



City of Santa Rosa

City Hall, Council Chamber
100 Santa Rosa Ave
Santa Rosa, CA 95404

Design Review Board/Cultural Heritage Board Regular Meeting Minutes - Final

Thursday, June 20, 2019

6:00 PM

1. 6 PM CALL TO ORDER AND ROLL CALL

Vice Chair Hedgpeth called the meeting to order at 6:15 p.m.

Present10 - Vice Chair Warren Hedgpeth, Board Member Eric Goldschlag, Board Member Adam Sharron, Board Member Drew Weigl, Board Member Laura Fennell, Board Member John McHugh, Board Member Henry Wix, Board Member Brett Kordenbrock, Chair Casey Edmondson, and Vice Chair Margaret Purser

Absent 4 - Chair Scott Kincaid, Board Member Stacey Deshazo, Board Member Mark DeBacker, and Board Member John Murphey

2. APPROVAL OF MINUTES

2.1 May 15, 2019 Draft Minutes (Cultural Heritage Board)

The May 15, 2019 Minutes were approved as amended.

3. BOARD BUSINESS

Vice Chair Hedgpeth read aloud the Statement of Purpose: Zoning Code Chapter 20-52.030F. Project Review.

4. PUBLIC COMMENT

There were no public comments.

5. STATEMENTS OF ABSTENTION

Board Member Kordenbrock abstained from Item 6.2.

6. SCHEDULED ITEMS

6.1 PUBLIC HEARING - DETURK WINERY VILLAGE - LANDMARK ALTERATION - 55W 8TH ST - FILE NO. LMA18-029
BACKGROUND: Major Design Review and Major Landmark Alteration Permit for DeTurk Winery Village, a modification to a previously approved project (File No. PRJ16-012). Modifications include removing all residential units out of the Building C, Expand Building A to

incorporate residential units previously located in Building C; Convert approximately 2,400 square feet of commercial space to a parking garage, retaining approximately 18,600 square feet; Addition of a fourth-story on Building B with a height of 46 feet, Minor elevation changes to Buildings A and B located at the stairwells.

Project Planner: Ross

Vice Chair Hedgpeth gave a brief outline of meeting procedures.

City Planner Adam Ross gave the staff presentation and answered Board Members' questions.

Architect Kevin O'Mally gave a presentation and responded to Board Members' questions.

Vice Chair Hedgpeth opened the public hearing at 7:51 pm.

Thomas Ellis - Supported the project, and asked for vertical trellis gardening, especially on the north elevation.

Vice Chair Hedgpeth closed the public hearing at 7:57 pm.

A motion was made by Board Member Goldschlag, Seconded by Chair Edmondson, to adopt as amended: RESOLUTION OF THE CULTURAL HERITAGE AND DESIGN REVIEW BOARDS OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR DETURK WINERY VILLAGE, LOCATED AT 806 DONAHUE STREET AND 8 W. 9TH STREET, ASSESSOR'S PARCEL NUMBERS 010-091-001 AND 010-091-007, FILE NUMBER PRJ18-087 with the following conditions: 1. Consider bathroom locations in the units to allow for natural light. 2. Consider the use of more historic brick/brick colors for pavers and plaza areas. 3. Consider photosynthesis for all plants for their survival and consider a local native plant palette. 4. Consider leaving the arch lintels off of the new building. 5. Consider a different color palette. 6. Shall redesign the north facade of Building D per Design Review Standards, specifically regarding 4-sided architecture. The motion carried by the following vote:

Yes: 10 - Board Member Fennell, Board Member McHugh, Chair Edmondson, Vice Chair Purser, Vice Chair Hedgpeth, Board Member Goldschlag, Board Member Kordenbrock, Board Member Sharron, Board Member Weigl and Board Member Wix

Absent: 4 - Board Member Deshazo, Board Member DeBacker, Board Member Murphey and Chair Kincaid

Board Member Kordenrock recused himself from the meeting at this time.

Meeting went into Recess at 8:30 pm.

Meeting Reconvened at 8:31 pm.

Meeting went into Recess at 8:31 pm.

Meeting Reconvened at 8:37 pm.

A motion was made by Board Member McHugh, seconded by Vice Chair Purser, to adopt as amended: RESOLUTION OF THE CULTURAL HERITAGE BOARD OF THE CITY OF SANTA ROSA APPROVING A LANDMARK ALTERATION PERMIT FOR DETURK WINERY VILLAGE LOCATED AT 806 DONAHUE STREET AND 8 W. 9TH STREET IN THE WEST END PRESERVATION DISTRICT, ASSESSOR'S PARCEL NUMBERS 010-091-001 AND 010-091-007, FILE NUMBER PRJ18-087. The motion carried by the following vote:

Yes: 4 - Board Member Fennell, Board Member McHugh, Chair Edmondson and Vice Chair Purser

Absent: 3 - Board Member Deshazo, Board Member DeBacker and Board Member Murphey

6.2

STUDY SESSION - DOWNTOWN STATION AREA SPECIFIC PLAN UPDATE - PHASE 1 SUMMARY AND ALTERNATIVE ANALYSIS

BACKGROUND: The City has initiated an update to the Downtown Station Area Specific Plan, which was originally adopted in 2007. This study session will provide the Design Review Board and the Cultural Heritage Board with a recap of the now concluded "outreach and opportunities" phase and provide a forum for feedback and guidance on potential plan alternatives.

Project Planner: Streeter

Senior Planner Patrick Streeter gave the staff presentation and answered Board Members' questions. (8:37 pm)

Vice Chair Hedgpeth opened public comments at 8:53pm.

