

**SANTA ROSA DESIGN REVIEW BOARD MINUTES  
REGULAR MEETING  
CITY HALL, 100 SANTA ROSA AVENUE  
DECEMBER 21, 2017**

**2:20 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 Sabra Briere, Joel Grogan, Scott Kincaid, Drew Weigl. Absent: Board Member Kevin Zucco (arrived later.)

**2. APPROVAL OF MINUTES**

The Design Review Board approved the November 16, 2017 Regular Meeting Minutes as submitted.

Board Member Zucco arrived.

**3. BOARD BUSINESS – Statement of Purpose**

**4. PUBLIC APPEARANCES - None**

**5. STATEMENTS OF ABSTENSION BY BOARD MEMBERS - None**

**6. SCHEDULED ITEMS**

**6.1 PUBLIC HEARING – PRELIMINARY & FINAL DESIGN REVIEW – SANTA ROSA MEMORIAL HOSPITAL MEDICAL OFFICE BUILDING & PARKING STRUCTURE – 110 SOTOYOME ST – FILE NO. DR17-006**

BACKGROUND: This project proposes development of a new, four-story medical office building with 92,000 sq ft of floor area and an associated 6-level, 600-stall parking structure. The new parking structure will be accessed from both Montgomery Drive and Sotoyome Street. The project includes a Conditional Use Permit for operation of a parking facility and increased building height in a commercial district.

Project Planner: Streeter

- Senior Planner Patrick Streeter gave the staff report
- Architect Wesley Okamoto gave a presentation.
- Architect Cassie Walk gave a presentation.
- Landscape Architect Bill Mastick gave a presentation.
- Chair Burch opened the public hearing.
- Jean Montague opposed the project due to increased traffic.
- Dwight Mills had a question about the cinderblock wall.
- Nancy Brennan expressed concern about increased traffic problems due to the project.
- Catherine Kubo expressed the need for crosswalk safety lights.
- Chair Burch closed the public hearing.

MOVED by Board Member Zucco, seconded by Board Member Kincaid and CARRIED UNANIMOUSLY to waive reading of the text and adopt:

**RESOLUTION NO. 17-971 ENTITLED:** RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY AND FINAL DESIGN REVIEW APPROVAL FOR SANTA ROSA MEMORIAL HOSPITAL MEDICAL OFFICE BUILDING AND PARKING STRUCTURE - LOCATED AT 1102, 1110, 1120, 1144, 1150, 1154, 1166, 1170 MONTGOMERY DRIVE, 110, 114, 118, 122 SOTOYOME STREET; APN: 009-172-001, 002, -003, -004, -005, -006, -007, 009-172-014, -019, -023, -003, 014-081-004, -023 - FILE NUMBER DR17-006 with the following conditions:

1. Shall replace existing fence at southwest boundary with Sotoyome apartments with minimum 6-ft high solid fence or wall reflecting design of proposed project.
2. Consider simplification of the planting plan in all areas except along Montgomery Drive.
3. Shall add facade banding and/or landscape screening or other design element to enhance East elevation of the MOB.
4. Shall Add facade banding similar to the southwest corner at the southwest corner of the south elevation of the Medical Office Building.
5. Consider substituting alternate material for Boral LedgeStone.
6. Consider providing enclosure for the southeast stairs at the Parking Garage similar to the August Concept Design review submission.
7. Shall eliminate Oak at the auto court.
8. Consider adding a design element at the auto court in place of tree.
9. Shall eliminate the first street tree at the northwest corner of the Parking garage (Montgomery and Sotoyome.)
10. Consider adding additional color at the south elevation of the Medical Office Building.

The Design Review Board adjourned at 4:55 pm and reconvened at 5pm.

**6.2 CONCEPT DESIGN REVIEW – ROSELAND VILLAGE – 665 & 883 SEBASTOPOL FILE NO. PRJ17-075**

BACKGROUND: The “Roseland Village Neighborhood Center” is a public/private partnership project between MidPen Housing and the Community Development Commission, and integrates several elements within a cohesive neighborhood improvement plan. The proposed project includes a 6-lot Subdivision, Major Design Review, Conditional Use Permit, and a Density Bonus for a mixed-use planned development. The project includes 75 affordable units, 100 market-rate units, and 4,000 sq ft of commercial space, 25,600 sq ft of civic space, a 12,700 sq ft Mercado, and a one-acre public plaza on two parcels, 0.59 acre and 6.96 acres respectively, located at 665 and 833 Sebastopol Rd, Santa Rosa, APNs 125-101-031 and 125-111-037.

Project Planner: Gustavson

- Senior Planner Andy Gustavson introduced the project.
- Barry Long, Urban Design Associates, gave a presentation.

The Board approved of the proposed site design of the project including the mix of proposed uses, building location, and site circulation and recommended the applicant bring back a preliminary design plans which provided more windows to engage the Mercado with the plaza; a separate distinct architectural style for each building to create variety; and access to West Street and a sidewalk access the trail. The Board encouraged a pavilion feel to open the buildings to the square, and suggested a mural or possibly color tile facing the plaza. Revisit the berms in favor of usability; the seat planters work well, and the site plan works. Keep the key legend in the plan set, so that the Board can follow the progress of each building on future plan sets.

**7. BOARD MEMBER REPORTS - None**

**8. DEPARTMENT REPORT - None**

**9. ADJOURNMENT OF MEETING –** Chair Burch adjourned the meeting at 6:40 p.m. to the next regularly scheduled meeting of January 4, 2018.

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PREPARED BY:

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Patti Pacheco Gregg, Recording Secretary

ATTEST:

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Bill Rose, Executive Secretary

APPROVED:

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Michael Burch, Chair