

ATTACHMENT 3

SANTA ROSA DESIGN REVIEW BOARD MINUTES SPECIAL MEETING CITY HALL, 100 SANTA ROSA AVENUE JUNE 4, 2015

2:30 P.M. (CITY HALL ROOM 7)

1. CALL TO ORDER AND ROLL CALL

Chair Hilberman called the meeting to order at 2:35 p.m. Board Members present: Hilberman, Hedgpeth, Anderson, Kincaid, Sunderlage

2. APPROVAL OF MINUTES

The Design Review Board approved the May 21, 2015 Regular Meeting Minutes as amended.

3. BOARD BUSINESS – 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 Item 6.1 because his firm is working on the project.
- Board Member Zucco abstained from Item 6.1 because of his firm's current work with the architect.
- Board Member Zucco abstained from Item 6.2 because his firm is currently working with the applicant.

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

6. SCHEDULED ITEMS

**6.1 PRELIMINARY & FINAL DESIGN REVIEW – THE PULLMAN LOFTS
701 WILSON ST**

BACKGROUND: Application for Preliminary & Final Design Review to allow the construction of 72 multi-family residential units and renovation of an existing warehouse building for community center and commercial uses located at 701 Wilson Street, File No. DR14-064

- City Planner Eric Gage gave the staff report.
- City Engineer Larry Lackie answered questions.
- Loren Brueggemann, Phoenix Development, gave a presentation.
- Robert Beale, Architect, gave a presentation.
- Robert Cox, Landscape Architect, gave a presentation.
- Andy Bordessa, Civil Engineer, answered questions.
- Chair Hilberman opened the public hearing.
- Rick Deringer – supported the project and spoke re: traffic at the intersection and swimming pool noise.
- Mark Murillo, 836 Ripley St, spoke in support of the project.

- Lea Barron-Thomas, West End Neighborhood, spoke in favor of the project; asked about street parking.
- Mr. Segura, Davis St asked about security.
- Seeing no one else step forward to speak, Chair Hilberman closed the public hearing.

Following Design Review Board discussion, it was MOVED by Board Member Kincaid, seconded by Board Member Anderson, and carried (4-2-1) (Board Members Hedgpeth and Zucco abstaining and Board Member Burch absent) to waive reading of the text and adopt:

RESOLUTION NO. 15-905 ENTITLED: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY AND FINAL DESIGN REVIEW APPROVAL FOR PULLMAN LOFTS, LOCATED AT 701 WILSON ST, FILE NO. DR14-064 with the following conditions:

1. Confirm whether the 701 Wilson Street awning on the north side is historic or not; the Design Review Board's desire is to stay true to the historic nature of the structure.
2. The Board recommends landscaping at 8th Street parking lot, subject to approval by architectural historian.
3. The Board suggests incorporating resilient elements in landscape; use items that are not "squishy."
4. Revisit the stucco infill at the existing door of 701 Wilson Street, subject to approval by architectural historian.
5. Develop the additional landscape and sight scape around 701 Wilson Street.
6. The Board suggests exploration of landscaping on upper floors.
7. The Board suggests exploring additional ways of incorporating daylight into upper floors.

(Vice Chair Hedgpeth returned to the meeting at this time.)

The Meeting was recessed at 4:40 p.m. and reconvened at 4:45 p.m.

6.2 CONCEPT DESIGN REVIEW – KAISER SANTA ROSA MEDICAL OFFICE & BEHAVIORAL HEALTH BUILDING 2240 MERCURY WAY/2245 & 2255 APOLLO WAY

BACKGROUND: Concept Design Review application for an approx. 146,000 sq ft Kaiser Santa Rosa Medical Office and Behavioral Health building. The proposal includes parking for 675 cars as well as landscaping and associated site improvements.

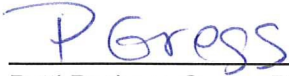
File No. DR15-042

- City Planner Susie Murray gave the staff report.
- Laura T. from the design team gave a presentation.
- Ed Walera, Kaiser Permanente, gave a presentation.
- Alan Turner, Architect, gave a presentation.
- John Spotorno, Architect, gave a presentation.

The Board discussed: gathering spaces; parking lot vs. parking garage; parking lot size; setbacks; building massing, height and location; shade on the courtyard; courtyard width, sense of building entry; building orientation; four-sided design, permeable paving, solar panels; fencing.

7. **BOARD MEMBER REPORTS** - None
8. **DEPARTMENT REPORT** – Submittal Requirements and Procedures Update
9. **ADJOURNMENT OF MEETING** – Chair Hilberman adjourned the meeting at 6:00 p.m. to the next regularly scheduled meeting of June 18, 2015.

PREPARED BY:



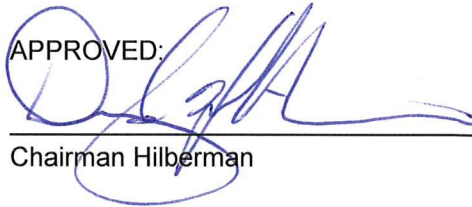
Patti Pacheco Gregg, Recording Secretary

ATTEST:



Bill Rose, Executive Secretary

APPROVED:



Chairman Hilberman