

**DESIGN REVIEW COMMITTEE MEMORANDUM**

DATE: September 16, 2020  
ITEM: No. 1 - 1:35 pm  
FROM: Derik Michaelson, Planner III

SUBJECT: File No.: **ADR20-0018**; Concept site plan proposal  
Applicant: Ibrahim Muthana, M.I. Architects, Inc., Walnut Creek  
Address: 3785 Santa Rosa Ave / Todd Rd  
APN(s): 134-123-021 thru -025

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Request

Joint concept review with the City of Santa Rosa on an initial site plan proposal for 70,000 square feet of new commercial development, including a 90-room hotel facility, two (2) drive-thru restaurants, and a gas station with retail market, drive-thru car wash, and an eight-vehicle fuel dispenser canopy on 3.25 acres at the north east corner of Santa Rosa Avenue and Todd Road. The submitted site plan is prepared on behalf of AU Energy, LLC, by M.I. Architects, Inc., dated October 14, 2019. An excerpt from the plan set cover sheet with a more detailed account of the project is at attachment 2.

Background

The project site is the Shell gas station property located on the corner of Santa Rosa Avenue and Todd Road, next to the north bound Hwy 101 on-ramp. The site is zoned retail commercial (C2), and falls within the boundaries of the South Santa Rosa Specific Plan. The Specific Plan provides general urban design standards for retail and neighborhood commercial site development applicable to the project. Staff has prepared preliminary analysis addressing site plan consistency with current zoning standards and the South Santa Rosa Specific Plan. Noted deficiencies and other site plan related observations are referenced below. A Utility Certificate for urban service connection from the City of Santa Rosa is also required for the project.

Recommendation

Provide general feedback on the project site plan with emphasis addressing frontage landscaping, interior circulation, parking design and pedestrian linkage, including:

- Opportunities for strengthening overall sense of connection between building sites
- Integration of curbed planter features and more pronounced pedestrian access
- Appropriate integration of drive-thru lanes into required landscape frontage
- Overall plan is underparked by 43 spaces (-25%)
- Deficient landscape depth (less than 10ft) along street frontage, 20 feet required
- Hotel noted as 4-story building: likely to require height limit (35ft) exception

### Environmental Review

Staff will evaluate the project in accordance with State environmental review guidelines pursuant to the California Environmental Quality Act (CEQA) after receipt of a formal complete application submittal and following completion of preliminary review

### Attachments

1. Proposal statement
2. Project data
3. Referral comments
4. Specific plan / urban design reference
5. Concept site plan, landscaping



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