

**SANTA ROSA DESIGN REVIEW BOARD MINUTES
REGULAR MEETING
CITY HALL, 100 SANTA ROSA AVENUE
MARCH 20, 2014**

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

1. CALL TO ORDER AND ROLL CALL

Chair Hilberman called the meeting to order at 1:35 p.m. Board Members present: Hilberman, Hedgpeth, Anderson, Burch, Kincaid, Sunderlage (Board Member Zucco absent.)

2. APPROVAL OF MINUTES

The Design Review Board approved 6-0 (Zucco absent) the January 16, 2014 Regular Meeting Minutes as submitted.

3. BOARD BUSINESS – STATEMENT OF PURPOSE – Chair Hilberman read aloud the Design Review Board Statement of Purpose.

4. PUBLIC APPEARANCES – None.

5. STATEMENTS OF ABSTENTION BY BOARD MEMBERS – Vice Chair Hedgpeth abstained from Items 6.2, 6.3, and 6.4 because his firm is working on the projects.

6. SCHEDULED ITEMS

**6.1 FINAL DESIGN REVIEW – ELM TREE STATION
874 NORTH WRIGHT RD**

BACKGROUND: Final Design Review for the construction of a fueling station and neighborhood market, with a residential apartment above the market, a small retail building, and associated landscaping. File No. MJP12-005

- Senior Planner Jessica Jones gave the staff report.
- Architect Randy Figueiredo gave a presentation.
- Landscape Architect Don MacNair gave a presentation.

Following Design Review Board discussion, it was MOVED by Vice Chair Hedgpeth, seconded by Board Member Anderson, and carried 6-0 (Zucco absent) to waive reading of the text and adopt:

RESOLUTION NO. 13-888 ENTITLED: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING FINAL DESIGN REVIEW APPROVAL FOR THE ELM TREE STATION PROJECT LOCATED AT 874 NORTH WRIGHT ROAD, APN: 035-063-001, FILE NO. MJP12-005 with the following conditions:

1. Plant native low-maintenance grasses in the bioswale.
2. Staff will work with applicant regarding flexibility on canopy width.

(Vice Chair Hedgpeth left the meeting at this time.)

6.2 CONCEPT DESIGN REVIEW – BAY VILLAGE BAY VILLAGE AVE

BACKGROUND: Concept Design Review for a Major Subdivision to allow for development of 12 lots with attached Single Family Dwellings. File No. DR14-008

- City Planner Susie Murray gave the staff report.
- Architect Paul Gilger gave a presentation.
- Applicant Representative Jean Kapolchok gave a brief zoning history of the site.

The Board discussed garage roofline articulation, porch landscaping in lieu of railing, wrap-around porch configuration, and paint colors.

6.3 CONCEPT DESIGN REVIEW – PARK LANE II APARTMENTS 1001 DOUBLES DR

BACKGROUND: Concept Design Review for a proposal to construct 24 apartment units on a 0.99 acre parcel in Southwest Santa Rosa. File No. DR14-006

- City Planner Noah Housh gave the staff report.
- Architect Paul Gilger gave a presentation.
- Consultant Mike Zalkaske gave a presentation.

The Board discussed articulation and materials between windows, exploration of bay windows, color scheme, entrances to parking stalls, articulation of rear elevation, and differentiation of pedestrian walkways.

6.4 CONCEPT DESIGN REVIEW – WILSON STREET APARTMENTS 701 WILSON ST

BACKGROUND: Concept Design Review for a proposed 72-unit mixed-use apartment project. File No. DR14-012

- Senior Planner Bill Rose gave the staff report.
- Applicant Loren Brueggemann gave a presentation.
- Architect Robert Beale gave a presentation.

The Board discussed swimming pool length, massing as relates to the neighborhood, sidewalk transition to the entry, exploration of useable courtyards, differentiating public and private space, and use of colors, textures, materials for variety.

7. BOARD MEMBER REPORTS

- Possible use of exceptional Concept submittals as handout examples for applicants.
- Aggressive Economic Development measures/Mayor's Economic Development Task Force, and Design Review process, and Open Government Task Force.

8. **DEPARTMENT REPORT**

Executive Secretary Bill Rose reported that project submittals have increase 12% over the last year.

9. **ADJOURNMENT OF MEETING** – Chair Hilberman adjourned the meeting at 4:55 p.m. to the next regularly scheduled meeting of April 17, 2014.

PREPARED BY:

Patti Pacheco Gregg, Recording Secretary

ATTEST:

Bill Rose, Executive Secretary

APPROVED:

Chairman Hilberman