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**SANTA ROSA DESIGN REVIEW BOARD MINUTES
REGULAR MEETING
CITY HALL, 100 SANTA ROSA AVENUE
APRIL 5, 2018**

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

1. CALL TO ORDER AND ROLL CALL

Chair Burch called the meeting to order at 2:32 p.m. Board Members Present: Chair Michael Burch, Vice Chair Warren Hedgpeth, Board Members Scott Kincaid, Sabra Briere, Joel Grogan, Drew Weigl

Absent: Board Member Kevin Zucco

2. APPROVAL OF MINUTES

The Design Review Board approved the March 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 due to a conflict.

Vice Chair Hedgpeth left the meeting at this time.

6. SCHEDULED ITEMS

6.1 CONSENT ITEM – SANTA ROSA AC HOTEL – DESIGN REVIEW MAJOR – 210 5TH ST - - FILE NO. DR16-062

BACKGROUND: On March 15, 2018, the Design Review Board considered Final Design Review for the AC Hotel project which comprehensively included the hotel building, the off-site parking lot, and a request for a parking reduction. The Design Review Board approved Final Design Review for the hotel building and off-site parking lot, and a request for a parking reduction. The Design Review Board approved Final Design Review for the hotel building and off-site parking lot and directed staff to return on consent, with a resolution denying the requested parking reduction, for consideration and action by the Board at the next available meeting.

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

RESOLUTION NO. 18-979 ENTITLED: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA DENYING A PARKING REDUCTION FOR THE SANTA ROSA AC HOTEL BY MARRIOTT DEVELOPMENT – 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

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6.2 CONCEPT DESIGN REVIEW – ROUND BARN VILLAGE – 0 ROUND BARN BLVD - FILE NO(S): PRJ18-015; CUP18-026; DR18-017; HDP18-006; MAJ18-003; PRAP18-027

BACKGROUND: 237 new for-sale townhouses on a 40-acre parcel on Round Barn Boulevard. The townhouses will be developed on 18 acres and 22 acres will remain in open space, which will be privately maintained by the Homeowners Association or approved land manager.

- Planning Consultant Gary Broad introduced the project.
- Charity Wagner, City Ventures, gave a presentation.
- The applicant team gave a presentation.

The Board encouraged architectural and color variety (dark red was appreciated) to break up the repetition and make way-finding possible; Avoid foam at lower levels, as it is not durable. Create a sense of entry on the 6-unit buildings; the entrances read more like a back porch, as coming and going is from the garage. Accentuate the private courts. Implement 4-side architecture. Consider pushing windows in for depth and add casings instead of arbors. Consider triple windows encased together without framing. Explore sound-proofing between units, and between private and public spaces. Show whether condenser units are viewable from uphill; consider landscape screening. Explore common space for barbeques, and consider a stone wall around the open space to create an indoor/outdoor room. Cluster trees at the drive aisle to avoid a tunnel effect, and consider chairs/benches/flat stones at the pocket landscape areas; mix tree species throughout the site for a more natural effect; and consider a meandering area where dogs can be walked. Add pedestrian accessibility to the trail; use soils for filtration where possible, and add vegetation; add tot lots where feasible.

6.3 CONCEPT DESIGN REVIEW – SANTA ROSA & YOLANDA AVE MIXED USE – 325 YOLANDA AVE - FILE NO. DR18-024

BACKGROUND: The project proposes the construction of 252 multi-family apartment units on approx. 8.4 acres with access and frontage along Yolanda Ave and development of an In-N-Out restaurant with an associated drive-thru on approx. 1.9 acres with access and frontage along both Santa Rosa Ave and Yolanda Ave.

- Planning Consultant Gary Broad introduced the item.
- The Applicant Team gave presentations.

The Board suggested reducing the parking to conform to required parking, and to revisit the entries/exits to the parking lot. Add more shade trees, and implement Orchard parking as much as possible. The rear side of the carriage house needs more design, and the units need more color and color variety. Consider adjusting the rooflines to open up the project, and consider shifting the clubhouse orientations slightly to create interest. Add more windows.

7. BOARD MEMBER REPORTS

8. DEPARTMENT REPORT

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9. **ADJOURNMENT OF MEETING** – Chair Burch adjourned the meeting at 6:26 p.m. to the next regularly scheduled meeting of April 19, 2018.

PREPARED BY:

Patti Pacheco Gregg, Recording Secretary

ATTEST:

Bill Rose, Executive Secretary

APPROVED:

Michael Burch, Chair