



**Design Review Board/Cultural Heritage
Board
Special Meeting Minutes - Draft**

Wednesday, October 21, 2020

5:00 PM

CONTINUED FROM OCT 15, 2020

**5 PM SPECIAL JOINT SESSION (TELECONFERENCE)
CONTINUED FROM OCTOBER 15, 2020**

Chair Kincaid read aloud a summary of the Governor's Orders N-25-20 and N-29-20.

1. 5 PM CALL TO ORDER AND ROLL CALL

Chair Kincaid called the meeting to order at 5:15 pm.

Present 9 - Chair Scott Kincaid, Vice Chair Warren Hedgpeth, Board Member Adam Sharron, Board Member John McHugh, Board Member Brett Kordenbrock, Board Member Henry Wix, Board Member Curtis Groninga, Board Member Cappie Garrett, and Chair Brian Meuser

Absent 3 - Board Member Drew Weigl, Board Member Mark DeBacker, and Board Member Laura Fennell

2. APPROVAL OF MINUTES

None Submitted.

3. BOARD BUSINESS

Chair Kincaid read aloud the Design Review Board Statement of Purpose.

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

4. PUBLIC COMMENT

None

5. STATEMENTS OF ABSTENTION

Design Review Board Member Kordenbrock abstained from Item 6.1 due to ownership of property in the planning area.

Cultural Heritage Board Chair Meuser abstained from Item 6.1 due to ownership of property within 500 ft. of planned area.

Cultural Heritage Board Member Garrett abstained from item 6.1 because she lives in a preservation district.

Interim Deputy Director, Bill Rose, recommended, due to loss of Cultural Heritage Board quorum, adjourning the Cultural Heritage Board review of Item 6.1 to reconvene at a date certain of November 4, 2020 at or after 5:30 pm.

The Cultural Heritage Board Members left the meeting after the following vote:

A Motion was made by Board Member Garrett, seconded by Board Member McHugh, To Continue Cultural Heritage Board review of Item 6.1 to November 4, 2020 at or after 5:30 pm. The motion carried by the following vote:

Yes: 4 - Board Member McHugh, Board Member Groninga, Board Member Garrett and Chair Meuser

Absent: 4 - Board Member Weigl, Board Member DeBacker, Board Member Fennell and Board Member Kordenbrock

Abstain: 4 - Chair Kincaid, Vice Chair Hedgpeth, Board Member Sharron and Board Member Wix

6. SCHEDULED ITEMS

6.1 CONTINUED PUBLIC HEARING - DOWNTOWN STATION AREA SPECIFIC PLAN DESIGN GUIDELINES AND ZONING CODE CONSISTENCY AMENDMENTS - FILE NO. ST20-002 (CONTINUED FROM OCTOBER 15, 2020)

BACKGROUND: Following consideration of an update to the Downtown Station Area Specific Plan (DSASP) by the City Council in October 2020, Section 2 of the Design Guidelines covering the Downtown Station Area are proposed to be updated to (1) reflect new guidelines from the DSASP, (2) remove design concepts addressed by the standards of the DSASP, and (3) eliminate redundancy and overlap that

exists in the 2002 document. The proposed Zoning Code amendments seek to: (1) implement the design standards of the DSASP, (2) update the Historic Combining District with additional preservation district character defining elements, and (3) modify the Landmark Alteration and Design Review process.

Presenter: Amy Nicholson, Senior Planner

Senior Planner Amy Nicholson gave the staff presentation.

Chair Kincaid opened the public hearing at 6:09 pm.

Greg Parker - Expressed concerns about the maps, and asked that staff make sure the maps correspond with past agreements, and show accurate transition zones.

Roy Loessin - Expressed concerns regarding misunderstandings of how FAR (floor area ratio) affect the 12 contributing properties on B Street. The 12 properties have historic and architectural value. Asked that staff reach out more to neighbors in the St Rose District, as this process is very complicated. The general neighborhood feeling is that the proposed changes will declaw the Cultural Heritage Board as far as development in the neighborhood.

Pamela Roberts - Requested more outreach from the boards because of the complex issues. The St. Rose district has been inundated with homeless services; Catholic Charities, Caritas Village (where a block of buildings are being torn down) and Hotel Azura. Wants the neighbors to be able to speak more with Design Review Board and Cultural Heritage Board to work through this together.

Chair Kincaid closed the public hearing at 6:18 pm.

Senior Planner Amy Nicholson clarified transition area information on the maps.

Andrew Hill (consultant) responded to Board questions regarding bicycle plan (bike lanes.)

A motion was made by Vice Chair Hedgpeth, seconded by Board Member

Wix, to Adopt: RESOLUTION OF THE DESIGN REVIEW BOARD AND THE CULTURAL HERITAGE BOARD OF THE CITY OF SANTA ROSA RECOMMENDING THAT THE CITY COUNCIL ADOPT AMENDMENTS TO CITY OF SANTA ROSA DESIGN GUIDELINES SECTION 2, CORE AREA, CONSISTENT WITH THE DOWNTOWN STATION AREA SPECIFIC PLAN – FILE NO. ST20-002 with the following conditions: 1) Remove 'and Cultural Heritage Board' from the Resolution Title; 2) Remove 'Cultural Heritage Board' from pages 2 and 3; 3) Page 1 - Rename in the 6th WHEREAS, 'open space opportunities' to 'public space opportunities'; 4) Adopt Exhibit A. The motion carried by the following vote:

Yes: 4 - Chair Kincaid, Vice Chair Hedgpeth, Board Member Sharron and Board Member Wix

Absent: 7 - Board Member Weigl, Board Member DeBacker, Board Member Fennell, Board Member McHugh, Board Member Groninga, Board Member Garrett and Chair Meuser

Abstain: 1 - Board Member Kordenbrock

7. BOARD MEMBER REPORTS

None.

8. DEPARTMENT REPORTS

Interim Deputy Director Bill Rose thanked the Board Members for their comments on the item, and flexibility on quorum issues.

9. ADJOURNMENT

Chair Kincaid adjourned the meeting at 7:32 pm.