

**SANTA ROSA DESIGN REVIEW BOARD MINUTES  
REGULAR MEETING  
CITY HALL, 100 SANTA ROSA AVENUE  
JANUARY 4, 2018**

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

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

Chair Burch called the meeting to order at 2:31 p.m. Board Members Present: Chair Michael Burch, Vice Chair Warren Hedgpeth; Board Members Drew Weigl, Joel Grogan  
Absent: Board Members Scott Kincaid, Kevin Zucco, Sabra Briere

**2. APPROVAL OF MINUTES**

The Design Review Board approved the December 21, 2017 Regular Meeting Minutes as submitted.

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

**4. PUBLIC APPEARANCES – Duane DeWitt – Housing, Roseland culture/old buildings.**

**5. STATEMENTS OF ABSTENTION BY BOARD MEMBERS - None**

**6. SCHEDULED ITEMS**

**6.1 PUBLIC HEARING – PRELIMINARY & FINAL DESIGN REVIEW – OAKMONT OF EMERALD ISLE COMMUNITY CARE FACILITY – 0 GULLANE DR  
FILE NO. DR17-027**

BACKGROUND: Design Review for a 49-unit assisted living facility, proposed in a new two-story building on a 12.54-acre site. The building will be 27.5 feet in height and includes a central courtyard. 75 parking spaces are proposed and 66% of the site is to remain undisturbed open space.

- Senior Planner Patrick Streeter gave the staff report.
- Assistant Fire Marshall Ian Hardage spoke briefly and answered Board questions.
- Applicant Steve McCullough gave a presentation & answered Board questions.
- Architect Robert South gave a presentation.
- Landscape Architect Pete Wurtz gave a presentation.
- Chair Burch opened the public hearing.
- Teri Shore – asked the Board to delay the project.
- Duane De Witt – asked the Board to delay the project.
- Carol Velatini – spoke regarding safety considerations.
- David Petrits – asked the Board to delay the project.
- Chair Burch closed the public hearing.

MOVED by Board Member Weigl and seconded by Board Member Hedgpeth to approve Preliminary Design Review. MOTION WITHDRAWN.

MOVED by Board Member Grogan to Continue the item. MOTION Failed due to lack of a second.

The meeting was adjourned for a short break at 4:35 pm. and reconvened at 4:45 pm.

MOVED by Chair Burch, Seconded by Vice Chair Hedgpeth, and CARRIED 3-1-0-3 (Chair Burch, Vice Chair Burch, and Board Member Weigl voting Aye, Board Member Grogan voting No, and Board Members Briere, Kincaid, and Zucco absent) to waive the reading of the text and adopt:

**RESOLUTION NO. 18-972 ENTITLED:** RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR THE OAKMONT OF EMERALD ISLE ASSISTED LIVING FACILITY PROJECT, LOCATED AT 0 GULLANE DRIVE; APNS: 173-670-004, -016; FILE NO. PRJ17-031 with the following conditions:

1. Shall upgrade north, east and west elevations with materials and details similar to south elevation. May include addition of stone, cementitious siding, and variation in color.
2. Shall provide a landscape plan that addresses SRFD defensible space requirements.
3. Consider removal of oaks between the east wall of the building and the walking path.
4. Consider greater color value contrast between all material changes.
5. Shall adjust porte-cochere roof to avoid conflict with living space windows.
6. Consider matching roofline and finish of garage structures with main building.

The meeting was adjourned for a short break at 5:20 pm and reconvened at 5:28 pm.

**6.2 FINAL DESIGN REVIEW – AURORA HOSPITAL – 1287 FULTON RD – FILE NO. PRJ17-026/DR17-021**

BACKGROUND: Expansion of the existing floor area including approximately 16,734 square feet to accommodate 49 additional beds; approximately 3,460 square feet to expand outpatient services; approximately 455 square feet to expand the existing dining room; and approximately 1,460 square feet to expand the administration office. Other site modifications include the reduction of four parking stalls.

- City Planner Susie Murray gave the staff report
- The applicant gave a presentation.
- Chair Burch opened/closed public comment.

MOVED by Board Member Weigl, seconded by Board Member Grogan and CARRIED 4-0-0-3 (Chair Burch, Vice Chair Hedgpeth, and Board Members Weigl and Grogan voting Aye, and Board Members Briere, Kincaid, and Zucco absent) to waive reading of the text and adopt:

**RESOLUTION NO. 18-973 ENTITLED:** RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING FINAL DESIGN REVIEW

JANUARY 4, 2018 DESIGN REVIEW BOARD  
REGULAR MEETING MINUTES

APPROVAL FOR THE AURORA HOSPITAL EXPANSION LOCATED AT 1287 FULTON ROAD, FILE NO. PRJ17-026 with the following conditions:

1. Shall provide benches tables and trash receptacle for employee break area.
2. Shall provide impervious paving at employee break area.
3. Provide planting detail to promote growth and vitality of trumpet vine.
4. Provide detail for courtyard enclosures.

**7. BOARD MEMBER REPORTS - None**

**8. DEPARTMENT REPORT** – Liaison for the February 1, 2018 meeting will be Supervising Planner Jessica Jones.

**9. ADJOURNMENT OF MEETING** – Chair Burch adjourned the meeting at 6:07 p.m. to the next regularly scheduled meeting of January 18, 2018.

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