

**SANTA ROSA DESIGN REVIEW BOARD MINUTES
REGULAR MEETING
CITY HALL, 100 SANTA ROSA AVENUE
MARCH 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 2:33 p.m. Board Members Present: Chair Michael Burch, Vice Chair Warren Hedgpeth, Board Members Scott Kincaid, Drew Weigl, Sabra Briere, Joel Grogan.

Absent: Kevin Zucco

2. APPROVAL OF MINUTES

The Design Review Board approved the February 15, 2018 Regular Meeting Minutes as submitted.

3. BOARD BUSINESS – Statement of Purpose

4. PUBLIC APPEARANCES - None

5. STATEMENTS OF ABSTENTION BY BOARD MEMBERS

Vice Chair Hedgpeth abstained from Item No. 6.1 because his firm is involved with the project. Board Member Zucco had abstained from Item No. 6.3 because his firm is directly involved with the project.

(Board Member Zucco arrived at this time.)

6. SCHEDULED ITEMS

6.1 PUBLIC HEARING – PRELIMINARY DESIGN REVIEW – VERIZON MAJOR TELECOMMUNICATIONS FACILITY – 122 BAKER AVE - - FILE NO. DR17-061

BACKGROUND: Major Conditional Use Permit and Design Review for Verizon Wireless telecommunications facility featuring a 55-foot tall faux oak tree (mono broadleaf) and ground-mounted equipment cabinets on a 0.30-acre site.

- City Planner Andrew Trippel gave the staff report.
- Matthew Moore, Verizon Wireless, gave a presentation.
- Chair Burch opened the public hearing.
- Earl Dean – Expressed concerns about radiation/light/noise.
- Chair Burch closed the public hearing.

MOVED by Board Member Hedgpeth, seconded by Board Member Briere and CARRIED Unanimously (7-0-0) to waive reading of the text and adopt:

RESOLUTION NO. 18-976 ENTITLED: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA RESOLUTION GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR VERIZON WIRELESS TELECOMMUNICATIONS

FACILITY, LOCATED AT 122 BAKER AVENUE; APN 037-190-007; FILE NO. PRJ17-056 with the following conditions:

1. Shall provide physical samples and photos of similar mono broad-leaf materials.
2. Shall provide color selection and sample of vinyl fence slats.
3. Shall provide fence at height of tallest equipment within enclosure – Minimum height of 8 feet.

The Board adjourned at 3:20 pm and reconvened at 3:25 pm.

6.2 FINAL DESIGN REVIEW – OAKMONT OF EMERALD ISLE COMMUNITY CARE FACILITY – 0 GULLANE DR -- FILE NO. DR17-027

BACKGROUND: Design Review for a 49-unit assisted living facility, proposed in a new two-story building on a 12.54-acre site. The building will be 27.5 feet in height and includes a central courtyard. 75 parking spaces are proposed and 66% of the site is to remain undisturbed open space.

- Deputy Director Clare Hartman gave the staff report.
- The Project Architect gave a presentation.
- The Landscape Architect gave a presentation.

MOVED by Board Member Kincaid, seconded by Board Member Hedgpeth and CARRIED 6-1-0-0 (Chair Burch, Vice Chair Hedgpeth, and Board Members Kincaid, Weigl, Zucco, and Briere voting Aye; and Board Member Grogan voting No) to waive reading of the text and adopt:

RESOLUTION NO. 18-977 ENTITLED: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING FINAL DESIGN REVIEW APPROVAL FOR THE OAKMONT OF EMERALD ISLE ASSISTED LIVING FACILITY PROJECT, LOCATED AT 0 GULLANE DRIVE; ASSESSOR'S PARCEL NUMBERS: 173-670-004, -016; FILE NUMBER: PRJ17-031

Board Members Hedgpeth and Zucco left the meeting.

6.3 FINAL DESIGN REVIEW – AC HOTEL BY MARRIOTT – 210 5TH ST & 210 6TH ST - FILE NUMBERS: DR16-062, DR17-067

BACKGROUND: Final Design Review for a 5-story, 144-room hotel with an off-site parking program. Additionally, the hotel is requesting a parking reduction to require 26 on-site parking spaces.

- Deputy Director Clare Hartman gave the staff report.
- The Project Applicant gave a presentation.

MOVED by Board Member Kincaid to waive the reading of the text and adopt:

RESOLUTION ENTITLED: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING FINAL DESIGN REVIEW APPROVAL FOR THE SANTA ROSA AC HOTEL BY MARRIOTT DEVELOPMENT INCLUDING A PARKING

MARCH 15, 2018 DESIGN REVIEW BOARD
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REDUCTION AND AN OFF-SITE PARKING VALET PROGRAM - LOCATED AT 210 5TH STREET; APN: 010-071-012 AND 201 6TH STREET; APN: 010-086-008 AND 010-086-014 - FILE NUMBERS DR16-062 AND DR17-067

Board Member Kincaid WITHDREW the Motion.

