

**CITY OF SANTA ROSA
JOINT DESIGN REVIEW BOARD/CULTURAL HERITAGE BOARD MINUTES
SPECIAL MEETING
CITY HALL, 100 SANTA ROSA AVENUE
NOVEMBER 5, 2015**

At or After 5:30 P.M. (CITY HALL ROOM 7)

1. CALL TO ORDER AND ROLL CALL

Chair Hilberman called the meeting to order at 5:37 p.m. Board Members present:

- Cultural Heritage Board: Flock, De Shazo, Galantine, Garrett, Purser
- Design Review Board: Hilberman, Hedgpeth, Anderson, Burch, Sunderlage, Kincaid

2. APPROVAL OF MINUTES (None)

3. BOARD BUSINESS – Statement Of Purpose

4. PUBLIC APPEARANCES - None

5. STATEMENTS OF ABSTENTION BY BOARD MEMBERS

- Board Member Zucco (Design Review Board) abstained from Item 6.1 because his firm works with the project architects.

6. SCHEDULED ITEMS

**6.1 CONCEPT DESIGN REVIEW – DETURK WINERY VILLAGE
806 DONAHUE ST**

BACKGROUND: Proposal to construct a 115-unit apartment building and 50,000 sq-ft of retail space at the De Turk Winery site which has been identified as a contributor to the West End Preservation District. File No. DR15-072

- Ex parte Disclosure – Chair Flock Disclosure did consultant work for Allen Thomas's business.
- City Planner Susie Murray gave the staff report.
- Applicant Richard Deringer gave a presentation.
- Architect Kevin O'Malley gave a presentation.

The Boards stressed the importance of livability, urban landscaping, historical components, street views, landmarks, and corridor fencing design.

The Boards expressed concerns regarding building scale and massing, Fire Department access, livability, setbacks, proximity of units to the brick wall, and the proposed materials (brick veneer), light openings on the fourth floor, and the narrowness and height of the interior courtyard, and building code/seismic issues.

The Boards encouraged the applicant to submit clear, accurate documentation and to-scale plans, and to refer to Design Guidelines and the Station Area Plan; the applicant was encouraged to update submittal documents to reflect changes between the 2007 and

current design, including the view shed and distance, detailing proximity to the Round Barn; the Architect Historian's analysis should reflect this as well. A contemporary design was encouraged, with judicious or no use of brick.

7. BOARD MEMBER REPORTS - None

8. DEPARTMENT REPORT - None

9. ADJOURNMENT OF MEETING – Chair Hilberman adjourned the meeting at 7:42 p.m. to the next regularly scheduled meeting of November 19, 2015

PREPARED BY:

Patti Pacheco Gregg, Recording Secretary

ATTEST:

Bill Rose, Executive Secretary

APPROVED:

Chair Hilberman, Design Review Board

APPROVED:

Chair Flock, Cultural Heritage Board

**SANTA ROSA DESIGN REVIEW BOARD/CULTURAL HERITAGE BOARD
SPECIAL JOINT MEETING MINUTES
CITY HALL, 100 SANTA ROSA AVENUE
MARCH 3, 2016**

5 P.M. (CITY COUNCIL CHAMBERS)

1. CALL TO ORDER AND ROLL CALL

Chair Burch called the meeting to order at 5:07 p.m. Board Members present:

- Cultural Heritage Board: De Shazo, Galantine, Ganzler, Garrett, Purser
- Design Review Board: Burch, Hedgpeth, Hilberman, Kincaid

2. BOARD BUSINESS – Statement of Purpose

3. PUBLIC APPEARANCES

- Richard Kanini Spoke regarding the destruction cultural heritage; also requested that window brows be required on new construction to keep buildings cool.

4. STATEMENTS OF ABSTENTION BY BOARD MEMBERS

- Board Member Zucco abstained from Item 5.1 because his firm works with the project architect.

5. SCHEDULED ITEMS

**5.1 CONCEPT DESIGN REVIEW – DE TURK WINERY VILLAGE
8 W 9TH ST & 806 DONAHUE ST**

BACKGROUND: Concept Design Review to construct a mixed-use campus with two 4-story, multi-family apartment structures providing 165 dwelling units, of which 16 units will be made affordable units. The proposed development will retain the historic winery building and 35,000 sq ft of existing commercial space. File No. DR15-072

- City Planner Susie Murray gave the staff report.
- Richard Deringer, Applicant, gave a presentation.
- Architect Kevin O'Malley gave a presentation.
- Chair Burch opened public comments
- Patty Hammond-Christiansen – Design does not conform to the neighborhood; needs more parking, less units; consider impact on existing community.
- Chair Burch closed public comments.

The Cultural Heritage Board discussed concerns regarding mass, scale, and shape of the project, and parking impact. The Board emphasized the importance of preservation of historic buildings, and expressed concerns regarding the new design façade, which does not fit the neighborhood, and the foam, trellises, and tacked on details. The applicant was encouraged to lighten the feel of the residential units and simplify the design, to avoid creating a massive wall between the east and west sides, and to revisit the building entry. The Board suggested looking at existing industrial buildings for context. The Board suggested the applicant consider parallel parking in front of the building.

The Design Review Board encouraged the applicant to bring an industrial character to the new buildings to celebrate the old while incorporating the new, and let the historic buildings be historic. The Board discouraged use of the foam, trellises, etc. because they do not acknowledge the winery site. The Board encouraged the applicant to break up the massing on the westerly façade to bring light, space, and air into the project, and to eliminate the perception of a wall dividing the neighborhood. Building A does not need to mimic Building D; Commercial spaces in building C have some positive elements. The access between Buildings A and B- needs another 6 feet. Reducing the number of units would increase quality of life and allow the project to breathe, in addition to increasing seismic safety. Consider reorienting the townhomes for livability.

6. ADJOURNMENT OF MEETING – Chair Burch adjourned the meeting at 6:55 p.m. to the next regularly scheduled meeting of March 17, 2016.

PREPARED BY:

Patti Pacheco Gregg, Recording Secretary

ATTEST:

Bill Rose, Executive Secretary

APPROVED:

Chairman Burch

APPROVED:

CHAIR, Cultural Heritage Board