



**Design Review Board
Regular Meeting Minutes - Draft**

Thursday, February 4, 2021

4:30 PM

4:30 PM REGULAR SESSION (TELECONFERENCE)

1. CALL TO ORDER AND ROLL CALL

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

Chair Kincaid called the meeting to order at 5:11 pm.

Present 6 - Board Member Warren Hedgpeth, Board Member Adam Sharron, Board Member Drew Weigl, Board Member Henry Wix, Chair Scott Kincaid, and Board Member Brett Kordenbrock

2. APPROVAL OF MINUTES

2.1 Draft Minutes - January 21, 2021

Approved as submitted.

3. PUBLIC COMMENT

Chair Kincaid opened Public Comments at 5:13 pm.

Chair Kincaid closed Public Comments at 5:14 pm.

4. BOARD BUSINESS

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

1. CALL TO ORDER AND ROLL CALL

(Kincaid moved this item to the end of agenda.)

Chair Kincaid announced appointment of new/returning Design Review Board Member Michael Burch.

Interim Deputy Director Bill Rose updated the Board that an additional appointment still need to be made.

Chair Kincaid announced his resignation from the Board, and that he will serve until replaced.

Interim Deputy Director Bill Rose - a social event will be held in the future to welcome new board members and wish outgoing members well, and staff and board members will miss Chair Kincaid.

6. DEPARTMENT REPORTS

None

7. STATEMENTS OF ABSTENTION

None

8. SCHEDULED ITEMS

8.1* PUBLIC HEARING - DESIGN REVIEW - THE CUBE BUILDING - 1255 APOLLO WAY - FILE NO. DR18-081

The Design Review Board will consider a proposal to construct an approximately 12,000-square foot commercial building on a vacant lot, including a 25 percent parking reduction. The application has been filed by James Huston.

Presenter: Susie Murray, Senior Planner

ex parte communication disclosures - None

Senior Planner Susie Murray gave the staff presentation.

The Applicant responded to Board Member questions.

Chair Kincaid opened the public hearing at 5:36 pm.

Chair Kincaid closed the public hearing at 5:36 pm.

Meeting went into Recess at 6:42 pm.

Meeting Reconvened at 6:47 pm.

A motion was made by Board Member Hedgpeth, seconded by Board Member Kordenbrock, to waive reading of the text and Adopt: RESOLUTION NO. 21-1017 OF THE DESIGN REVIEW BOARD OF THE CITY

OF SANTA ROSA GRANTING DESIGN REVIEW APPROVAL, INCLUDING A TWENTY-FIVE PERCENT PARKING REDUCTION, FOR THE CUBE BUILDING, LOCATED AT 1255 APOLLO WAY, ASSESSOR'S PARCEL NUMBER 035-490-029; FILE NO. DR18-081 with the following conditions:

- 1. Shall not relocate the existing onsite tree; rather, replace with new tree.**
- 2. Shall use landscape sheet A1.02 from the presentation, showing trees between curb and sidewalk.**
- 3. Consider adding trees near rear parking spaces; match tree species to specific site conditions (in swales.)**
- 4. Shall provide a site lighting plan for staff approval; provide adequate parking lot lighting.**
- 5. Shall enhance architectural elements for visual interest on east and west elevations.**
- 6. Shall provide square windows of a minimum 2'-6" x 2'-6" size on the south elevations of each unit above entry doors.**
- 7. Shall provide a second-story window above each unit on the east side, the smallest being 2'-5" x 2'-5" on units 1, 2, 3, and the largest being 5' x 5' on units 4 and 5.**
- 8. Consider switching to a 7.2 panel or similar for either horizontal or vertical orientation, or at a minimum, run the proposed panel in a vertical fashion.**
- 9. Shall work with staff to determine if site line requirements can be reduced to reduce no parking zone to add more parking spaces on street frontage.**
- 10. Size of trash enclosure shall be adequate to meet all needs of the building and trash hauler, and the materiality of the trash enclosure shall meet the same architectural requirements and intent of the building design.**
- 11. Defer final design review to staff.**

Yes: 6 - Board Member Hedgpeth, Board Member Sharron, Board Member Weigl, Board Member Wix, Chair Kincaid and Board Member Kordenbrock

8.2 CONCEPT DESIGN REVIEW - ACME FAMILY APARTMENTS - 1885 SEBASTOPOL RD - FILE NO. DR20-058

Concept Design Review of a proposed future development of a 77-unit, three-story multi-family residential development.