MOVED by Board Member Weigl, seconded by Board Member Grogan and CARRIED 5-0-2-0 (Chair Burch and Board Members Kincaid, Weigl, Briere, and Grogan voting Aye; and Board Members Hedgpeth and Zucco absent/recused) to waive reading of the text and adopt:

RESOLUTION NO. 18-978 ENTITLED: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING FINAL DESIGN REVIEW APPROVAL FOR THE SANTA ROSA AC HOTEL BY MARRIOTT DEVELOPMENT ~~INCLUDING A PARKING REDUCTION~~ AND AN OFF-SITE PARKING VALET PROGRAM - LOCATED AT 210 5TH STREET; APN: 010-071-012 AND 201 6TH STREET; APN: 010-086-008 AND 010-086-014 - FILE NUMBERS DR16-062 AND DR17-067 with the following modifications:

Strike references to parking reduction from the title and body of the Resolution, strike parking reduction in Finding No. 7, and rephrase Condition No. 7 on page 3 of 4 to reflect recommendation of 26 on-site parking spaces and the provision of a minimum of 100 off-site parking spaces to become operational prior to issuance of the Certificate of Occupancy.

MOVED by Board Member Weigl, seconded by Board Member Grogan and CARRIED 5-0-2-0 (Chair Burch and Board Members Kincaid, Weigl, Briere, and Grogan voting Aye; and Board Members Hedgpeth and Zucco absent/recused) to direct staff to draft a Resolution Denying a parking reduction for the proposed AC Marriott Hotel located at 210 5th Street and 201 6th Street, File Numbers DR16-062 and DR17-067 based on the following findings:

1. Potential adverse efficiency impacts to parking in the surrounding area.
2. Peak demand has been reflected in the W-Trans parking study.
3. Design Guidelines 3.3 - Retail Centers & Commercial Districts, 1B and 1C state goals regarding integration and compatibility, to protect the neighborhood from negative noise, light, odors, and other design impacts.

6.4 CONCEPT DESIGN REVIEW – OLD DOMINION FREIGHT LINE – 2960 & 2970 DUTTON AVE - - FILE NO. DR18-018

BACKGROUND: The project proposes to construct a distribution center on an undeveloped 8.47-acre parcel in Southwest Santa Rosa, consisting of a concrete tilt up building, a freight terminal, a paved-surface lot, and landscaping.

- Supervising Planner Jessica Jones introduced the project.
- Chris Furstenau, Furst Construction, gave a presentation.

The Board recommended Orchard parking on Dutton Avenue, addition of low-maintenance/low water-use landscaping on the north side, and landscape screening on Dutton Avenue. Replace sweetgum and liquid amber with tree species that will not damage sidewalks. Make the entry canopy bigger, and consider rotating the entry stairs 90 degrees. Consider wood mulch instead of proposed rock, as a low-maintenance, less heat-reflective alternative. Make sure that elevations and plans match; the current elevation shows a ramp at a different location from the plans. Bring color and materials samples, and exterior lighting photo samples to Preliminary design review.

Board Member Briere left the meeting.

7. BOARD MEMBER REPORTS - None

8. **DEPARTMENT REPORT** – Supervising Planner Jessica Jones – the Resilient City Ordinance will go before City Council on April 3, 2018.

9. **ADJOURNMENT OF MEETING** – Chair Burch adjourned the meeting at 5:35 p.m. to the next regularly scheduled meeting of April 5, 2018.

PREPARED BY:

Patti Pacheco Gregg, Recording Secretary

ATTEST:

Jessica Jones, Executive Secretary

APPROVED:

Michael Burch, Chair

**SANTA ROSA DESIGN REVIEW BOARD MINUTES
REGULAR MEETING
CITY HALL, 100 SANTA ROSA AVENUE
JANUARY 4, 2018**

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

1. CALL TO ORDER AND ROLL CALL

Chair Burch called the meeting to order at 2:31 p.m. Board Members Present: Chair Michael Burch, Vice Chair Warren Hedgpeth; Board Members Drew Weigl, Joel Grogan
Absent: Board Members Scott Kincaid, Kevin Zucco, Sabra Briere

2. APPROVAL OF MINUTES

The Design Review Board approved the December 21, 2017 Regular Meeting Minutes as submitted.

