



**Cultural Heritage Board  
Regular Meeting Minutes - Final**

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Wednesday, November 6, 2019

2:30 PM

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**1. 2:30 PM CALL TO ORDER AND ROLL CALL (COUNCIL CHAMBER)**

Chair Edmondson called the meeting to order at 2:35 pm.

**Present** 6 - Chair Casey Edmondson, Board Member Mark DeBacker, Vice Chair Laura Fennell, Board Member Curtis Groninga, Board Member John McHugh, and Board Member Brian Meuser

**2. APPROVAL OF MINUTES - None Submitted.**

**3. BOARD BUSINESS**

3.1 Appointment of Vice Chair

Board Member Groninga nominated Board Member DeBacker, and Board Member DeBacker nominated Board Member Meuser. Board Members DeBacker and Meuser declined nomination. Board Member Meuser nominated Board Member Fennell. Board Member Fennell accepted, and was unanimously voted in as Vice Chair.

3.2 Statement of Purpose.

Chair Edmondson read aloud the Cultural Heritage Board Statement of Purpose.

**4. PUBLIC COMMENT**

Chair Edmondson opened Public Comments at 2:42 pm.

Chair Edmondson closed Public Comments at 2:42 pm.

**5. STATEMENTS OF ABSTENTIONS**

Board Member Meuser abstained from Item No. 6.1 and left the meeting at this time.

**6. SCHEDULED ITEMS**

- 6.1 CONTINUED PUBLIC HEARING - LANDMARK ALTERATION - MEUSER REMODEL, LANDMARK ALTERATION - 403 BROWN ST -

FILE NO. LMA19-007

BACKGROUND: This Landmark Alteration Permit is requesting approval for exterior modifications, including removal of the second story and a building addition at the southwest corner of the primary dwelling; removal of the existing garage; and the addition of a new garage/guest room structure.

Project Planner: Murray

ex parte communications:

Board Member DeBacker visited the site and met with the applicant.

Board Member Groninga visited the site and met with the applicant.

Board Member Fennell visited the site.

Chair Edmondson visited the site.

Senior Planner Susie Murray gave the staff report.

Applicant Lisa Kranz gave a presentation.

Chair Edmondson opened the public hearing at 2:58 pm.

There were no public comments.

Chair Edmondson closed the public hearing at 2:58 pm.

Meeting went into Recess

Board Member Meuser returned to the meeting at this time.

Reconvened at 3:27pm.

**A motion was made by Board Member McHugh, seconded by Vice Chair Fennell, adopted RESOLUTION OF THE CULTURAL HERITAGE BOARD OF THE CITY OF SANTA ROSA APPROVING A LANDMARK ALTERATION PERMIT TO REMODEL, RESTORE, AND REPLACE STRUCTURES FOR THE PROPERTY LOCATED AT 403 BROWN STREET IN THE BURBANK GARDENS PRESERVATION DISTRICT, ASSESSOR'S PARCEL NUMBER 009-262-001; FILE NUMBER LMA19-007 with the following conditions: Retain existing column-based mounted light fixture address sign for potential future restoration. Consider relocating some of the solar panels away from Wheeler Street to the back of the building on the south elevation. The motion carried by the following vote:**

**Yes:** 5 - Chair Edmondson, Board Member DeBacker, Vice Chair Fennell, Board Member Groninga and Board Member McHugh

**Abstain:** 1 - Board Member Meuser

**6.2 DOWNTOWN STATION AREA SPECIFIC PLAN UPDATE -  
PREFERRED ALTERNATIVE STUDY SESSION**

**BACKGROUND:** The City has initiated an update to the Downtown Station Area Specific Plan, which was originally adopted in 2007. This study session will provide the Cultural Heritage Board with an opportunity to provide feedback and guidance on the draft preferred alternative.

Project Planner: Streeter

Senior Planner Patrick Streeter gave the staff report.

Chair Edmondson opened public comments at 3:53 pm.

Michelle Gervais, on behalf of Santa Rosa Cannery - Spoke in support of the Downtown Plan. The Cannery area will become mixed affordable housing, and the water tower restored. A dedicated public right of way will be negotiated as part of the project. Fourth Street corridor will become part of the project. Supported Floor Area Ratio.

