

DRAFT

**SANTA ROSA
DESIGN REVIEW BOARD
REGULAR MEETING MINUTES
CITY HALL, 100 SANTA ROSA AVENUE
AUGUST 17, 2017**

3 P.M. (ROOM 7)

1. CALL TO ORDER AND ROLL CALL

Vice Chair Hedgpeth called the meeting to order at 3:06 p.m.

Members Present: Vice Chair Warren Hedgpeth, Board Members Scott Kincaid, Sabra Briere, Drew Weigl, Joel Grogan

Absent: Chair Michael Burch, Board Member Kevin Zucco

2. APPROVAL OF MINUTES – Agenda rearranged; minutes moved to item 8

3. BOARD BUSINESS – Statement of Purpose

4. PUBLIC APPEARANCES - None

5. STATEMENTS OF ABSTENTION BY BOARD MEMBERS – Vice Chair Hedgpeth abstaining from item 6.2

6. SCHEDULED ITEMS

6.1 PUBLIC HEARING - PRELIMINARY & FINAL DESIGN REVIEW - KAWANA SPRINGS APARTMENT HOMES - 2604 PETALUMA HILL RD - FILE NO'S: DR17-013/DB17-001

BACKGROUND: The project includes applications for Preliminary and Final Design Review, a Density Bonus, and a Mitigated Negative Declaration for the Kawana Springs Apartment Homes project that proposes the development of a vacant 5.03-acre site with 120 multifamily residential units and on and off-site improvements. Improvements include a 207-vehicle space surface parking lot, a dog park, community garden, building and pool, tot lot, and landscaping throughout. Eighteen of the 120 multifamily units are designated as affordable units.

Project Planner: Nicholson

- City Planner Amy Nicholson introduced the project and answered Board questions.
- Applicant Team made a presentation and answered Board questions.
- Vice Chair Hedgpeth opened and closed public comments. (none)
- Board Members made comments and suggestions.

MOVED by Board Member Kincaid, seconded by Board Member Weigle and CARRIED 5-0-0-2 (Board Members Hedgpeth, Kincaid, Briere, Weigle and Grogan voting Aye, and Board Members Burch and Zucco absent) to approve the Mitigated Negative Declaration.

MOVED by Board Member Kincaid, seconded by Board Member Weigle and CARRIED 5-0-0-2 (Board Members Hedgpeth, Kincaid, Briere, Weigle and Grogan voting Aye, and Board Members Burch and Zucco absent) to approve the Density Bonus.

MOVED by Board Member Kincaid, seconded by Board Member Weigle and CARRIED 5-0-0-2 (Board Members Hedgpeth, Kincaid, Briere, Weigle and Grogan voting Aye, and Board Members Burch and Zucco absent) to approve the Preliminary Design Review and defer Final Design Review to Staff with the following conditions:

1. Shall include a fence along property line to the south and east; 20% solid and 80% open
2. Consider alternative fence design.
3. Consider alternative railing design for balcony and stairs.

6.2 CONCEPT DESIGN REVIEW - PULLMAN LOFTS - 701 WILSON ST

BACKGROUND: The applicant is requesting to modify the Final Design Review approval 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. Section 20-54.060 of the Santa Rosa Zoning Code requires that the original review authority grant changes to an approved project if the modifications involve features that were specifically addressed by the review authority or were the basis for conditions of approval.

The proposed modifications would eliminate excavation and move the parking to grade level. The units will no longer be located above a podium and will now start at grade in each building. Floor plans, vertical metal-clad pop outs, and the signature butterfly roof remain components of the design

Project Planner: Streeter

- Senior Planner Patrick Streeter introduced the project and answered Board questions.
- Applicant Team made a presentation and answered Board questions.
- Board members made comments and suggestions

7. BOARD MEMBER REPORTS – None

8. APPROVAL OF MINUTES - May 4, 2017 Joint Special Design Review
Board/Cultural Heritage Board Meeting - Approved
August 3, 2017 Regular Meeting - Approved

9. DEPARTMENT REPORT – None.

10. ADJOURNMENT OF MEETING – Acting Chair Kincaid adjourned the meeting at 5:45
p.m.

PREPARED BY:

Karen Arents, Recording Secretary

ATTEST:

Bill Rose, Executive Secretary

APPROVED:

Vice Chair, Warren Hedgpeth

