063-011-017

District: Fifth

Zoning: LC, RR, LG/116, SR

DR Level: Preliminary

Public Hearing: Yes

Action:

Appeal Deadline:

Public Comments

Please follow the instructions below to submit a public comment in writing, email, or in person via the hearing room. The DRC invites interested persons to submit comments which are entered into the permanent record. Written comments received prior to and during the hearing are distributed to the commissioners, staff, and are available to the public via the public copies link in the calendar section of this agenda. Written comments received after the package is made public may be read into the record.

Email Public Comment

You may email DesignReview@sonoma-county.org to submit public comment. Provide your name, the project number, and your comment. Please note, it is advised to mail or email public comments in advance of the hearing date to give the commissioners and staff time to review. Emailed comments received during the hearing are distributed to the commissioners and staff but are not read out loud into the record. All public comments received prior to, during, and after the hearing are saved to the project file.

Written Public Comments

Submit letters prior to the hearing by mail addressed to:

Permit Sonoma
ATTN: Design Review Committee Secretary
2550 Ventura Avenue
Santa Rosa, CA 95403

Please make sure to reference the project number in your written comment.

Public Appearances for Agenda Items

DRC hearings begin at 1:30 p.m. and will be recorded. Agenda items begin on or after their designated time. After a county staff project presentation and committee questions, the public hearing is then opened. At that time, the applicant may give a 10-minute project presentation followed by public comments. The time limit for public comments is at the Chair's discretion and is typically three minutes per speaker. Please state your name for the record when you are called upon. Questions raised by the public may be answered after all public comments are given. The Committee may request staff or the applicant to answer questions, and the applicant is given the opportunity to respond to any public comments. The public hearing is then closed, and no further public comments are received. The Committee will discuss the project and make a decision by motion and roll call vote.

Please Be Respectful of others and the varying points of view. No clapping, booing, or speaking out of turn.

Please Be Courteous and turn off cell phones while the meeting is in session.