

**SANTA ROSA DESIGN REVIEW BOARD MINUTES
REGULAR MEETING
CITY HALL, 100 SANTA ROSA AVENUE
NOVEMBER 16, 2017**

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

1. CALL TO ORDER AND ROLL CALL

Chair Burch called the meeting to order at 2:35 p.m. Board Members Present: Chair Michael Burch, Vice Chair Warren Hedgpeth, Board Members Sabra Briere, Joel Grogan, Scott Kincaid, Drew Weigl, Kevin Zucco. Absent: None

2. APPROVAL OF MINUTES

The Design Review Board approved the November 2, 2017 Regular Meeting Minutes as submitted.

3. BOARD BUSINESS – Statement of Purpose

4. PUBLIC APPEARANCES - Duane DeWitt - Re: Importance of fireproof building materials.

5. STATEMENTS OF ABSTENTION BY BOARD MEMBERS

Board Member Zucco abstained from Item 6.2 due to a conflict.

6. SCHEDULED ITEMS

**6.1 PUBLIC HEARING – PLANNING PROJECT – AURORA HOSPITAL –
1287 FULTON RD – FILE NO. DR17-026**

BACKGROUND: Four distinct additions to the existing facility which include a 16,734 square foot, single story, 49 bed addition; a 3,460 square foot, single story outpatient services addition, a 455 square foot addition to the existing dining room; and a 1,460 square foot addition to the administration office. Other site modifications include the reduction of four parking stalls.

Project Planner: Murray

- City Planner Susie Murray gave the staff report.
- Architect Scott Rasmussen gave a presentation.
- Chair Burch opened the Public Hearing.
- Chris Young – Concerns re: traffic flow, late night noise, patients who have escaped; tall weeds on the site are a fire hazard.
- Carol Strauser – Concerns re: traffic flow, constant noise, foul language, delivery trucks, patients who have escaped, alarms that go off and not turned off.
- Chair Burch closed the Public Hearing.

MOVED by Board Member Briere, seconded by Board Member Zucco and CARRIED UNANIMOUSLY to waive reading of the text and adopt:

RESOLUTION NO. 17-970 ENTITLED: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR THE AURORA HOSPITAL EXPANSION LOCATED AT 1287 FULTON ROAD, FILE NO. PRJ17-026 with the following conditions:

1. Shall provide traffic plan to include signage striping and speed mitigation measures.
2. Shall provide employee break area(s) away from surrounding residential areas and outside of patient areas.
3. Shall add sidewalks and crosswalks per the traffic study recommendations.
4. Shall provide new design for secured exterior courtyards
5. Consider planting shrubs adjacent to secured exterior courtyards.
6. Shall vary wall color and materials at interior courtyards.
7. Consider additional planting at residential perimeter fencing
8. Return to Design Review Board for Final Design Review.

Board Member Zucco left the meeting.

**6.2 CONCEPT DESIGN REVIEW – SESSION CLIMBING + FITNESS
965, 983 SOUTH A ST – FILE NO. DR17-075**

BACKGROUND: The project proposes construction and operation of an indoor rock climbing and fitness gym. The facility will be approximately 55 feet in height with approximately 24,000 square feet of floor area. The 1.12-acre project site will include a building footprint of approximately 18,000 square feet. The remainder of the site will be improved with on-site circulation, landscaping, and 69 parking spaces
Project Planner: Streeter

- Senior Planner Patrick Streeter gave the staff report.
- Applicant Michael Schaefer gave a presentation.
- Applicant Kevin Jorgenson gave a presentation.

The Board provided guidance which included a desire to see denser plantings in the landscape, additional colors, graphics, and light on the exterior, and attention given to the south elevation. The Board encouraged changes to the glazing and façade materials and design to address four-sided architecture. Special attention to natural light on the building's interior as well as the framing of views to the outside was recommended. The Board confirmed that a parking reduction could be justified for the project.

7. BOARD MEMBER REPORTS - None

8. DEPARTMENT REPORT - None

9. **ADJOURNMENT OF MEETING** – Chair Burch adjourned the meeting at 5:33 p.m. to the next regularly scheduled meeting of December 7, 2017.

PREPARED BY:

Patti Pacheco Gregg, Recording Secretary

ATTEST:

Jessica Jones, Executive Secretary

APPROVED:

Michael Burch, Chair