

**SANTA ROSA DESIGN REVIEW BOARD MINUTES  
REGULAR MEETING  
CITY HALL, 100 SANTA ROSA AVENUE  
SEPTEMBER 7, 2017**

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

**1. CALL TO ORDER AND ROLL CALL**

Chair Burch called the meeting to order at 2:34 p.m. Board Members Present: Chair Michael Burch; Board Members Sabra Briere, Joel Grogan, Scott Kincaid. (Board Member Drew Weigl arrived later.)

Absent/Recused: Vice Chair Warren Hedgpeth and Board Member Kevin Zucco.

**2. APPROVAL OF MINUTES**

The Design Review Board approved the August 17, 2017 Regular Meeting Minutes as submitted.

**3. BOARD BUSINESS – Statement of Purpose**

**4. PUBLIC APPEARANCES - None**

**5. STATEMENTS OF ABSTENTION BY BOARD MEMBERS**

Board Member Hedgpeth abstained from Items 6.1, 6.2, and 6.3 due to conflicts.

Board Member Zucco abstained from Items 6.1 and 6.3 due to conflicts.

**6. SCHEDULED ITEMS**

**6.1 PUBLIC HEARING – PRELIMINARY & FINAL DESIGN REVIEW – FARMERS LANE SENIOR HOUSING – 201 FARMERS LN – FILE NO. PRJ16-018**

BACKGROUND: This project proposes to construct a 26-unit, two-structure senior housing complex. One building is four-stories tall with 24 units, and the other is two stories tall with two units. As a senior housing project, at least 80% of the units must have at least one occupant 55 years of age or older. The project involves a Density Bonus for an 18% density increase, and will designate five units for moderate income owners. The units will be for-sale, so the project also includes an air space condominium map.

- City Planner Susie Murray gave the staff report.
- Board Member Weigl arrived.
- Applicant Representative, Steve Sharpe, introduced the applicant team.
- Architect Paul Gilger gave a presentation.
- The Landscape Architect gave a presentation.
- Chair Burch opened the public hearing.
- Gina Stettle-Calhoon spoke in favor of the project.
- Chair Burch closed the public hearing.

MOVED by Board Member Briere, seconded by Board Member Kincaid and CARRIED 5-0-2-0 (Board Members Burch, Briere, Grogan, Kincaid, and Weigl voting Aye, and Board Members Hedgpeth and Zucco abstaining) to waive reading of the text and adopt:

**RESOLUTION NO. 17-962 ENTITLED:** RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY AND FINAL DESIGN REVIEW APPROVAL FOR FARMERS LANE SENIOR HOUSING LOCATED AT 201 FARMERS LANE, ASSESSOR'S PARCEL NUMBER 014-071-093, FILE NO. PRJ16-016 with the following conditions:

1. Consider alternate street tree to Eastern Red Budd as a street tree.
2. Consider substituting mulch for landscaping where oak trees are required to be preserved.
3. Consider trusses or exposed rafters pm at the two-unit building, on the second floor.
4. Shall provide opaque, lapped wood, good neighbor fence, at 8' height, with top cap designed in keeping with neighboring structures.
5. Consider appropriate height of trash enclosure to confirm operational feasibility.
6. Delegate Final Design Review to staff.

**6.2 PUBLIC HEARING – PRELIMINARY & FINAL DESIGN REVIEW – TERRAZZO AT FOUNTAINGROVE – 1601 FOUNTAINGROVE PARKWAY – FILE NO. DR17-017**

BACKGROUND: BACKGROUND: Design Review for 10 attached units within the approved Terrazzo at Fountaingrove Subdivision (City File No. MJP15-002). A Tentative Map, Hillside Development Permit, Conditional Use Permit, Zoning Variance, and Mitigated Negative Declaration for the entire project were approved by the Santa Rosa Planning Commission on 9/8/2016. The current discretionary review is limited to the architecture of the 10 attached units within the development and not site plan, lot layout, or circulation.

- Senior Planner Patrick Streeter gave the staff report.
- Owner Hugh Futrell gave a presentation.
- Architect Jon Worden gave a presentation.
- Landscape Architect Bill Mastik gave a presentation.
- Chair Burch opened the public hearing.
- Randy Seeley – Appreciates work with applicant to come to agreements.
- Chair Burch closed the public hearing.

MOVED by Board Member Weigl, seconded by Board Member Briere, and CARRIED (5-0-1-1) (Board Members Burch, Briere, Grogan, Kincaid, and Weigl voting Aye, Board Member Hedgpeth abstaining, and Board Member Zucco absent) to waive reading of the text and adopt:

**RESOLUTION NO. 17-963 ENTITLED:** RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY AND FINAL DESIGN REVIEW APPROVAL FOR ATTACHED HOUSING WITHIN THE TERRAZZO AT FOUNTAINGROVE DEVELOPMENT - LOCATED AT 1601 FOUNTAINGROVE PARKWAY; ASSESSOR'S PARCEL NUMBER (APN): 173-670-024; FILE NUMBERS MJP15-002 AND DR17-017 with the following conditions:

1. Shall reduce the dominance of the upper dormer for the north elevations of units 18, 17, 14, and 12.
2. Final Design Review is delegated to staff.

**6.3 PUBLIC HEARING – PRELIMINARY & FINAL DESIGN REVIEW FOR MODIFICATION TO AN APPROVED PROJECT – PULLMAN LOFTS MODIFICATION – 701 WILSON ST – FILE NO. DR17-060**

BACKGROUND: BACKGROUND: The project proposes to modify the approved design for the Pullman Lofts, a proposed mixed-use development with 72 apartment units, a community center and pool area, and a 2,100 square foot retail commercial space. The proposed modifications would centralize the community and pool amenities 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 and the signature butterfly roof remain components of the design.

Project Planner: Streeter

- Senior Planner Patrick Streeter gave the staff report.
- Architect Robert Beale gave a presentation.
- The Landscape Architect gave a presentation.
- Chair Burch opened/closed the public hearing.

MOVED by Board Member Kincaid, seconded by Board Member Weigl and CARRIED (5-0-2-0) (Board Members Burch, Briere, Grogan, Kincaid and Weigl voting Aye; Board Members Hedgpeth and Zucco abstaining) to waive reading of the text and adopt:

**RESOLUTION NO. 17-964 ENTITLED:** RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY AND FINAL DESIGN REVIEW FOR MODIFICATIONS TO THE PREVIOUSLY APPROVED PULLMAN LOFTS PROJECT, LOCATED AT 701 WILSON STREET, ASSESSOR'S PARCEL NO. 010-091-005, FILE NO. DR14-064 with the following conditions:

1. Consider altering height of stair towers at north and south of Buildings A and B.
2. Consider a trellis element along the CMU wall at the east side of the pool.
3. Consider moving the stair tower at the south elevation of Building B to the west.
4. Consider an alternate choice for pyracantha that is not invasive and that does not have poisonous thorns.

**7. BOARD MEMBER REPORTS - None**

**8. DEPARTMENT REPORT - None**

9. **ADJOURNMENT** – Chair Burch adjourned the meeting at 6:03 p.m. to the next regularly scheduled meeting of September 21, 2017.

PREPARED BY:

  
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Patti Pacheco Gregg, Recording Secretary

ATTEST:

  
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Bill Rose, Executive Secretary

APPROVED:

  
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Michael Burch, Chair