Presenter: Kristinae Toomians, Senior Planner

Meeting went into Recess at 7:01 pm.

Meeting Reconvened at 7:14 pm.

Senior Planner Kristinae Toomians gave the staff presentation.

The applicant team gave a presentation.

BOARD COMMENTS:

Chair Kincaid opened public comments at 7:33 pm.

Chair Kincaid closed public comments at 7:35 pm.

Architecture feels too residential, like development to the east, for this transitional infill site between residential and shopping areas. Keep floor plans, try a different roof design that bridges from residential to commercial. The outdoor amenities are appreciated. Buffer between buildings and commercial space is appreciated. Taller fence is good. Vary color palette to brighten the project; borrow color schemes from Sebastopol Rd. The 100% affordable project is appreciated.

Consider cutting down one par core or find another way to create some quiet zones and less linear feel. A.6.1- the garage doors are very prominent and need attention to detail, i.e, frosted glass or panels, as feasible. Orchard parking is appreciated. Explore color and materials for a more lively design.

Create a different roof for transition to the east. Consider a more contemporary version of building design. The front building can be a little taller as it relates to the streetscape. Consider taller fence at basketball court at alley way.

Liven it up, add warmth, and make modern through material and color. Fence on the west side can go high; a wood fence would be good. Concur re creating outdoor quiet spaces/gathering spots, thinking less linear, keeping families in mind. Prioritize connection to Joe Rodota trail. Adding more raised beds throughout the site can add to a community feel and create a sense of ownership; infuse the site with amenities/features for life and warmth.

Consider roof solar panels. Consider an almost flat, gently sloped roof without parapets, for shadows at eave lines. Concur re: Board

comments on height and color. Consider alternate materials for planters, such as corten or CMU block; corrugated metal does not last as long. Consider planter beds throughout the project.

Concurs with previous Board comments. Make a direct pedestrian connection to Sendero Lane if feasible. Consider adding roof solar. Concurs re: garage door design and adding translucent (not totally clear) windows as design element and to prevent garage use as storage areas.

Consider metal, standing seam, or non-composite shingle roof material. Consider to keep 30-ft plate, framing out, and lower pitched roof to keep 30ft.

8.3 CONCEPT DESIGN REVIEW - CANINE COMPANIONS CANINE EARLY DEVELOPMENT CENTER - 2965 DUTTON AVE - FILE NO. DR20-063

Construct a one-story, 27,791-square-foot Canine Early Development Center, and a one-story 4,927-square-foot Veterinary Clinic and Animal Hospital at the existing Canine Companions facility

Presenter: Kristinae Toomians, Senior Planner

Senior Planner Kristinae Toomians gave the staff presentation. The applicant team gave a presentation.

Chair Kincaid opened public comments at 8:23 pm.

Chair Kincaid closed public comments at 8:23 pm.

BOARD COMMENTS

Did a good job of creating utility and a sense of community. Continue tying into existing site. The through-points are appreciated. Make the utilitarian buildings be nestled in the overall campus. The site is plan good. Explore different facade materials/detailing to create interest in architecture. Fountain is good. Incorporate fun things in the central plaza space for the dogs to explore and mark. A blue roof with yellow gutters could work. Consider a metal roof. Add more colors, more yellow. Consider deep earthy toasted mustard

color at the lower CMU level. Create color contrast: lower-level deep colors. Consider stepping up planters to 18" to 2-feet so people can sit on them. Consider a different monitor element at the entry to open up the ceiling to let light in. Make the campus a unique expression; be bold with colors and architecture.

9. ADJOURNMENT

Chair Kincaid adjourned the meeting at 8:58 pm.