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**SANTA ROSA DESIGN REVIEW BOARD MINUTES
REGULAR MEETING
CITY HALL, 100 SANTA ROSA AVENUE
FEBRUARY 16, 2017**

2:30 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: Burch, Hedgpeth, Anderson, Grogan, Kincaid, Sunderlage. Absent: Zucco arrived at 2:35 p.m.

2. APPROVAL OF MINUTES – January 19, 2017

Approved as submitted.

3. BOARD BUSINESS – Statement of Purpose

4. PUBLIC APPEARANCES - None

5. STATEMENTS OF ABSTENTION BY BOARD MEMBERS

Board Member Sunderlage abstained from Item 6.1.

6. SCHEDULED ITEMS

**6.1 CONCEPT DESIGN REVIEW – SANTA ROSA MEMORIAL HOSPITAL
MEDICAL OFFICE BUILDING & PARKING
1102-1170 MONTGOMERY DR – FILE NO. DR17-001**

BACKGROUND: This project proposes to demolish or relocated existing buildings on site and construct a new, 4-story medical office building and 600-stall parking garage.

- Senior Planner Patrick Streeter introduced the project.
- Project Manager Wesley Okamoto introduced the project team.
- Applicant Representative Jean Kapolchok gave a presentation.
- The Project Architect gave a presentation.

The Board expressed concern regarding placement of the parking structure in regards to visual impact and impact on pedestrian circulation and traffic congestion. The Board recommended use of taller trees to break up parking structure mass from different views, and expressed a need for a larger tree at Sotoyome Street, and to wrap the design around Sotoyome Street. The Board suggested a façade for the parking garage, and use of metal railings at the top level. The Board emphasized that pedestrian circulation needs to be away from traffic.

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6.2 CONCEPT DESIGN REVIEW – RESIDENCE INN BY MARRIOTT 0 BROADACRE CIR – FILE NO. DR16-056

BACKGROUND: This project included Concept Design Review for a 115-room hotel to be constructed on an approx. 4.59-acre undeveloped parcel. This item was previously reviewed by the Board as a Concept item in October 2016.

- City Planner Amy Nicholson introduced the project.
- Applicant Representative Don Cape gave a presentation.
- The Project Architect, Scott Brown, gave a presentation.
- Landscape Architect Don MacNair gave a presentation.

The Board recommended a varied roofline, larger shrubs at the retaining walls, richer colors and material variety, and suggested reducing the number of rooms if needed, to break up the building mass, soften the corners, and increase fenestration. The Board emphasized the importance of the west elevation, and the need to reduce the visual impact from Highway 101 and Redwood Highway. The Board recommended lowering the tower height. Explore the entryway orientation and width. Plant more Oaks of varied size on the slope to tie in with the existing Oak grove. Show more varied wall materials at the next submittal.

7. BOARD MEMBER REPORTS

8. DEPARTMENT REPORT

9. ADJOURNMENT OF MEETING – Chair Burch adjourned the meeting at 5:15 p.m.

PREPARED BY:

Patti Pacheco Gregg, Recording Secretary

ATTEST:

Bill Rose, Executive Secretary

APPROVED:

Chairman Burch