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**SANTA ROSA DESIGN REVIEW BOARD MINUTES
REGULAR MEETING
CITY HALL, 100 SANTA ROSA AVENUE
MARCH 18, 2018**

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

1. CALL TO ORDER AND ROLL CALL

Chair Burch called the meeting to order at 2:33 p.m. Board Members Present: Chair Michael Burch, Vice Chair Warren Hedgpeth, Board Members Scott Kincaid, Drew Weigl, Sabra Briere, Joel Grogan.

Absent: Kevin Zucco

2. APPROVAL OF MINUTES

The Design Review Board approved the February 15, 2018 Regular Meeting Minutes as submitted.

3. BOARD BUSINESS – Statement of Purpose

4. PUBLIC APPEARANCES - None

5. STATEMENTS OF ABSTENTION BY BOARD MEMBERS

Vice Chair Hedgpeth abstained from Item No. 6.1 because his firm is involved with the project. Board Member Zucco had abstained from Item No. 6.3 because his firm is directly involved with the project.

(Board Member Zucco arrived at this time.)

6. SCHEDULED ITEMS

6.1 PUBLIC HEARING – PRELIMINARY DESIGN REVIEW – VERIZON MAJOR TELECOMMUNICATIONS FACILITY – 122 BAKER AVE - - FILE NO. DR17-061

BACKGROUND: Major Conditional Use Permit and Design Review for Verizon Wireless telecommunications facility featuring a 55-foot tall faux oak tree (mono broadleaf) and ground-mounted equipment cabinets on a 0.30-acre site.

- City Planner Andrew Trippel gave the staff report.
- Matthew Moore, Verizon Wireless, gave a presentation.
- Chair Burch opened the public hearing.
- Earl Dean – Expressed concerns about radiation/light/noise.
- Chair Burch closed the public hearing.

MOVED by Board Member Hedgpeth, seconded by Board Member Briere and CARRIED Unanimously (7-0-0-0) to waive reading of the text and adopt:

RESOLUTION NO. 18-976 ENTITLED: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA RESOLUTION GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR VERIZON WIRELESS TELECOMMUNICATIONS

DRAFT

FACILITY, LOCATED AT 122 BAKER AVENUE; APN 037-190-007; FILE NO. PRJ17-056 with the following conditions:

1. Shall provide physical samples and photos of similar mono broad-leaf materials.
2. Shall provide color selection and sample of vinyl fence slats.
3. Shall provide fence at height of tallest equipment within enclosure – Minimum height of 8 feet.

The Board adjourned at 3:20 pm and reconvened at 3:25 pm.

6.2 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.

- Deputy Director Clare Hartman gave the staff report.
- The Project Architect gave a presentation.
- The Landscape Architect gave a presentation.

MOVED by Board Member Kincaid, seconded by Board Member Hedgpeth and CARRIED 6-1-0-0 (Chair Burch, Vice Chair Hedgpeth, and Board Members Kincaid, Weigl, Zucco, and Briere voting Aye; and Board Member Grogan voting No) to waive reading of the text and adopt:

RESOLUTION NO. 18-977 ENTITLED: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING FINAL DESIGN REVIEW APPROVAL FOR THE OAKMONT OF EMERALD ISLE ASSISTED LIVING FACILITY PROJECT, LOCATED AT 0 GULLANE DRIVE; ASSESSOR'S PARCEL NUMBERS: 173-670-004, -016; FILE NUMBER: PRJ17-031

Board Members Hedgpeth and Zucco left the meeting.

6.3 FINAL DESIGN REVIEW – AC HOTEL BY MARRIOTT – 210 5TH ST & 210 6TH ST - FILE NUMBERS: DR16-062, DR17-067

BACKGROUND: Final Design Review for a 5-story, 144-room hotel with an off-site parking program. Additionally, the hotel is requesting a parking reduction to require 26 on-site parking spaces.

- Deputy Director Clare Hartman gave the staff report.
- The Project Applicant gave a presentation.

