

**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.

**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

**SANTA ROSA DESIGN REVIEW BOARD MINUTES
REGULAR MEETING
CITY HALL, 100 SANTA ROSA AVENUE
AUGUST 3, 2017**

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

1. CALL TO ORDER AND ROLL CALL

Chair Burch called the meeting to order at 1:40 p.m. Board Members Present: Chair Michael Burch, Vice Chair Warren Hedgpeth, Board Members Sabra Briere, Joel Grogan, Drew Weigl. Absent: Board Member Kevin Scott Kincaid. Board Member Kevin Zucco absent/recused for abstention on Item 6.1)

2. APPROVAL OF MINUTES

- The Design Review Board approved the June 15, 2017 Special Joint Design Review Board/Planning Commission Meeting Minutes as submitted.
- The Design Review Board approved the July 6, 2017 Regular Meeting Minutes as submitted.

3. BOARD BUSINESS – Statement of Purpose -

4. PUBLIC APPEARANCES - None

5. STATEMENTS OF ABSTENSION BY BOARD MEMBERS

- Vice Chair Hedgpeth abstained from Item 6.1 because his firm is working on the project. (Vice Chair Hedgpeth left the meeting.)
- Board Member Zucco was absent/recused from Item 6.1 due to a conflict.

6. SCHEDULED ITEMS

**6.1 PUBLIC HEARING – PRELIMINARY DESIGN REVIEW – PARK LANE II
APARTMENTS – 1001 DOUBLES DR – FILE NO. MJP14-010**

BACKGROUND: This project proposes to construct a 24-unit, three-story apartment building, accessory structures, and associated site improvements. The project requires a Rezoning to modify the Courtside Village Policy Statement to allow a density increase from 18 to 24 units per acre, a Conditional Use Permit for a multi-family residential use, and Design Review.

- City Planner Susie Murray gave the staff report.
- Civil Engineer Geoff Coleman gave a presentation and responded to Board Member questions.
- Architect Paul Gilger gave a presentation and responded to Board Member questions.
- Chair Burch opened/closed the Public Hearing.

MOVED by Board Member Weigl and seconded by Board Member Briere, CARRIED 4-0-2-1 (Board Members Burch, Briere, Grogan, and Weigl voting Aye, Board Members Hedgpeth and Zucco abstaining, and Board Member Kincaid absent) to waive reading of the text and adopt:

RESOLUTION NO. 17-958 ENTITLED: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR PARK LANE II APARTMENTS LOCATED AT 1001 DOUBLES DRIVE, FILE NO. MJP14-010 with the following conditions:

1. Shall provide final details of project driveway including pattern details, colors, and materials; maintain as much of the grid pattern and layout as is currently on the architectural site plan.
 2. Consider curb cut or ramp at access point from driveway to western walk to allow for ease of passage.
 3. Shall provide detail for 7-foot height horizontal board fence, on project side, matching all other details of submitted Exhibit AXX.
 4. Consider adjusting the bay window at the east elevation to allow for consistency with the west elevation.
 5. Consider a contemporary unit-light.
 6. Defer Final Design Review to staff.
- The Board took a recess from 3:40 p.m. to 3:45 p.m.
 - Vice Chair Hedgpeth returned to the meeting.
 - Board Member Zucco arrived at the meeting.

6.2 CONCEPT DESIGN REVIEW – MEMORIAL HOSPITAL MEDICAL OFFICE BUILDING 1170 MONTGOMERY DR – FILE NO. DR17-051

BACKGROUND: This project proposes to demolish or relocated existing buildings on site and construct a new, 4-story medical office building with 92,000 sq ft of floor area, a 6-level, 600-stall parking garage, and associated site improvements. This is the second Concept Design Review for this project.

- Senior Planner Patrick Streeter introduced the project.
- The Project Architect gave a presentation
- Landscape Architect Bill Mastick gave a presentation.

Address four-side architecture for the south elevation for both buildings. Consider landscaping or other elements to fill gap between tower on east side and parking. Use tall trees to break up hospital roofline. Explore treatments for vertical monument sign. Explore material variety for hospital building. The Board recommended 4-sided architecture- articulate the south elevation. Explore color variety within the existing palate. Explore other vines such as Scarlet Trumpet vine, Violet Trumpet vine, or Evergreen Clematis in lieu of California Honeysuckle. Solar carports on roof might add too much clutter in this case. Add more variety of native flowering California trees, such as Redbud or Dogwood, that are relatively low-water-use and thriving; explore native shrubs for the same reasons. Add wayfinding to the site plan. Consider metal or hard-trowel treatment for the hospital building.

**6.3 CONCEPT DESIGN REVIEW – CLEMMER MIXED USE DEVELOPMENT
3000 PINER RD – FILE NO. DR17-045**

BACKGROUND: The project proposes construction of a mixed-use development of 66 apartments and 6500 sq ft of commercial space along Piner Road.

- Senior Planner Patrick Streeter introduced the project.
- Architect Jim Rasmussen gave a presentation.
- Applicant Rebecca Clemmer responded to Board Member questions.
- Board Member Weigl left the meeting after commenting.

Orchard parking is important; covered parking may mitigate some orchard requirements. Preserve the Burke's Goldfields, and do more research for solutions. Consider removing a commercial space to allow for an outdoor community space. Add more landscaping. Break building mass with varied rooflines; consider gable roof, varying heights, lower roof pitch, or butterfly roofs. Consider row-house style, and add more vertical and horizontal articulation. Articulate the five separate store fronts. Define commercial spaces to engage with Piner Road. Consider a deeper/narrower footprint. Show colors and materials at next submittal. Front the commercial to Piner Road, and make the commercial units transparent. Address four-sided architecture for the rear of the buildings. Move trash enclosures away from Piner Road. Consider low water-use trees. Consider replacing proposed Mimosas with another species, as Mimosas create a lot of tree litter. Clarify window design by simplifying window variety.

7. BOARD MEMBER REPORTS – Discrepancy in hard copy plans and online plans.

8. DEPARTMENT REPORT – Future Social Gathering

9. ADJOURNMENT OF MEETING – Chair Burch adjourned the meeting at 5:45 p.m. to the next regularly scheduled meeting of August 17, 2017.

PREPARED BY:

Patti Pacheco Gregg, Recording Secretary

ATTEST:

Bill Rose, Executive Secretary

APPROVED:

Michael Burch, Chair