



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

Thursday, January 16, 2020

4:30 PM

1. 4:30 PM CALL TO ORDER AND ROLL CALL

Chair Kincaid called the meeting to order at 4:31 pm.

Present 6 - Chair Scott Kincaid, Vice Chair Warren Hedgpeth, Board Member Eric Goldschlag, Board Member Adam Sharron, Board Member Drew Weigl, and Board Member Henry Wix

Absent 1 - Board Member Brett Kordenbrock

2. APPROVAL OF MINUTES

The January 2, 2020 Minutes were approved as submitted.

3. BOARD BUSINESS

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

4. PUBLIC COMMENT

Chair Kincaid opened public comments at 4:32 pm.

Duane De Witt - re Climate Emergency Resolution. Green infrastructure begins with planning and design.

Chair Kincaid closed public comments at 4:34 pm.

5. STATEMENTS OF ABSTENTION

There were no statements of abstention.

6. SCHEDULED ITEMS

- 6.1 PUBLIC HEARING - PRELIMINARY DESIGN REVIEW - RECESS SELF-STORAGE MIXED-USE DEVELOPMENT - DESIGN REVIEW MAJOR - 4224 SONOMA HWY - FILE NO. DR18-058**
BACKGROUND: The Design Review Board will consider the construction of two multi-family housing structures and a 124,000-square foot, four-story self-storage facility. The application has been filed by Larry Thom, American Recess LLC. Assessor's Parcel No. 032-010-005; File No. PRJ18-050.

PROJECT PLANNER: Murray

Senior Planner Susie Murray gave the staff report.

Owner/Developer Reed Hamilton gave a presentation.

Architect Randy Figueiredo gave a presentation.

Chair Kincaid opened the public hearing at 5:18 pm.

Chair Kincaid closed the public hearing at 5:18 pm.

A motion was made by Board Member Weigl, seconded by Vice Chair Hedgpeth, to waive reading of the text and Adopt: RESOLUTION NO. 20-1003 OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR A FOUR-STORY, 124,000-SQUARE FOOT, SELF-STORAGE FACILITY, PART OF THE RECESS SELF-STORAGE MIXED USE PROJECT, LOCATED AT 4224 SONOMA HIGHWAY, FILE NO. PRJ18-050 with the following conditions: 1. Consider architectural lighting on the Hwy 12 frontage, 2. Shall add a steel trellis at each of the exterior stucco elevations on the Hwy 12 frontage, with vines that can grow to the height of the trellises, 3. Shall incorporate random patchwork color variation on metal siding on the Hwy 12 frontage up to 3 colors, (variations of mocha, red, green), 4. Consider other creative variations on the lumber yard side elevation, 5. Shall add a few larger canopy valley oak trees in planting areas, as drainage and the health of trees allow, 6. Final Design Review is delegated to staff. The motion carried by the following vote:

Yes: 5 - Chair Kincaid, Vice Chair Hedgpeth, Board Member Sharron, Board Member Weigl and Board Member Wix

No: 1 - Board Member Goldschlag

Absent: 1 - Board Member Kordenbrock

A motion was made by Board Member Weigl, seconded by Board Member Wix, to waive the reading of the text and Adopt: RESOLUTION NO. 20-1004 OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR AN EIGHT-UNIT, MULTI-FAMILY, RESIDENTIAL STRUCTURE, PART OF THE RECESS SELF-STORAGE MIXED USE PROJECT, LOCATED AT 4224 SONOMA HIGHWAY, FILE NO. PRJ18-050 with the following conditions: 1. Incorporate text change in Resolution, to "WHEREAS, on January 16, 2020, the Design Review Board of the City of Santa Rosa considered Recess Self-Storage project, including the subject eight-unit, multi-family residential

structure..." as read in the meeting, 2. Shall provide greater gable height of at least 24-inches at the eave, 3. Shall Provide stairwell lighting and other lighting as necessary for the safety of residents on the creek side/trailside side locations, 4. Consider a lighter grey color in place of the darker color scheme, 5. Shall eliminate the kurapia lippia nodiflora and Erigeron karvinskianus (Mexican Daisy) from the landscape palette, and replace with noninvasive species; consider yarrow, Salvia spathacea, California fuchsia, and sage, 6. Rethink patio area plantings to be more livable and useable, 7. Consider vines on the hog wire fencing, 8. Consider varied door colors for way-finding and a sense of place, 9. Consider a less stark white. The motion carried by the following vote:

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

Absent: 1 - Board Member Kordenbrock

A motion was made by Board Member Weigl, seconded by Board Member Wix, to waive the reading of the text and Adopt: **RESOLUTION NO. 20-1005 OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR A SIX-UNIT, MULTI-FAMILY, RESIDENTIAL STRUCTURE, PART OF THE RECESS SELF-STORAGE MIXED USE PROJECT, LOCATED AT 4224 SONOMA HIGHWAY, FILE NO. PRJ18-050 with the following conditions:** 1. Incorporate text change in Resolution, to "WHEREAS, on January 16, 2020, the Design Review Board of the City of Santa Rosa considered Recess Self-Storage project, including the subject six-unit, multi-family residential structure..." as read in the meeting, 2. Shall increase the gables by at least 24-inches at the eaves on the southwest elevation and the northeast elevation, 3. Consider transoms over the southwest elevation or canopies, or something unique to break up the massing on the gables, 4. Eliminate horizontal trim on the northwest elevation between the 1st and 2nd levels, 5. Consider a lighter grey color in place of the darker color scheme, 7. Shall eliminate the kurapia lippia nodiflora and Erigeron karvinskianus (Mexican Daisy) from the landscape palette, and replace with noninvasive species; consider yarrow, Salvia spathacea, California fuchsia, and sage, 8. Rethink patio area plantings to be more livable and useable, 9. Consider alternative roof forms for the central gabled elements. The motion carried by the following vote:

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

Absent: 1 - Board Member Kordenbrock

7. BOARD MEMBER REPORTS

There were no Board Member reports.

8. DEPARTMENT REPORTS

There were no Department Reports.

9. ADJOURNMENT

Chair Kincaid adjourned the meeting at 7:14 pm.

PREPARED BY:

Patti Pacheco Gregg, Recording Secretary