MOVED by Board Member Kincaid to waive the reading of the text and adopt:

RESOLUTION ENTITLED: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING FINAL DESIGN REVIEW APPROVAL FOR THE SANTA ROSA AC HOTEL BY MARRIOTT DEVELOPMENT INCLUDING A PARKING

MARCH 15, 2018 DESIGN REVIEW BOARD
DRAFT - REGULAR MEETING MINUTES

DRAFT

REDUCTION AND AN OFF-SITE PARKING VALET PROGRAM - LOCATED AT 210 5TH STREET; APN: 010-071-012 AND 201 6TH STREET; APN: 010-086-008 AND 010-086-014 - FILE NUMBERS DR16-062 AND DR17-067

Board Member Kincaid WITHDREW the Motion.

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

RESOLUTION NO. 18-978 ENTITLED: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING FINAL DESIGN REVIEW APPROVAL FOR THE SANTA ROSA AC HOTEL BY MARRIOTT DEVELOPMENT ~~INCLUDING A PARKING REDUCTION~~ AND AN OFF-SITE PARKING VALET PROGRAM - LOCATED AT 210 5TH STREET; APN: 010-071-012 AND 201 6TH STREET; APN: 010-086-008 AND 010-086-014 - FILE NUMBERS DR16-062 AND DR17-067 with the following modifications:

Strike references to parking reduction from the title and body of the Resolution, strike parking reduction in Finding No. 7, and rephrase Condition No. 7 on page 3 of 4 to reflect recommendation of 26 on-site parking spaces and the provision of a minimum of 100 off-site parking spaces to become operational prior to issuance of the Certificate of Occupancy.

MOVED by Board Member Weigl, seconded by Board Member Grogan and CARRIED 5-0-2-0 (Chair Burch and Board Members Kincaid, Weigl, Briere, and Grogan voting Aye; and Board Members Hedgpeth and Zucco absent/recused) to direct staff to draft a Resolution Denying a parking reduction for the proposed AC Marriott Hotel located at 210 5th Street and 201 6th Street, File Numbers DR16-062 and DR17-067 based on the following findings:

1. Potential adverse efficiency impacts to parking in the surrounding area.
2. Peak demand has been reflected in the W-Trans parking study.
3. Design Guidelines 3.3 - Retail Centers & Commercial Districts, 1B and 1C state goals regarding integration and compatibility, to protect the neighborhood from negative noise, light, odors, and other design impacts.

6.4 CONCEPT DESIGN REVIEW – OLD DOMINION FREIGHT LINE – 2960 & 2970 DUTTON AVE - - FILE NO. DR18-018

BACKGROUND: The project proposes to construct a distribution center on an undeveloped 8.47-acre parcel in Southwest Santa Rosa, consisting of a concrete tilt up building, a freight terminal, a paved-surface lot, and landscaping.

- Supervising Planner Jessica Jones introduced the project.
- Chris Furstenau, Furst Construction, gave a presentation.

DRAFT

The Board recommended Orchard parking on Dutton Avenue, addition of low-maintenance/low water-use landscaping on the north side, and landscape screening on Dutton Avenue. Replace sweetgum and liquid amber with tree species that will not damage sidewalks. Make the entry canopy bigger, and consider rotating the entry stairs 90 degrees. Consider wood mulch instead of proposed rock, as a low-maintenance, less heat-reflective alternative. Make sure that elevations and plans match; the current elevation shows a ramp at a different location from the plans. Bring color and materials samples, and exterior lighting photo samples to Preliminary design review.

Board Member Briere left the meeting.

7. BOARD MEMBER REPORTS - None

8. **DEPARTMENT REPORT** – Supervising Planner Jessica Jones – the Resilient City Ordinance will go before City Council on April 3, 2018.
9. **ADJOURNMENT OF MEETING** – Chair Burch adjourned the meeting at 5:35 p.m. to the next regularly scheduled meeting of April 5, 2018.

PREPARED BY:

Patti Pacheco Gregg, Recording Secretary

ATTEST:

Jessica Jones, Executive Secretary

APPROVED:

Michael Burch, Chair