



City of Santa Rosa

City Hall, Council Chamber
100 Santa Rosa Ave
Santa Rosa, CA 95404

Design Review Board Regular Meeting Minutes - Draft

Thursday, October 4, 2018

4:30 PM

REVISED

1. 4:30 PM CALL TO ORDER AND ROLL CALL

Present 4 - Chair Michael Burch, Vice Chair Warren Hedgpeth, Board Member Eric Goldschlag, and Board Member Robert Weigl

Absent 3 - Board Member Sabra Briere, Board Member Scott Kincaid, and Board Member Kevin Zucco

2. APPROVAL OF MINUTES

2.1 July 19, 2018

Attachments: [Draft Minutes](#)

The July 19, 2018 Minutes were approved as submitted.

2.2 August 2, 2018

Attachments: [Draft Minutes](#)

The August 2, 2018 Minutes were approved as amended.

3. BOARD BUSINESS

Statement of Purpose

Attachments: [Statement of Purpose text](#)

Zoning Code Chapter 20-52.030 F. Project Review. The review authority shall consider the location, design, site plan configuration, and the overall effect of the proposed project upon surrounding properties and the City in general. Review shall be conducted by comparing the proposed project to the General Plan, any applicable specific plan, applicable Zoning Code standards and requirements, consistency of the project within the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans.)

4. PUBLIC COMMENT

This is the time when any person may address matters not listed on this agenda, but which are within the subject matter of the jurisdiction. The public may comment on agenda items when the item is called. Each speaker is allowed three minutes.

There were no public comments.

5. STATEMENTS OF ABSTENTION

Board Member Zucco abstained from Item No. 6.1 due to a professional relationship with the owner, and Item No. 6.4 due to a professional relationship with the Architect.

6. SCHEDULED ITEMS

6.1 AMENDMENT TO FINAL DESIGN REVIEW - CODDINGTOWN RENOVATION - DESIGN REVIEW MAJOR - 733 CODDINGTOWN CENTER - FILE NO. DR16-065

BACKGROUND: The proposed Amendment to Final Design Review includes the replacement of the three tenant spaces with building heights ranging from approximately 24 to 28 feet in height, with a singular building which is approximately 28 feet in height. The singular building would extend 92 feet from the existing Starbucks Café to the Ulta Beauty building currently under construction

PROJECT PLANNER: Nicholson

Attachments: [Staff Memo](#)
 [Attachment 1 - Disclosure Form - Coddington Mall](#)
 [Attachment 2 - Plans](#)
 [Attachment 3 - Design Review Board Resolution](#)
 [Draft Resolution](#)

City Planner Amy Nicholson gave the staff report.

Architect Bob Moore gave a presentation.

Property and Development Manager Kirstie Franceshi gave a presentation.

Chair Burch opened public comments at 4:46pm.

Chair Burch closed public comments at 4:46 p.m.

Vice Chair Hedgpeth made a Friendly Amendment to add the following conditions: 1. Shall add return to western parapet edge with at least 5-8 feet, in keeping with the existing design. 2. Shall create a dimensional plane shift of 2 inches between the facade and adjacent facades. Board Member Goldschlag accepted the Friendly Amendment.

Chair Burch adjourned for break at 5:02 p.m. (Board Member Zucco arrived at this time.)

Chair Burch called the meeting to order at 5:05 p.m.

Present 5 - Chair Michael Burch, Vice Chair Warren Hedgpeth, Board Member Eric Goldschlag, Board Member Robert Weigl, and Board Member Kevin Zucco

Absent 2 - Board Member Sabra Briere, and Board Member Scott Kincaid

6.2 CONCEPT DESIGN REVIEW - 420 MENDOCINO AVE - FILE NO. DR18-038

BACKGROUND: The project proposes construction of an 85-foot tall building, containing 104 studio, one, and two-bedroom units, ground-floor commercial and amenity spaces, and a 72 space vehicle parking garage. This project was previously reviewed by the Board in July. The proposal has been modified based on the removal of the 5th Street property from the project site

Project Planner: Nicholson

Attachments: [DRB Concept Cover Page](#)
 [Attachment 1 - Disclosure - 420 Mendocino](#)
 [Attachment 2 - Location Map](#)
 [Attachment 3 - Project Plans](#)

City Planner Amy Nicholson gave the staff report.

