

**SANTA ROSA
DESIGN REVIEW BOARD/CULTURAL HERITAGE BOARD
SPECIAL JOINT MEETING MINUTES
CITY HALL, 100 SANTA ROSA AVENUE
AUGUST 18, 2016**

5 P.M. (CITY COUNCIL CHAMBERS)

1. CALL TO ORDER AND ROLL CALL

Chair Burch called the meeting to order at 5:06 p.m.

Design Review Board Members Present: Burch, Anderson, Grogan, Kincaid, Sunderlage
Absent: Vice Chair Hedgpeth and Board Member Zucco (abstaining/recused)

Cultural Heritage Board Members Present: Purser, Debacker, Garrett, Fennell, Murphey
Absent: Galantine, (De Shazo arrived later.)

2. BOARD BUSINESS – Statement of Purpose

3. PUBLIC APPEARANCES - None

4. STATEMENTS OF ABSTENTION BY BOARD MEMBERS

Design Review Board: Vice Chair Hedgpeth abstained from Item 5.1.
Board Member Zucco abstained from Item 5.1

5. SCHEDULED ITEMS

**5.1 CONCEPT DESIGN REVIEW – AC MARRIOTT HOTEL
210 5TH ST – FILE NO. DR16-045**

BACKGROUND: Proposed 5-story, 144-room hotel within the Railroad Square historic preservation district.

- Senior Planner Patrick Streeter introduced the item.
- Jeff Blackman, Bedford Lodging, Inc., gave a presentation.
- Jean Kapolchok, Land Use Consultant, gave a presentation.
- Jeff Goodwin, BAR Architects, gave a presentation.
- Chair Burch opened the meeting for public comment.
- Dee Richardson – Business/property owner in Railroad Square – Expressed concerns regarding the large project size, and expressed a need for more ground-level uses. She expressed concerns regarding homeless encampments on 6th Street, and concerns regarding parking safety in a 2-3 story garage; Davis street is not safe near the parking entry.
- Mike Montague – Merchant/Property Owner in Railroad Square – Expressed concerns regarding the modern design and how will fit into Railroad Square. The air conditioning units sticking outside the units; ground floor is important in all of Railroad Square, not just on the corner of Davis and 4th Streets; add retail and restaurant activity.

- Michael Clark – Concerned regarding need for a traffic study for the stop sign between 4th and Davis Streets and the nearby freeway off-ramp and added hotel traffic; supports project but people more important than parking; appreciates scale which separates Railroad Square from the freeway.
- Seeing no one else step forward to speak, Chair Burch closed public comments.

The Cultural Heritage Board Expressed concern regarding the large massing and building length. The proposed metal panels create vertical expression, and horizontal expression should be emphasized in the Historic District. Refer to the Zoning Code and the Design Guidelines for Historic District height limits, architectural styles, and materials. Articulate cornices; explore reduced parking; and allow for mixed uses on the ground floor. Use real brick or stucco along the 4th Street façade; explore stepping back of the 4th and 5th Street facades to be in keeping with Railroad Square. Make back side of the hotel accessible and pedestrian friendly. Work with an architectural historian and get to know the area; do a view shed analysis from street level, provide photos at the next submittal, and to project elevations onto photos, and provide detail on all materials.

The Design Review Board - Explore additional color/materials variety and vibrancy, additional architectural interest to garage doors; keep scale, proportion, and the neighborhood in mind; consider breaking up and setting back the center portions on 4th and 5th Streets; keep the pedestrian experience in mind, and open the ground level to a variety of uses. Seek a long term parking solution. Consider solar panels and a green roof; add sun screening for west side windows. Address bicycle parking. Be mindful of Art in Public Places; animate the parking space wall; consider punctuating the concrete at the base. The Board expressed concern regarding the Davis Street drop-off close to the freeway off-ramp. Revisit the front trellis to be in keeping with the Railroad Square aesthetic. Consider roll up walls or large-scale glazing at the ground level. The proposed trees are too small; explore large trees to tie the project into the Railroad Square character and existing large trees of the Depot park; consider consolidating landscape areas to give the trees more room and ensure longevity. The brick reads as a gesture, but is weak architecturally; avoid creating a hybrid; rhythm and pattern should respect Railroad Square. Provide photos at the next submittal.

6. ADJOURNMENT OF MEETING – Chair Burch adjourned the meeting at 7:35 p.m.

PREPARED BY:

P. Gregg

Patti Pacheco Gregg, Recording Secretary

ATTEST:

Bill Rose

Bill Rose, Executive Secretary

Patrick Streeter

Patrick Streeter, Executive Secretary

APPROVED:

Michael Burch

Chair, Michael Burch

Stacey De Shazo

Chair, Stacey De Shazo