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

5 P.M. (COUNCIL CHAMBERS)

1. CALL TO ORDER AND ROLL CALL

Chair Burch called the meeting to order at 5:05 p.m. Board Members Present: Chair Burch; Board Members Anderson, Grogan, Kincaid, Sunderlage, Zucco
Absent: Vice Chair Hedgpeth (recused); Board Member Zucco

2. APPROVAL OF MINUTES - None

3. BOARD BUSINESS – Statement of Purpose

4. PUBLIC APPEARANCES - None

5. STATEMENTS OF ABSTENTION BY BOARD MEMBERS

Vice Chair Hedgpeth abstained from Item 6.1

6. SCHEDULED ITEMS

**6.1 PRELIMINARY DESIGN REVIEW – 888 FOURTH ST APARTMENTS
PROJECT ADDRESS: 888 FOURTH STREET & 891 THIRD STREET
FILE NO. PRJ16-025**

BACKGROUND: The project proposes construction of a seven-story mixed-use building comprising of 107 residential units, 2,600 square-feet of commercial space on the ground floor, a parking garage, and associated residential amenities, including a swimming pool.

- Senior Planner Jessica Jones gave the staff report.
- Applicant Hugh Futrell gave a presentation.
- Architect John Worden gave a presentation.
- Landscape Architect Bill Mastick with Quadriga gave a presentation.
- Chair Burch opened the public hearing.
- Ellen Van Allen - Expressed concern about public notices, traffic impact, the massive building.
- Jenny Doyle, Junior College area – Expressed concerns regarding traffic impact and a need for traffic studies. The YMCA expansion will also increase traffic. Neighbors need livable streets, safe sidewalks, and bike paths.
- Hallie Eppinger – Asked about requirements for public notices. The project is a monstrosity and blocks light. She expressed concerns regarding traffic, parking, and noise impacts.
- Denise Marquez- Owns property adjacent to project site – Opposed the project and expressed concerns regarding the large building size and traffic and parking impacts. She asked about utility and garbage locations.
- Nancy Diaz – Owner of next door property – Asked how long will construction noise will last.

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- Tracy Ellidge – Lives near project site – Opposed the project and expressed concern regarding swimming pool and community pool house next to her bedroom window. Said that seven a seven-story building is too large for downtown and will set a precedent, and her home will be in the shade; she will be unable to grow vegetables. She expressed concern about traffic and noise impacts. She expressed concern that the project does not fit into the neighborhood of sycamores and old Victorian homes.
- Jeff Roth – Said the 300-400 buffer for notices and 3-minute time limit are too limiting. He expressed concern about the building height and rooftop deck which adds to the height. Parties on the rooftop decks will create a noise and livability impact. The large building impact light. He said the 7am-6pm construction hours are unreasonable, and asked about the expected duration for construction and where workers park, and where they will drive in and out of the project and neighborhood. He said the traffic/noise reports are not credible. The report addresses mezzanine levels, glazing, stepping, maximizing daylight for residents, but not for the neighbors. The building is 9 or 10 stories, not 7, and has been crammed with units.
- Ellen Van Allen - Returned for another appearance – The building will block light will be blocked on both ends. Construction traffic will make roads un-drivable.
- Chair Burch closed the public hearing.
- Senior Planner Jessica Jones answered Board questions.
- Traffic Engineer: Mousa Abbasi with Transpedia Consulting Engineers responded to Board questions.
- City Engineer Larry Lackie answered Board questions.
- The applicant team answered Board questions.

MOVED by Board Member Anderson, seconded by Board Member Zucco and CARRIED (5-0-1-1) (Chair Burch, and Board Members Anderson, Kincaid, Sunderlage, and Zucco voting Aye; Vice Chair Hedgpeth abstaining/recused, and Board Member Grogan absent) to waive reading of the text and adopt:

RESOLUTION NO. 17-950 ENTITLED: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR THE 888 FOURTH STREET APARTMENTS, LOCATED AT 888 FOURTH STREET AND 891 THIRD STREET, APNS: 009-061-022 AND 009-061-050, FILE NO. PRJ16-025 with the following conditions:

1. Consider redesign of lower terminus of the blade.
2. Consider adding bicycle storage on both garage levels.
3. Consider adding electric vehicle charge stations on both garage levels.

7. BOARD MEMBER REPORTS - None

8. DEPARTMENT REPORT

- Outgoing/Incoming Board Members, future Board social gathering.
- This is Board Member Anderson's last Design Review Board Meeting.
- Design Review Board needs building architects.

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Sunderlage – board needs architects

9. **ADJOURNMENT OF MEETING** – Chair Burch adjourned the meeting at 7:55 p.m. to the next regularly scheduled meeting of April 6, 2017.

PREPARED BY:

Patti Pacheco Gregg, Recording Secretary

ATTEST:

Bill Rose, Executive Secretary

APPROVED:

Chairman Burch