

**SANTA ROSA  
DESIGN REVIEW BOARD/CULTURAL HERITAGE BOARD  
SPECIAL JOINT MEETING MINUTES  
CITY HALL, 100 SANTA ROSA AVENUE  
FEBRUARY 1, 2017**

**5:00 P.M. (CITY COUNCIL CHAMBER)**

**1. CALL TO ORDER**

**2. ROLL CALL**

Chair Burch called the meeting to order at 5: 07p.m.

**Design Review Board Members present:** Chair Burch, Vice-Chair Hedgpeth, Board Members, Anderson, Grogan, Sunderlage, Kincaid.

Absent: Board Member Zucco

**Cultural Heritage Board:** Chair De Shazo, Vice Chair Purser, Board Members Fennell, Galantine, Garrett, and Murphey

Absent: Board Member DeBacker

**3. PUBLIC COMMENTS** (Public comment is limited to items which are the subject of the special joint meeting)

**4. APPROVAL OF MINUTES**

The November 3, 2016, Joint Special Design Review Board/Cultural Heritage Board Minutes are to be brought back at the next meeting for review by the Cultural Heritage Board.

The Cultural Heritage Board approved the November 16, 2016, Regular Meeting Minutes as submitted.

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

**6. SCHEDULED ITEMS**

**6.1 JOINT CONCEPT DESIGN REVIEW – VELO VILLAGE  
759 MENDOCINO AVENUE – FILE NO. PRAP16-070**

**BACKGROUND:** The project proposes relocation of an historic structure and development of 18-22 multi-family residential units across four buildings.

- Patrick Streeter - Senior Planner gave the staff presentation.
- Applicant team Michael Folk, Rich Perlstein, Mark Perry and Don McNair gave presentations and responded to questions from the Boards.
- Michael Varela resident of Ridgway Historic District and Board Member of the Association has an interest in communicating this project out to the neighborhood. Commented that it would be nice if there was a sign indicating residence/property history. Encouraged restoration of the residence. Expressed concern about insufficient green space in the district as a whole and encouraged the Boards to consider that when reviewing the proposed project.

- Matt Shields is opposed to the project based on additional parking impacts to the neighborhood as well as lack of green space.
- Ralph Sikes expressed concerns about the project including parking impacts, density, number of units, new structure proximity to property lines, and he stated that historic neighborhoods usually don't have large buildings next to property lines.
- Jeff Elliott expressed concern about misinformation regarding the property in that the property is probably the 5<sup>th</sup> or 6<sup>th</sup> oldest in the City and it doesn't mention that the home was built in 1872. Moving the Davis home forward as proposed will obscure the southern street views of the Comstock house. Mr. Elliott also encouraged the applicant to obtain a more severe traffic study.

Design Review Board: Requested traffic impact study, elevation drawings and parking lifts design, provide views from Mendocino Avenue, materials, full vision of courtyard, accurate site plan

Discussed materials for roofing and siding, cool green space/grill/gas fireplace/seating in courtyard, shared parking and parking options, embellishment of landscape in interior space but still allow space.

Suggested using wood from the redwood tree and repurposing materials from the site on the site, softening 3 story element by using wider planks and different colors to mimic historic home, maintaining perspective on historic home, providing vision of courtyard area, moving parking lifts behind newly relocated house, retaining existing trees, looking at replacing some of the hardscape with green areas, landscape screen fence to entry of courtyard.

Expressed concern about fire vehicle access, views of parking lifts, trash enclosure location, gathering area not conducive to small children, redwood tree on north side of property, parking lift screening and views from neighbor perspective and Mendocino Avenue, left turn out of property, neighborhood parking, lack of historic presence on Mendocino due to fence and existing foliage.

Cultural Heritage Board:

Requested existing and proposed elevations, photos of views from Mendocino Avenues, a slide of the original layout of the house as it currently appears, traffic study, screening of parking lifts from views of Mendocino Avenue, storage shed be placed on back of historic building and ensure not visible from Mendocino Avenue, addressing all impacts (visuals, site, neighborhood and moving building removing historic elements), explanation of why historic home needs to be in spot that is currently proposed and possible alternatives, full historic resource evaluation with qualified architectural historian, cultural resource records search, not attaching shed on elevation or avoid being seen from street view.

Recommended obtaining new historical resources report, reducing farm-like elements and adjusting fenestrations with asymmetrical patterning, emphasizing historical farmstead in courtyard, adding the shed on the rear elevation of the historic house, maintaining farmhouse feel of historic house, avoiding paving parking area.

Discussed screening between buildings and adding historical signage.

Expressed concern about ability to meet CEQA and Secretary of Interior guidelines for a restored property, parking impacts on existing neighborhood, screening parking lifts, views from Mendocino Avenue and Comstock house, moving historic buildings is not promoted in historic districts, building orientation, disagree with conclusion in 2004 report that the home is not significant.

**7. ADJOURNMENT OF MEETING** – Chair Burch adjourned the meeting at 8:07 p.m.

ATTEST:

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Jessica Jones, Executive Secretary

ATTEST:

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Bill Rose, Executive Secretary

APPROVED:

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Chair Stacey De Shazo

APPROVED:

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Chair Michael Burch