3. BOARD BUSINESS – Statement of Purpose

4. PUBLIC APPEARANCES – Duane DeWitt – Housing, Roseland culture/old buildings.

5. STATEMENTS OF ABSTENTION BY BOARD MEMBERS - None

6. SCHEDULED ITEMS

**6.1 PUBLIC HEARING – PRELIMINARY & FINAL DESIGN REVIEW – OAKMONT OF EMERALD ISLE COMMUNITY CARE FACILITY – 0 GULLANE DR
FILE NO. DR17-027**

BACKGROUND: Design Review for a 49-unit assisted living facility, proposed in a new two-story building on a 12.54-acre site. The building will be 27.5 feet in height and includes a central courtyard. 75 parking spaces are proposed and 66% of the site is to remain undisturbed open space.

- Senior Planner Patrick Streeter gave the staff report.
- Assistant Fire Marshall Ian Hardage spoke briefly and answered Board questions.
- Applicant Steve McCullough gave a presentation & answered Board questions.
- Architect Robert South gave a presentation.
- Landscape Architect Pete Wurtz gave a presentation.
- Chair Burch opened the public hearing.
- Teri Shore – asked the Board to delay the project.
- Duane De Witt – asked the Board to delay the project.
- Carol Velatini – spoke regarding safety considerations.
- David Petrits – asked the Board to delay the project.
- Chair Burch closed the public hearing.

MOVED by Board Member Weigl and seconded by Board Member Hedgpeth to approve Preliminary Design Review. MOTION WITHDRAWN.

MOVED by Board Member Grogan to Continue the item. MOTION Failed due to lack of a second.

The meeting was adjourned for a short break at 4:35 pm. and reconvened at 4:45 pm.

MOVED by Chair Burch, Seconded by Vice Chair Hedgpeth, and CARRIED 3-1-0-3 (Chair Burch, Vice Chair Burch, and Board Member Weigl voting Aye, Board Member Grogan voting No, and Board Members Briere, Kincaid, and Zucco absent) to waive the reading of the text and adopt:

RESOLUTION NO. 18-972 ENTITLED: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR THE OAKMONT OF EMERALD ISLE ASSISTED LIVING FACILITY PROJECT, LOCATED AT 0 GULLANE DRIVE; APNS: 173-670-004, -016; FILE NO. PRJ17-031 with the following conditions:

1. Shall upgrade north, east and west elevations with materials and details similar to south elevation. May include addition of stone, cementitious siding, and variation in color.
2. Shall provide a landscape plan that addresses SRFD defensible space requirements.
3. Consider removal of oaks between the east wall of the building and the walking path.
4. Consider greater color value contrast between all material changes.
5. Shall adjust porte-cochere roof to avoid conflict with living space windows.
6. Consider matching roofline and finish of garage structures with main building.

The meeting was adjourned for a short break at 5:20 pm and reconvened at 5:28 pm.

6.2 FINAL DESIGN REVIEW – AURORA HOSPITAL – 1287 FULTON RD – FILE NO. PRJ17-026/DR17-021

BACKGROUND: Expansion of the existing floor area including approximately 16,734 square feet to accommodate 49 additional beds; approximately 3,460 square feet to expand outpatient services; approximately 455 square feet to expand the existing dining room; and approximately 1,460 square feet to expand the administration office. Other site modifications include the reduction of four parking stalls.

- City Planner Susie Murray gave the staff report
- The applicant gave a presentation.
- Chair Burch opened/closed public comment.

MOVED by Board Member Weigl, seconded by Board Member Grogan and CARRIED 4-0-0-3 (Chair Burch, Vice Chair Hedgpeth, and Board Members Weigl and Grogan voting Aye, and Board Members Briere, Kincaid, and Zucco absent) to waive reading of the text and adopt:

RESOLUTION NO. 18-973 ENTITLED: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING FINAL DESIGN REVIEW

JANUARY 4, 2018 DESIGN REVIEW BOARD
REGULAR MEETING MINUTES

APPROVAL FOR THE AURORA HOSPITAL EXPANSION LOCATED AT 1287 FULTON ROAD, FILE NO. PRJ17-026 with the following conditions:

1. Shall provide benches tables and trash receptacle for employee break area.
2. Shall provide impervious paving at employee break area.
3. Provide planting detail to promote growth and vitality of trumpet vine.
4. Provide detail for courtyard enclosures.

7. BOARD MEMBER REPORTS - None

8. DEPARTMENT REPORT – Liaison for the February 1, 2018 meeting will be Supervising Planner Jessica Jones.

9. ADJOURNMENT OF MEETING – Chair Burch adjourned the meeting at 6:07 p.m. to the next regularly scheduled meeting of January 18, 2018.

