



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

Thursday, January 17, 2019

2:30 PM

Special Joint Meeting

1. 2:30 PM CALL TO ORDER AND ROLL CALL AT CENTRAL COURTYARD OF CITY HALL, 100 SANTA ROSA AVENUE, SANTA ROSA, CA.

Present 9 - Chair Scott Kincaid, Vice Chair Warren Hedgpeth, Board Member Sabra Briere, Board Member Eric Goldschlag, Board Member Adam Sharron, Vice Chair Margaret Purser, Board Member Ann Galantine, Board Member Laura Fennell, and Board Member John Murphey

Absent 5 - Board Member Drew Weigl, Board Member Kevin Zucco, Chair Stacey Deshazo, Board Member Mark DeBacker, and Board Member John McHugh

1.1 FIELD TRIP: DOWNTOWN WALKING TOUR (DOWNTOWN STATION AREA SPECIFIC PLAN UPDATE)

BACKGROUND: As a component of the Downtown Station Area Specific Plan Update project, members of the Design Review Board and the Cultural Heritage Board will participate in an approximately 90-minute walking tour of the project study area. The walking tour will begin and end in the central courtyard of City Hall, 100 Santa Rosa Avenue, Santa Rosa. The Boards will be returning to the Council Chamber at the conclusion of the field trip.

Project Planner: Streeter

2. RECESS WALKING TOUR FOR A BREAK AND RECONVENE TO STUDY SESSION IN THE COUNCIL CHAMBER FOR A SPECIAL JOINT MEETING OF THE DESIGN REVIEW BOARD AND CULTURAL HERITAGE BOARD.

3. 4:30 PM CALL TO ORDER AND ROLL CALL

Present 9 - Chair Scott Kincaid, Vice Chair Warren Hedgpeth, Board Member Sabra Briere, Board Member Eric Goldschlag, Board Member Adam Sharron, Vice Chair Margaret Purser, Board Member Ann Galantine, Board Member Laura Fennell, and Board Member John Murphey

Absent 5 - Board Member Drew Weigl, Board Member Kevin Zucco, Chair Stacey Deshazo, Board Member Mark DeBacker, and Board Member John McHugh

4. BOARD BUSINESS

Chair Kincaid read aloud the Design Review Board Statement of Purpose, and Vice Chair Purser read aloud the Cultural Heritage Board Statement of Purpose.

Design Review Board Statement of Purpose:

Statement of Purpose: Zoning Code Chapter 20-52.030 F. Project Review. The review authority shall consider the location, design, site plan configuration, and the overall effect of the proposed project upon surrounding properties and the City in general. Review shall be conducted by comparing the proposed project to the General Plan, any applicable specific plan, applicable Zoning Code standards and requirements, consistency of the project within the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans.)

Cultural Heritage Board Statement of Purpose:

The Cultural Heritage Board shall consider the following matters, standards, guidelines and criteria to the extent applicable, in determining whether to grant or deny a permit. Whether the proposed change is consistent or incompatible with the architectural period of the building. Whether the proposed change is compatible with any adjacent or nearby landmark structures or preservation district structures. Whether the colors, textures, materials, fenestration, decorative features and details proposed are consistent with the period and/or are compatible with adjacent structures. Whether the proposed change destroys or adversely affects an important architectural feature or features. The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Such other matters, criteria and standards as may be adopted by resolution of the Cultural Heritage Board. (Ord. 2668 § 1, 1988)

5. PUBLIC COMMENT

Chair Kincaid opened public comments at 4:36 pm.

Duane De Witt - Roseland is a disadvantaged, over-burdened community; there is a need for authentic community engagement to meet the specific needs of the Roseland community.

Chair Kincaid closed public comments.

6. STATEMENTS OF ABSTENTION

There were no Statements of abstention for Design Review Board.

There were no Statements of abstention for Cultural Heritage Board.

7. SCHEDULED ITEMS

7.1 STUDY SESSION: DOWNTOWN STATION AREA SPECIFIC PLAN UPDATE SCOPE AND VISIONING

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 an opportunity to review the scope and vision of the update and to provide feedback to City staff.

