

**SANTA ROSA DESIGN REVIEW BOARD MINUTES
REGULAR MEETING
CITY HALL, 100 SANTA ROSA AVENUE
NOVEMBER 17, 2016**

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

1. CALL TO ORDER AND ROLL CALL

Chair Burch called the meeting to order at 1:33 p.m. Board Members Present: Burch, Hedgpeth, Anderson, Grogan, Kincaid, Sunderlage.

2. APPROVAL OF MINUTES - None

3. BOARD BUSINESS – Statement of Purpose
(Board Member Zucco arrived at this time.)

4. PUBLIC APPEARANCES - None

5. STATEMENTS OF ABSTENTION BY BOARD MEMBERS

- Vice Chair Hedgpeth abstained from Item 6.2 because his firm is working on the project.
- Board Member Zucco abstained from Item 6.2 because his firm works with the project architect.

6. SCHEDULED ITEMS

**6.1 PUBLIC HEARING – PRELIMINARY & FINAL DESIGN REVIEW
THE INN AT SANTA ROSA
111 COMMERCIAL CT – FILE NO. PRJ16-021**

BACKGROUND: Design Review for construction of a 4-story, 100-room hotel building along with parcel and frontage improvements.

- Senior Planner Patrick Streeter gave the staff report.
- Applicant Andrew Firestone gave a presentation.
- Architect Carter Case gave a presentation.
- Landscape Architect Robert Cox gave a presentation.
- Chair Burch opened the public hearing.
- Seeing no one step forward to speak, Chair Burch closed the public hearing.

Following Design Review Board discussion, it was MOVED by Board Member Sunderlage and seconded by Chair Burch, to continue the item so that the applicants can return for further preliminary design review after work on lighting specifications, bicycle rack locations, dog walk area, pool lighting, parapet structure and elevations, materials, orchard parking, and details for the south elevation. The Motion WAS LOST 1-6-0 (Board Member Sunderlage voting Aye, Board Members Burch, Hedgpeth, Anderson, Grogan, Kincaid, and Zucco voting No).

Following Design Review Board Discussion, it was MOVED by Board Member Anderson, seconded by Board Member Kincaid, and CARRIED 6-1-0 to waive reading of the text and adopt:

RESOLUTION NO. 16-939 ENTITLED: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR THE INN AT SANTA ROSA, LOCATED AT 111 COMMERCIAL COURT, FILE NO. PRJ16-021 with the following conditions:

1. Show site plan with required number of parking spaces; include orchard style parking.
2. Provide more detail for the trash area, lighting at the pool area, porte-cochere, bollard lighting, interior of parapet structures, bioretention areas, and the stone construction.
3. Revisit use of steel on the trellis structures.
4. Revisit the north and south building elevations.
5. Show bike racks and specify location and number on the plan.
6. Provide 3D renderings, including views from the freeway.

**6.2 AMENDMENT TO FINAL DESIGN REVIEW – THE PULLMAN LOFTS
701 WILSON ST – FILE NO. DR14-064**

BACKGROUND: The project proposes to modify Final Design Review for the Pullman Lofts, a proposed mixed-use development with 72 apartment units, a 2,467 square-foot community center, and a 2,142 square foot retail commercial space. Modifications include increased building height, changes to the podium and parking level, changes to façade materials, installation of new landscaped areas, and changes to building elevations.

- Senior Planner Patrick Streeter gave the staff report.
- Architect Robert Beale gave a presentation.
- Landscape Architect Robert Cox gave a presentation.

Following Design Review Board discussion, it was MOVED by Board Member Anderson, and seconded by Board Member Kincaid to waive reading of the text and adopt:

RESOLUTION NO. 16-940 ENTITLED: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING APPROVAL TO MODIFY THE FINAL DESIGN REVIEW APPROVAL FOR THE PULLMAN LOFTS PROJECT, LOCATED AT 701 WILSON STREET, APN: 010-091-005, FILE NO. DR14-064

Board Member Grogan made a friendly amendment to include the following conditions:

1. Consider integrating some social/gathering/sitting features along the southeast pathways.
2. Consider addition of tree canopy to the pet area.
3. Consider tree species with lower sun exposure requirements on the east side of the project site.

The friendly amendment was accepted.

The Motion CARRIED 5-0-2 (Board Members Burch, Anderson, Grogan, Kincaid, and Sunderlage voting Aye, and Board Members Hedgpeth and Zucco absent/recused.)

7. BOARD MEMBER REPORTS

- Board Member Sunderlage gave updates on Waterways Advisory Committee and Creek Week.
- Board Member Anderson gave an update on a Downtown sculpture made of parking meter parts.
- Chair Burch gave an update on the Mayor's Lunch, and a violence prevention committee opportunity for board members.

8. DEPARTMENT REPORT

- Bill Rose gave an update on Council elections and Board Member terms/reapplication timelines.

9. ADJOURNMENT OF MEETING – Chair Burch adjourned the meeting at 3:45 p.m. to the next regularly scheduled meeting of December 1, 2016.

PREPARED BY:

Patti Pacheco Gregg, Recording Secretary

ATTEST:

Bill Rose, Executive Secretary

APPROVED:

Chairman Burch