PREPARED BY:

Patti Pacheco Gregg, Recording Secretary

ATTEST:

Bill Rose, Executive Secretary

APPROVED:

Michael Burch, Chair

**SANTA ROSA DESIGN REVIEW BOARD MINUTES
REGULAR MEETING
CITY HALL, 100 SANTA ROSA AVENUE
AUGUST 18, 2016**

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

1. CALL TO ORDER AND ROLL CALL

Chair Burch called the meeting to order at 2:35 p.m. Board Members Present: Burch, Hedgpeth, Anderson, Kincaid, Sunderlage, Zucco.

Absent: Grogan

2. APPROVAL OF MINUTES

The Design Review Board approved the August 4, 2016 Regular Meeting Minutes as submitted.

3. BOARD BUSINESS – Statement of Purpose

4. PUBLIC APPEARANCES - None

5. STATEMENTS OF ABSTENTION BY BOARD MEMBERS

- Board Member Anderson abstained from Item 6.2 because they are members of the member-owned golf club in the nearby area.
- Chair Burch abstained from Items 6.1 and 6.2 due to contractual relationships with the applicants.

6. SCHEDULED ITEMS

6.1 PUBLIC HEARING - PRELIMINARY DESIGN REVIEW

SEBASTOPOL ROAD TOWNHOMES

1755 SEBASTOPOL RD – FILE NO. DR16-049

BACKGROUND: Development of 192 townhomes and 5 studios for rent with recreation center, pool, rental office, and neighborhood park on an approved subdivision.

- Senior Planner Patrick Streeter gave the staff report.
- Steve McCullagh, OSL Properties, gave a presentation.
- Pete Wurtz, Landscape Architect, gave a presentation.
- Robert South, Architect, Oakmont Senior Living, gave a presentation.
- Vice Chair Hedgpeth opened the public hearing.
- Seeing no one step forward to speak, Vice Chair Hedgpeth closed the public hearing.

Following Design Review Board discussion, it was MOVED by Board Member Anderson, seconded by Board Member Kincaid, and CARRIED 5-0-1-1 (Chair Burch abstaining and Board Member Grogan absent) to waive reading of the text and adopt:

RESOLUTION NO. 16-935 ENTITLED: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY AND FINAL DESIGN REVIEW APPROVAL FOR THE SEBASTOPOL ROAD TOWN HOMES PROJECT, LOCATED AT 1755 SEBASTOPOL ROAD AND 1700 HAMPTON WAY, ASSESSOR'S PARCEL NUMBERS 125-071-014, 125-031-022, 010-311-028; FILE NUMBER DR16-049 with the following conditions:

1. Install a 6-foot fence along the Rodota trail.
2. Add additional gables to break up the extended hip roof and ensure unique elevation.
3. Consider planting along the exterior side of the sound wall at Highway 12, potential plants include Virginia creeper or ficus.
4. Replace Raywood Ash with a hardier tree species. Plant native oaks along the Rodota trail and along Highway 12.
5. Incorporate planting plan that will not overwhelm front porch railings at town homes.
6. Consider trellis materials that will not deteriorate over time; consider metal.
7. Consider adding 10 feet of length to the swimming pool if feasible.
8. Consider adding more windows to the elevation along Sebastopol Road for the leasing office building.
9. Add real stone to the veneers of the Sebastopol Road leasing office building.
10. Incorporate varied building elevations facing the Rodota trail.
11. The lighting plan submitted at the meeting, and dated received August 18, 2016, is accepted as part of the project.

**6.2 CONCEPT DESIGN REVIEW – EMERALD ISLE
0 GULLANE DR – FILE NO. DR16-047**

BACKGROUND: Development and construction of a single-story, 49-unit skilled nursing and medical rehabilitation facility.

- Senior Planner Patrick Streeter introduced the item.
- Steve McCullagh, Oakmont Senior Living, gave a presentation.
- Pete Wurtz, Landscape Architect, gave a presentation.

The Board suggested more color variety and articulation, outdoor dining areas with shade, additional trees in the parking area, mechanical screening, possibilities of additional upper windows. The Board recommended providing cross sections, grading plans, tree planting plan, tree elimination plan, and arborist report at Preliminary Design Review.

7. BOARD MEMBER REPORTS - None

8. DEPARTMENT REPORT - None

9. ADJOURNMENT OF MEETING – Vice Chair Hedgpeth adjourned the meeting at 4:51 p.m. to the next regularly scheduled meeting of September 1, 2016.

PREPARED BY:

Patti Pacheco Gregg, Recording Secretary

ATTEST:

Bill Rose, Executive Secretary

APPROVED:

Vice Chair Hedgpeth