Chair Edmondson closed public comments at 3:57 pm.

**BOARD COMMENTS:**

Support plans for an updated historic resource survey. Look at CHB mandates for language pertaining to "in or adjacent historic districts" to determine whether the Downtown Plan presents potential conflicts. Paris is considered to be among the most livable and functional places in world. Paris has a 5-story height limit, and could not exist if it used Floor Area Ratio; it would be a very different place, with gaps between the buildings and inconsistent store fronts. Height limits in general make certain urban spaces work. It will take an extra effort to make the street sense of an area ruled by floor area ratio be a successful urban space.

Land use designations in historic districts have put applicants in position of project fitting in to land use designation, but not historic

district, potentially causing conflict. People who invested in historic neighborhoods depend on City to help preserve historic districts as they were initially designated.

Some terms relate to past and current Board roles: Vibrancy - it is appreciated the direction the plan is headed; it is much needed. It also relates to needed Transition and Increased Housing. What will the CHB role be for approval/disapproval of projects? There will potentially be appeals to Council. The Board may need assistance or guidance from the City on for clarification on policy and land use changes on the edges of some of the historic districts. Cultural Heritage Board decisions could potentially get appealed to Council.

There is concern regarding desire of the City to build more housing and increased densities and heights in or adjacent to historic districts. A 10-12 story building downtown will have an impact: shadows, etc. The City is encouraged to implement an education program to help citizens (beyond stakeholders) understand the transition of Santa Rosa transitioning from a Town to a City.

The historic districts have worked well-established, high end districts, but has had a negative impact on lesser established districts where parking concerns can be a problem, with huge buildings that do not meet parking needs. We can look to the future with hopes that everyone will be riding trains bicycles/scooters, and transit, but we are not there yet. We need to be thoughtful with the way that we move forward with the close proximity to the historic districts. If we go to fast and build too tall, and there is not enough parking because we are hoping and planning that people are going to move around the way we hope, we are going to destroy resources and people will lose home values. The historic districts will be impacted by parking and taking away parking restrictions to see what will happen organically is a good theory, but it does not always pencil out. We need to be careful and thoughtful in our processes along Cherry Street, Santa Rosa Avenue, Mendocino Avenue, and all the historic districts. Get thoughtful input from the neighborhoods to see what they want. Reach out to the all neighbors

and represent them. Some neighborhoods have not been as involved with the community liaisons as others neighborhoods.

The north-south connections are appreciated, as well as the west side of Highway 101, the Donahue extension, the road diets. The Downtown loop is a good idea in making the area function. The switch to Floor Area Ratio regarding density was not presented at the first stage of the project, and may surprise some people at this stage. The transition zone is a good way to keep it from impinging too much on the historic districts. There may be a perception that floor area ratio is a development community preference. There is concern that previously supported ideas were not included in the most recent plan. Transition zone is a good way to keep from infringing on historic districts. Could be push back from communities. Biggest concern is Roberts neighborhood/Roberts Avenue connection not being part of the plan; as presented it will not work. It would be good to see the Olive Street improvements and Dutton Avenue bus frequency. Opportunity zone federal incentives, combined with relatively high densities in the Roberts area plan, and the lack of connection to the rest of the plan area, would create quicker development, not oriented toward the Downtown. It is not going to work, and if people do travel in significant numbers between that area and the SMART station, people will be traveling in cars through the Olive Street neighborhood, because Roberts is isolated. It is unsure whether the visual depictions contain every park, but if the Roberts neighborhood does not have a park, it would be pretty bleak for a new neighborhood. If we are creating future historic neighborhoods, they need the potential character to actually be historic neighborhoods 50 years from now.

## **7. BOARDMEMBER REPORTS**

There were no Board Member reports.

## **8. DEPARTMENT REPORTS**

Senior Planner Susie Murray - Planners took a Department tour of Petaluma transit-oriented development.

Edmondson - The Item 6.1 Staff report was excellent.

**9. ADJOURNMENT**

Chair Edmondson adjourned the meeting at 4:44 pm.

PREPARED BY:

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Patti Pacheco Gregg, Recording Secretary