

# DRAFT

**SANTA ROSA DESIGN REVIEW BOARD MINUTES  
REGULAR MEETING  
CITY HALL, 100 SANTA ROSA AVENUE  
APRIL 6, 2017**

**1:30 P.M. (CITY HALL ROOM 7)**

**1. CALL TO ORDER AND ROLL CALL**

Chair Burch called the meeting to order at 1:37 p.m. Board Members Present: Chair Burch, Vice Chair Hedgpeth, Board Members Kincaid (1:58 p.m.), Grogan (2:05 p.m.), Sunderlage, Zucco  
Absent: None

**2. APPROVAL OF MINUTES**

March 16, 2017 Regular Meeting Minutes – Approved as corrected.

**3. BOARD BUSINESS – Statement of Purpose**

**4. PUBLIC APPEARANCES – Duane DeWitt, Roseland Village Task Group**

- Shared some concerns regarding implementation of the ideas set forth in the City's Open Government Task Force.
- Expressed a desire to see the Board revisit the Sebastopol Road Urban Vision Plan once the Roseland Annexation is complete.

**5. STATEMENTS OF ABSTENSION BY BOARD MEMBERS**

Board Member Zucco recused himself from Item 6.3

The Board reordered the Agenda:

**8. DEPARTMENT REPORT**

- Update – Process Improvements

**6. SCHEDULED ITEMS**

**6.1 PUBLIC HEARING – PRELIMINARY AND FINAL DESIGN REVIEW – VERIZON  
WIRELESS ROSELAND**

**11 W. BARHAM AVENUE – FILE NO. PRJ15-002**

BACKGROUND: This project proposes construction of a 55-foot tall telecommunications facility designed to look like a pine tree (monopine), with supporting equipment and backup emergency diesel generator.

- City Planner Susie Murray gave the staff report.
- Applicant Matt Johnson gave a presentation.
- Board Members Kincaid and Grogan arrived.
- Chair Burch opened the Public Hearing.
- Chair Burch closed the Public Hearing.

MOVED by Vice Chair Hedgpeth, seconded by Board Member Kincaid, and CARRIED 6-0-0 (Board Members Burch, Hedgpeth, Grogan, Kincaid, Sunderlage and Zucco voting Aye) to waive reading of the text and adopt:

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**RESOLUTION NO. 17-951 ENTITLED:** RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR A 55-FOOT TALL TELECOMMUNICATIONS FACILITY FOR THE PROPERTY LOCATED AT 11 W. BARHAM AVENUE, FILE NO. PRJ15-002 with the following conditions:

1. Shall provide branch structure at least as wide as antenna array below the low set array.
2. Needle color shall be Type H, combination of green and yellowish needles.
3. Shall provide an 8-foot tall, solid wood fence.
4. Shall provide branches down to 15 feet above grade.
5. Final Design Review is delegated to staff.

## **6.2 PUBLIC HEARING – PRELIMINARY AND FINAL DESIGN REVIEW – SANTA ROSA SKILLED NURSING FACILITY**

### **2280 CHALLENGER WAY – FILE NO. PRJ16-009**

BACKGROUND: This project proposes to construct a 37,000 square-foot skilled nursing facility on an undeveloped site. A surface parking lot and landscaping are also proposed.

- City Planner Susie Murray gave the staff report.
- Marty Deets, Managing Principle for Darden Architects gave a presentation and introduced members of the Applicant Team: Audrey Mills, Kitchell Construction Management; David Riley, Landscape Architect; Michael Nelson, Project Manager.
- Audrey Mills answered Board questions.
- David Riley answered Board questions.
- Michael Nelson answered Board questions.
- Chair Burch opened the Public Hearing.
- Chair Burch closed the Public Hearing.

MOVED by Vice Chair Hedgpeth, seconded by Board Member Kincaid, and CARRIED 6-0-0 (Board Members Burch, Hedgpeth, Grogan, Kincaid, Sunderlage and Zucco voting Aye) to waive reading of the text and adopt:

**RESOLUTION NO. 17-952 ENTITLED:** RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR SANTA ROSA SKILLED NURSING FACILITY, AN APPROXIMATELY 37,000 SQUARE FOOT COMMERCIAL BUILDING, TO BE CONSTRUCTED AT 2280 CHALLENGER WAY, FILE NO. PRJ16-009 with the following conditions:

1. Shall add bicycle racks near South employee entrance.
2. Shall add outdoor seating area away from the building for visitors and staff.
3. Shall specify a larger tree species than Chinese Pistache at orchard parking locations.
4. Shall add metal siding at the center bay of South elevation.
5. Consider revisiting plant materials including agave, key limes, and petunias.

Board Member Zucco left the meeting.

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## 6.3 FINAL DESIGN REVIEW – CODDINGTOWN RENOVATION 733 CODDINGTOWN CENTER – FILE NO. DR16-065

BACKGROUND: The project proposes to demolish and reconstruct a portion of the Coddington Mall Northern façade to include five new tenant spaces, and associated landscape and hardscape improvements.

- City Planner Amy Nicholson gave the staff report.
- Bob Moore, Project Architect gave a presentation.
- Cliff Pointer, Landscape Architect gave a presentation.

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

**RESOLUTION NO. 17-953 ENTITLED:** RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING FINAL DESIGN REVIEW APPROVAL FOR THE CODDINGTOWN MALL RENOVATION, LOCATED AT 733 CODDINGTOWN CENTER, ASSESSOR'S PARCEL NUMBER 012-490-045, FILE NO. DR16-065 with the following condition:

1. Recommend using Standard Language from Urban Tree Planting Soil Specifications on Landscape Sheet L-1: Topsoil in tree planting detail to be a lone type soil, 15 to 25% clay, with 2 to 5% organic matter by dry weight. Soil compaction not to exceed 85% proctor.

## 7. BOARD MEMBER REPORTS – None

## 8. ADJOURNMENT OF MEETING – Chair Burch adjourned the meeting at 5:10 p.m. to the next regularly scheduled meeting of April 20, 2017

PREPARED BY:

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Karen Arents, Recording Secretary

ATTEST:

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Bill Rose, Executive Secretary

APPROVED:

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Michael Burch, Chair