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**SANTA ROSA DESIGN REVIEW BOARD MINUTES
REGULAR MEETING
CITY HALL, 100 SANTA ROSA AVENUE
FEBRUARY 15, 2018**

2:30 P.M. (CITY HALL ROOM 7)

1. CALL TO ORDER AND ROLL CALL

Chair Burch called the meeting to order at 2:30 p.m. Board Members Present: Chair Michael Burch; Board Members Scott Kincaid, Sabra Briere, Drew Weigl.

Absent: Vice Chair Warren Hedgpeth, Board Members Kevin Zucco, Joel Grogan.

2. APPROVAL OF MINUTES

The Design Review Board approved the February 1, 2018 Regular Meeting Minutes as submitted.

3. BOARD BUSINESS – Statement of Purpose

4. PUBLIC APPEARANCES

Duane De Witt – The City needs to avoid disaster capitalism in the rush to repair; details are important. Make sure there is no threat to the safety and welfare of the community. The trail at Roseland creek needs connection to alternative transportation and Stony Point Road and should have a positive effect. People from Journey's End are between a rock and a hard place – consider letting the people who own homes that did not burn, stay at the site. Push for social equity.

5. STATEMENTS OF ABSTENSION BY BOARD MEMBERS

- Vice Chair Hedgpeth abstained from Item 6.1 due to his firm's involvement with the project, and was absent/recuse.
- Vice Chair Hedgpeth abstained from Item 6.2 due to his firm's previously potential involvement with the project, and was absent/recused.
- Board Member Zucco abstained from items 6.1 and 6.2 due to his firm's involvement with the projects, and was absent/recused.

6. SCHEDULED ITEMS

6.1 FINAL DESIGN REVIEW MODIFICATION – DESIGN REVIEW MAJOR – PULLMAN OFTS MODIFICATION- 701 WILSON ST - FILE NO. DR17-060

BACKGROUND: The project proposes to modify the approved design for the Pullman Lofts, a proposed mixed-use development with 72 apartment units, a community center and pool area, and a 2,100 square foot retail commercial space. The proposed modifications would reduce building height and modify the floor plans. Unit count, parking count, and the signature butterfly roof remain components of the design.

Project Planner: Streeter

- Senior Planner Patrick Streeter gave the staff report.
- Applicant Loren Brueggemann gave a presentation.
- Civil Engineer Andy Bordessa answered Board questions.

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MOVED by Board Member Weigl, seconded by Board Member Briere and CARRIED 4-0-2-1 (Chair Burch and Board Members Kincaid, Briere, and Weigl voting Aye; Vice Chair Hedgpeth and Board Member Zucco absent/recused, and Board Member Grogan absent) to waive reading of the text and adopt:

RESOLUTION NO. 18-975 ENTITLED: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING FINAL DESIGN REVIEW FOR MODIFICATIONS TO THE PREVIOUSLY APPROVED PULLMAN LOFTS PROJECT, LOCATED AT 701 WILSON STREET, ASSESSOR'S PARCEL NO. 010-091-005, FILE NO. DR17-060 with the following conditions:

1. Consider the use of infill stucco with louvres per the August 30, 2017 approved plan set at the west elevation of Building B in the last three open bays to the south, and the south elevation, in the bays currently indicated as open.
2. Shall specify taller planting at bays referenced in Condition 1, which are not filled per that condition.
3. Add Engineering Development Services Exhibit A to the Resolution with change to Condition No. 27 to allow 8-foot-wide stalls.

6.2 CONCEPT DESIGN REVIEW – STONY POINT LANE – 2542 OLD STONY POINT RD - FILE NO. DR18-008

BACKGROUND: Proposed mixed housing community consisting of 105 market-rate and affordable Multi-Family dwelling units, 22 attached Single Family dwelling units, and an inter-generational care facility that includes child day care and senior living facilities
Project Planner: Trippel

- City Planner Andrew Trippel introduced the project.
- Applicant Dean Briones gave a presentation.
- Chair Burch opened public comments after review commenced.
- Duane DeWitt – The southwest corner of existing site has a natural oak woodland, and it would be helpful to have parking variance and more nature. Visit site to determine better use of natural resources and avoid cutting down Oaks. The area has a wetlands watch group and nature wildlife group.
- Chair Burch closed public comments.

The Board commented on the following:

- The unique site shape gives opportunity to focus on the inside of the project because street frontage is limited.
- Explore options for waste collection to mitigate space issues of trash bins/enclosures. Light fixtures and light poles will have an impact, and can be used as an opportunity to design the 26-ft wide corridor.
- Use trees for visual interest/interruption at the corridor. Consider a kink in the corridor for visual interruption.
- Pavement creates heat and creates a serious issue for plant life, and a less pleasant environment with the reflective material.

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- Consider reorienting the buildings to accommodate more parking and to break up proposed parking areas.
- Consider varying the rooflines to be less prominent, create visual interest, and to create variation on interior design.
- The site plan creates rigid outdoor spaces that do not give landscaping enough breathing room. Consider varying the size, scale, orientation, and number of units for the multifamily buildings.
- Consider putting the multigenerational services in the center of the project, with single family and multifamily broken up around it.
- The single family dwellings do not achieve superior design; they do not vary in scale or design; and consider reorienting them to break up the corridor.
- The multifamily buildings need more and larger glazing, color/texture variation, and varied scale and rooflines/roof pitch.
- The project lacks human scale at street level, and needs larger, horizontal glazing, and four-sided architecture. Refer to the Design Guidelines.
- The project appears to be designed for a much warmer climate, closed off to the outdoors, and isolated from the outside world.
- Tuscan style lends itself to appearing like applique from a kit; if Tuscan is used, commit to Tuscan style, and explore asymmetry.
- Create rhythm, balance, and interruption to the corridor.
- Provide variations in expression and relief elevations at grade level.
- Design in a way that residents can make each house their own.
- Consider asymmetry in roof design; explore four-stories.
- Find a solution to break up the first 600 feet.
- Evaluate options for connectivity to Southwest Park. Connections could reduce need for on-site park area.
- The inter-generational/multi-generational aspects of the project are appealing.
- The Multifamily, Intergenerational, and Single Family read as 2 building types. More variety in building sub-types, especially Multifamily, could be introduced so that there is more diversity in building types.
- Parcel dimensions and fire access requirements may be limiting factors.

7. BOARD MEMBER REPORTS - None

8. DEPARTMENT REPORT - None

9. ADJOURNMENT OF MEETING – Chair Burch adjourned the meeting at 4:40 p.m. to the next regularly scheduled meeting of March 1, 2018.

PREPARED BY:

Patti Pacheco Gregg, Recording Secretary

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ATTEST:

Bill Rose, Executive Secretary

APPROVED:

Michael Burch, Chair