

**DESIGN REVIEW COMMITTEE MEMORANDUM**

DATE: July 19, 2023  
ITEM: No. 1 - 1:35pm  
FROM: Derik Michaelson, Project Planner

SUBJECT: File No.: **DRH22-0007; New Warehouse (Neilmed)**  
Applicant: Del Starrett, Architect  
Address: 685 Aviation Blvd, Santa Rosa  
APN(s): 059-430-007

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**Request**

Preliminary review of the site plan, architecture, parking, landscaping, and frontage design for a 109,490-square-foot new two-story warehouse building located on a 4.92-acre undeveloped parcel along a new extension of Aviation Boulevard within the Airport Business Park. A full description of the project is attached.

**Recommendation**

- Provide preliminary feedback on building height, design, use of color and materials, landscaping, and lighting
- Consider continuing the pedestrian pathway alignment along Aviation Boulevard, which currently ends at the main site entrance, all the way across the frontage to the adjoining undeveloped lot to the east.
- Consider providing staff with direction on coordinating final approval of any suggested revisions during the permitting phase.

**Background**

The parcel is zoned MP 1 AC (Industrial Park; 1-acre lot size) with combining zones for VOH (Valley Oak Habitat). Development of the parcel is subject to the site development standards for Industrial Park Areas under the Airport Specific Plan. The extension of Aviation Boulevard is part of the Phase VI Airport Business Center subdivision approval under MJS00-0007. The current proposal is designed in accordance with the Specific Plan standards for lot coverage, building height and design, and landscaping and setbacks, and parking and loading requirements.

The Specific Plan allows for a maximum height of up to 50 feet for structures exceeding the 40-foot minimum setback requirement by a certain distance, including an additional six inches of building height for each foot of setback beyond the first 40 feet. As proposed, the 40-foot-tall building is setback more than 80 feet from the Aviation Boulevard frontage and is permitted the maximum 50-foot height. The current proposal is for a building height of 40 feet.



Parking requirements in the Airport Business Park is one parking space for every 2,000 square-feet of *warehouse space* and one parking space for every 275 square-feet of *office space*. Per the tabulations shown on the submitted site plan, 64 parking spaces are required and 64 parking spaces are proposed.

### Environmental Review

Permit Sonoma is currently preparing an initial study to analyze potential environmental impacts of project pursuant to the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration is anticipated. Permit Sonoma will provide a public notice to agencies and interested parties before releasing the final Initial Study and anticipated Mitigated Negative Declaration, in accordance with Public Resource Code and CEQA Guidelines.

### Attachments

1. Applicant proposal
2. Airport Specific Plan excerpt
3. Project Plans:
  - a. Civil Plans
  - b. Architectural
  - c. Landscaping
  - d. Lighting
  - e. Renderings



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