Architect David Baker gave a presentation and answered Board Members' questions.

Chair Burch opened public comments at 5:15 p.m.

Chair Burch closed public comments at 5:15 p.m.

Chair Burch adjourned for break at 5:57 p.m.

Chair Burch called the meeting to order at 6:01 p.m.

Present 5 - Chair Michael Burch, Vice Chair Warren Hedgpeth, Board Member Eric Goldschlag, Board Member Robert Weigl, and Board Member Kevin Zucco

Absent 2 - Board Member Sabra Briere, and Board Member Scott Kincaid

6.3 CONCEPT DESIGN REVIEW - PINER ROAD ASSISTED LIVING FACILITY - FILE NO. DR18-055

BACKGROUND: Proposed 92-Unit Assisted-Living Facility and Memory-Care Facility.

PROJECT PLANNER: Murray

Attachments: [Staff Memo](#)
[Attachment 1 - Disclosure Form Piner Rd Assisted Living](#)
[Attachment 2 - Location & Vicinity Map](#)
[Attachment 3 - Project Narrative](#)
[Attachment 4 - Conceptual Elevations](#)
[Attachment 5 - Conceptual Site Plan](#)
[Attachment 6 - Conceptual Landscape Plan](#)

Senior Planner Susie Murray gave the staff report.

Applicant Representative Steve Ring gave a presentation.

The Architect team gave a presentation.

The Board asked the Applicant to show the trash enclosure location, fencing and planting plans, and building materials. The Board recommended moving the trash enclosure to the northeast side. The Applicant was encouraged to revisit the scale and materials of the porte cochere. The Board recommended simplifying the siding design and materials, and simplify window design. The Board encouraged relating balcony metal features to the fence.

Chair Burch adjourned for break at 7:12 p.m.

Board Member Zucco left the meeting at this time.

Chair Burch called the meeting to order at 7:19 p.m.

Present 4 - Chair Michael Burch, Vice Chair Warren Hedgpeth, Board Member Eric Goldschlag, and Board Member Robert Weigl

Absent 3 - Board Member Sabra Briere, Board Member Scott Kincaid, and Board Member Kevin Zucco

6.4

CONCEPT DESIGN REVIEW - STORAGE PRO 2 & GARDEN APARTMENTS - 4358 SONOMA HWY - FILE NO. DR18-051

BACKGROUND: Concept review for the proposed construction of a mixed-use project, consisting of 30 attached residential dwellings and a 148,225-square foot, three-story self-storage facility.

PROJECT PLANNER: Ursu

Attachments: [Staff Memo](#)

[Attachment 1 - Disclosure-FormPartnership-and-Corporation-Disclosure-Form \(002\)](#)

[Attachment 2 - Location Map](#)

[Attachment 3a Project Description Apartments](#)

[Attachment 3b - Storage Pro Phase 2 Description](#)

[Attachment 4 - Project Plans Storage pro Ph 2 CRB city of SR](#)

Planning Consultant Emmanuel Ursu gave the staff report.

Mitch Conner, Archilogix, gave a presentation.

Ralph Strauss, STG Architects, gave a presentation.

Christine Talbot, Quadriga Landscape Architecture, gave a presentation.

The Board discussed the color, parapets, gables, building design and materials, windows, and brackets above the windows.

7. BOARD MEMBER REPORTS

There were no Board Member reports.

8. DEPARTMENT REPORTS

There were no Department reports.

9. ADJOURNMENT

Chair Burch adjourned the meeting at 7:59 p.m.

PREPARED BY:

Patti Pacheco Gregg, Recording Secretary

ATTEST:

Bill Rose, Executive Secretary

APPROVED:

Michael Burch, Chair