

**SANTA ROSA DESIGN REVIEW BOARD MINUTES
REGULAR MEETING
CITY HALL, 100 SANTA ROSA AVENUE
AUGUST 18, 2016**

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

1. CALL TO ORDER AND ROLL CALL

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

Absent: Grogan

2. APPROVAL OF MINUTES

The Design Review Board approved the August 4, 2016 Regular Meeting Minutes as submitted.

3. BOARD BUSINESS – Statement of Purpose

4. PUBLIC APPEARANCES - None

5. STATEMENTS OF ABSTENTION BY BOARD MEMBERS

- Board Member Anderson abstained from Item 6.2 because they are members of the member-owned golf club in the nearby area.
- Chair Burch abstained from Items 6.1 and 6.2 due to contractual relationships with the applicants.

6. SCHEDULED ITEMS

**6.1 PUBLIC HEARING - PRELIMINARY DESIGN REVIEW
SEBASTOPOL ROAD TOWNHOMES**

1755 SEBASTOPOL RD – FILE NO. DR16-049

BACKGROUND: Development of 192 townhomes and 5 studios for rent with recreation center, pool, rental office, and neighborhood park on an approved subdivision.

- Senior Planner Patrick Streeter gave the staff report.
- Steve McCullagh, OSL Properties, gave a presentation.
- Pete Wurtz, Landscape Architect, gave a presentation.
- Robert South, Architect, Oakmont Senior Living, gave a presentation.
- Vice Chair Hedgpeth opened the public hearing.
- Seeing no one step forward to speak, Vice Chair Hedgpeth closed the public hearing.

Following Design Review Board discussion, it was MOVED by Board Member Anderson, seconded by Board Member Kincaid, and CARRIED 5-0-1-1 (Chair Burch abstaining and Board Member Grogan absent) to waive reading of the text and adopt:

RESOLUTION NO. 16-935 ENTITLED: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY AND FINAL DESIGN REVIEW APPROVAL FOR THE SEBASTOPOL ROAD TOWN HOMES PROJECT, LOCATED AT 1755 SEBASTOPOL ROAD AND 1700 HAMPTON WAY, ASSESSOR'S PARCEL NUMBERS 125-071-014, 125-031-022, 010-311-028; FILE NUMBER DR16-049 with the following conditions:

1. Install a 6-foot fence along the Rodota trail.
2. Add additional gables to break up the extended hip roof and ensure unique elevation.
3. Consider planting along the exterior side of the sound wall at Highway 12, potential plants include Virginia creeper or ficus.
4. Replace Raywood Ash with a hardier tree species. Plant native oaks along the Rodota trail and along Highway 12.
5. Incorporate planting plan that will not overwhelm front porch railings at town homes.
6. Consider trellis materials that will not deteriorate over time; consider metal.
7. Consider adding 10 feet of length to the swimming pool if feasible.
8. Consider adding more windows to the elevation along Sebastopol Road for the leasing office building.
9. Add real stone to the veneers of the Sebastopol Road leasing office building.
10. Incorporate varied building elevations facing the Rodota trail.
11. The lighting plan submitted at the meeting, and dated received August 18, 2016, is accepted as part of the project.

**6.2 CONCEPT DESIGN REVIEW – EMERALD ISLE
0 GULLANE DR – FILE NO. DR16-047**

BACKGROUND: Development and construction of a single-story, 49-unit skilled nursing and medical rehabilitation facility.

- Senior Planner Patrick Streeter introduced the item.
- Steve McCullagh, Oakmont Senior Living, gave a presentation.
- Pete Wurtz, Landscape Architect, gave a presentation.

The Board suggested more color variety and articulation, outdoor dining areas with shade, additional trees in the parking area, mechanical screening, possibilities of additional upper windows. The Board recommended providing cross sections, grading plans, tree planting plan, tree elimination plan, and arborist report at Preliminary Design Review.

7. BOARD MEMBER REPORTS - None

8. DEPARTMENT REPORT - None

- 9. ADJOURNMENT OF MEETING** – Vice Chair Hedgpeth adjourned the meeting at 4:51 p.m. to the next regularly scheduled meeting of September 1, 2016.

PREPARED BY:

Patti Pacheco Gregg, Recording Secretary

ATTEST:

Bill Rose, Executive Secretary

APPROVED:

Vice Chair Hedgpeth