Thomas Ellis - Encouraged rooftop gardens.

Kristen - Resident of West Santa Rosa, works Downtown. Supports the plan as a solution to those who want to work and live downtown. Create connections, areas for outdoor dining, and other creative solutions. Look for opportunities to connect 4th Street, Courthouse Square and Railroad Square. Look for food and cultural opportunities. If we do not know the feasibility of what can be done, there may not be a strong reason to limit building heights.

Vice Chair Hedgpeth closed public comments at 9:01 pm.

Design Review Board:

Encouraged 4th Street connection through the mall; recommended adding alternatives for playgrounds and children's activities. The Board asked about use for Maxwell Court. The bicycle and pedestrian improvements are appreciated and encouraged. The Village Centers alternative could cause fragmenting at the expense of Downtown; show how Village Centers would be connected. Encouraged de-emphasizing cars in the Downtown by adding park-lets for outdoor dining. Do outreach to more stakeholders for input. Skate parks do not generate income for surrounding businesses, and they attract graffiti and other problems. Before implementing the Trolley, figure out where it does or does not work, and why. Create a plan with developers, to make it work. 63% of SR Downtown workers commute from outside Santa Rosa. Explore impact fees, partnerships, i.e., reintegration of a performing arts center/housing related to higher education. Consider different development and building-type options.

Cultural Heritage Board:

Alternative 1 is preferred, as the Core area leaks into historic districts, which could be problematic. Preference is to keep development to the Courthouse Square area, rather than impact historic districts. Use Santa Rosa Avenue as a gateway to Santa Rosa, as per 2007 discussions. Retail and pedestrian areas are

preferred for Downtown, as opposed to highrise apartment complexes. Use Juilliard Park as a central part of Downtown. Support increased housing (including adapting business buildings as housing) on College Avenue.

There are hidden opportunities in the historic fabric of the City. The transit pattern presented is very similar to the 19th century (1896) trolley pattern, when neighborhoods were connected by trolley lines. Blending Alternatives 1 and 3 could work, because it stretches north/south and includes as much west of the freeway as east. Connect neighborhoods to the core area via inexpensive/frequent transportation. The patterns set now will replicate out through the north/south corridor and to the west. Increase pedestrian connectivity and safety. Decentralize enough services so that people all over the City can walk to, or take the bus the grocery store, not waiting 2.5 hours to go half a mile. Concentrate as much housing as possible. Consider where children in Downtown high-rises would go to school. Make every choice within the 2 alternatives that would increase pedestrian connectivity, and to emulate a grid, and make as many underpasses under the highway as possible. Neighborhood character is more than architecture; consider the role that Historic neighborhoods played, e.g., where working people lived and worked, doing their daily routines without having to commute. Fourth street used for pedestrian-only, as a promenade, is a way to make it possible to have units that people can afford, without the expense of a car and the need for private open space. Light Industry is not the best use of the land south of Highway 12 - concentrate as much housing there as possible. Create safety for pedestrians and bicyclists - College Avenue is a major danger zone. Be cognizant of the need to both spread out and create high density Downtown. Create a bold plan to correct destructive decisions and mistakes of the past.

6.3 REPORT ITEM - SB35 DESIGN STANDARDS ZONING CODE TEXT AMENDMENT - REZONING TEXT AMENDMENT - 0 CITYWIDE - FILE NO. REZ19-009

BACKGROUND: The purpose of this project is to create objective standards for multifamily development that qualifies for streamlined and ministerial approval under Senate Bill 35.

Project Planner: Nicholson

Board Member Kordenbrock returned to the meeting at this time (9:49pm)

City Planner Amy Nicholson gave the staff presentation and answered Board Members' questions.

Vice Chair Hedgpeth opened public comments at 10:02 pm.

Vice Chair Hedgpeth closed public comments at 10:02 pm.

Design Review Board (DRB):

The Board asked about landscaping and storm water standards, and how the changes would be incorporated with the Downtown Station Area Plan, without discouraging projects by having fixed standards, as SB35 is restrictive. SB35 encourages bad design because does not have a discretionary element associated with it. We can try to put a form-based Code into an ordinance to try to control it, But SB35 limits what can be done, but the prevailing wage requirement may discourage developers. Consider changing proposed Building Design No. 5- "Window frames must be recessed a minimum of 2-inches from the surrounding wall plane" - it limits flange windows, normally be seen on multifamily structures, where windows would be flush. Page 10 of the presentation, the Proposed Design Standards - "Common facilities located to the interior or rear of project site" - does not work; The idea of humanizing the street with a community center is taken away when common facilities are pulled to the interior.

Cultural Heritage Board (CHB):

Use the Cultural Heritage Board as a resource. Santa Rosa has amazing examples where multifamily housing was inserted into single family dwelling neighborhoods, in and outside of Historic districts: four-squares, garden apartment complexes, 1920's motor courts: multifamily can fit into the fabric of the City as a whole, in particular moving outside the Downtown and looking at places where there is infill opportunity; possibly acquire County land. How does

this impact CHB for purview of infill in Historic Districts? Parking is already an issue in Historic neighborhoods; Page 7 of the HCD-Draft SB35 Guidelines, section (d) Parking requirements - may cause more parking issues and chaos. Projects on infill lots in Historic districts need to check in with CHB.

7. BOARD MEMBER REPORTS

There were no Board Member reports.

8. DEPARTMENT REPORTS

There were no Department Reports.

9. ADJOURNMENT

Vice Chair Hedgpeth adjourned the meeting at 10:26 pm.

PREPARED BY:

Patti Pacheco Gregg, Recording Secretary