Project Planner: Streeter

Senior Planner Patrick Streeter gave the staff report.

The Design Review Board and Cultural Heritage Board asked questions of staff and the consultant team.

The Cultural Heritage Board discussed having another Special Joint Design Review Board/Cultural Heritage Board meeting to discuss how uptown/downtown would affect communities. the Board recommended that a plan does not sundown might best to prevent problems regarding abrupt changes in building height. There is a need for culture downtown, i.e., a music hall, etc. The Board stressed the importance of listening to the community, and to acknowledge the promises made in 2007 regarding the Gateway project from Highway 12 to Sonoma valley. The Board stressed the importance of including as much of East Santa Rosa as West Santa Rosa to the Downtown area, for a more inclusive Downtown.

The Design Review Board stressed the need for sensitive outreach

to communities and to look for unusual places to find community members: churches, schools, etc. to expand the recruitment circle. Get good coverage to get a lot of people involved, and show them how things will work. Address the need for grocery stores/markets, parking, restrooms, and other amenities for residents. Another Special Joint Design Review Board/Cultural Heritage Board meeting is a good idea. Keep flexibility regarding buildings; the Downtown plan would be great as a 4-year plan that does not sundown. Bringing employment to the Downtown would be a catalyst; reinvigorating a student-based Downtown would bring some life to the area.

Chair Kincaid opened public comments at 5:31pm

Duane De Witt - Consultants have a preconceived notion based on what staff wants, i.e., problems getting alternative transportation for the south side of Roseland Creek. Staff wanted a tunnel under Highway 12 that was not discussed at steering committee.

Thomas Ells - Appreciates the Joint meeting. The Southeast Greenway as a linear park and connection is a good thing; He proposed significant artwork and significant buildings along the greenway; 28 stories is a jump to light speed; there is a question of conversation of mass; a full conversation is needed about design issues.

Chair Kincaid closed public comments.

Chair Kincaid called a recess 6:05 pm.

The Meeting reconvened at 6:14 pm.

- 7.2** CONCEPT DESIGN REVIEW - DETURK WINERY VILLAGE - 55 W 8TH ST - FILE NO. DR18-085
BACKGROUND: Concept DR for DeTurk Winery Village, a modification to elevations of buildings B & C and addition of Building "E" on an approved 185-unit apartment project with 25,000sf commercial
Project Planner: Ross

City Planner Adam Ross gave the staff report.

Architect Kevin O'Mally gave a presentation.

Applicant Rick Deringer gave a presentation.

Chair Kincaid opened public comments at 6:34 pm.

Duane De Witt - Asked that project move ahead as soon as possible to supply housing.

Chair Kincaid closed public comments.

The Cultural Heritage Board discussed CEQA (CA Environmental Quality Act), Secretary of Interior Standards. The Board asked for clarification regarding the C Building 4th floor addition discrepancy between the historic report and the presentation; check the reference in the historic report, first paragraph under Background regarding national registry and cultural resource for CEQA purposes;

The Design Review Board discussed color of metal siding on fourth floor - consider a darker color; tree planting plan, materials for the courtyard area. The board requested for the next submittal a detailed plan showing materials for courtyard and other street level areas, storm water information, and a planting plan showing tree species. Show entry door count and parking count at next submittal; Building A as presented at this meeting is preferred;

8. BOARD MEMBER REPORTS

There were no Board Member reports.

9. DEPARTMENT REPORTS

Executive Secretary Jessica Jones - Update on Density Bonus Ordinance changes.

10. ADJOURN SPECIAL JOINT MEETING OF THE DESIGN REVIEW BOARD AND CULTURAL HERITAGE BOARD FOR DINNER BREAK, FOLLOWED BY CONVENING TO THE REGULAR DESIGN REVIEW BOARD MEETING SCHEDULED FOR 7:00 P.M.

Chair Kincaid adjourned the meeting at 7:22 pm.

PREPARED BY:

Patti Pacheco Gregg, Recording Secretary

ATTEST:

Jessica Jones, Executive Secretary

APPROVED:

Scott Kincaid, Chair

Margaret Purser, Acting Chair