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**DESIGN REVIEW BOARD  
MINUTES**

**Thursday, January 6, 2005  
Room 7, Conference Room - City Hall  
100 Santa Rosa Avenue, Santa Rosa CA 95404**

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**8.3     SEBASTOPOL ROAD PROJECT - 1755 Sebastopol Rd & 1700 Hampton Way -  
File No. DR04-182**

James Hummer, 703 Second Street, briefly stated that the concept proposal is a mixed-use development consisting of 13 townhomes (rows/clusters) and retail shops (approx. 4,500 sq ft). The entrance would be from Sebastopol Road (onto a double lane). The Joe Rodota trail provides a pedestrian link to the project. A traffic study and a noise study are being conducted.

Dave Danner, architect, stated that the concept proposal consists of 195 units on approximately 14 acres (16 units per acre). He commented on the small retail component of the proposal. He commented that the single-loaded private access into the site is narrow and is a tree lined avenue with fencing. The entrance is gated with an unmanned guard house. Tree wells are proposed in the landscape plan. A drive thru is being considered for the retail section of the proposal.

A fenced, private patio space is proposed for the clustered townhomes. These 2-story townhomes would have private entrances and attached garages. These units would face the street and give the appearance as single-family homes. He commented on the layout of these clustered units.

Along Highway 12, row townhouses are proposed. These 3-story townhouses would have 2 car garages. Green spaces are proposed between units. He commented on the layout of these row houses. A private patio space is proposed at the front door of each unit.

Also proposed is a children's play area, a teen's sport court, and an adult area. He briefly commented on the linkage of the trail system that connects to the Joe Rodota Trail and noted that parking would be provided at the curb.

**BOARD COMMENTS:**

The Board is uncertain as to how this proposal is going to fit into the larger context of the neighborhood as the area redevelops. The Board supported the architecture, and the proposed density but found that the site design for the clustered units is biased toward the automobile. The Board requested that the site plan be restudied.

The Board also made the following findings:

- The spaces for the row housing component (north/south), which serve only 10-12 units, lacks activity and vibrancy. It was suggested that the spaces be realigned and stretched.
- The retail component is over parked.

- The pedestrian pathway networked into the circulation system for the residential component is inconveniently situated.
- The retail and residential components of the project lacks separation.
- The area adjacent to Highway 12 on-ramp is not utilized appropriately.

The Board made the following comments:

- Revisit the garages to be fully functional for vehicular movement.
- Consider tandem garages to help address the vehicular dominated site.
- Articulate the retail component to provide more frontage and a greater presence along Sebastopol Road.
- Provide a separate entrance for the retail component and the residential uses.
- Revisit the interior park sites block to allow for social interaction.
- Take into consideration the placement of utilities in their relationship to landscaping, in particular the street trees.
- Relocate the common open space closer to the core of the project as it is too isolated.



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**DESIGN REVIEW BOARD  
MINUTES**

**Thursday, March 2, 2006**

**Room 7, Conference Room - City Hall  
100 Santa Rosa Avenue, Santa Rosa CA 95404**

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**THE VILLAS (Concept) – 1755 Sebastopol Road/1700 Hampton Way –  
File No. DR05-055**

Kraig Tambornini, city planner, stated that the concept proposal was before the Board in January 2005, and briefly reviewed Board comments. Staff then gave a brief overview of the concept proposal and noted that the applicant has requested a second review and has provided three alternative site layouts with the original proposal which also has been modified.

Curt Nichols, Carlile Macy, indicated that the proposed site is the existing golf center, including adjacent parcels. He stated that the concept proposal is adjacent to Highway 12 and pointed out the uses (residential, industrial, retail, commercial, etc.) within the surrounding vicinity.

Mr. Nichols addressed each of the alternative site layouts proposed and stated that site plan 'D' is preferred. He commented on the future street connections, pedestrian circulation within the complex, the green screen to serve as a buffer on the east side of the street, and stated that parallel parking on both sides of street are proposed.

David Danner, architect, also addressed the 3 alternative site layouts proposed and noted that site plan D is most preferred for the following reasons:

- The site layout is curved.
- The units have been flipped to face the street.
- Units would have porches.
- The 2-story end units appear as single-family dwellings and would face the street.
- Three story units are located within the interior.
- Courtyards are proposed in between the row houses.
- Garden court entries are proposed and are elevated 4' from the driveway elevation.
- Private entries are adjacent to the garage door.
- And 8' high concrete sound wall is proposed along Highway 12.

**BOARD COMMENTS:**

The Board concurred that the site is complex. The Board further concurred that anticipating future development adjacent to this site and to the west, east, and particularly to the south of the Joe Rodota Trail, is extremely critical for the project would set the pattern for the layout of future developments.

The Board expressed the need to have an understanding of the implications of the livability of the units in relation to the site plan in terms of maintaining the density required. The Board supported alternative site layout "D" finding it most appropriate due to the shape of the parcel and the site constraints but stated that the site plan needs further attention.

The Board found no issue with the continuation of Hampton Way through and across the Joe Rodota Trail as it networks together quite nicely.

The Board found that the raised paseos are considered to be private spaces that are accessed from units. As proposed they are not connecting the project together which impacts the neighborhood from a community livability perspective, and that having the park fully exposed to the on-ramp and Highway 12 would render this space unvalued and hostile.

The Board requested a better understanding of the livability of the both the 'pan handle' and the Joe Rodota Trail units and the section through the driveway space. The Board is not clear if the walkway is at grade or there are steps leading to the 'half-leveled' porches.

The Board made the following comments:

- The park location is doable and suggested that some separation between Highway 12 and the on-ramp is critical to its success.
- Consider establishing a reference access point for future developments that is likely to occur immediately west and east of the proposed site.
- Have the walkway more permeable from a neighborhood standpoint. Additional connections might be necessary.
- Provide two different types of courtyard housing: 1) a dead-end courtyard; and, 2) a courtyard that would provide pedestrian connectivity to the neighborhood.



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**DESIGN REVIEW BOARD  
MINUTES**

**Thursday, April 6, 2006**

**Room 7, Conference Room - City Hall  
100 Santa Rosa Avenue, Santa Rosa CA 95404**

**THE VILLAS (Concept) – 1755 Sebastopol Road – File No. MJP05-020**

Kraig Tambornini, city planner, briefly reviewed Board comments made at the March 2, 2006 regular meeting and summarized the modifications made to the concept proposal as follows:

- A curved, linear street is proposed.
- Enhanced road connections and pedestrian connections.
- A connection from the park to the street has been provided.
- Provided a connection to the west.

Curt Nichols, Carlile Macy, briefly reviewed the concept proposal. He commented on street connections and stated that options for street connections to the east are open at this point.

He further summarized the modifications made to the concept proposal as follows:

- Incorporated a common open space park that is centrally located.
- Berming would be used to separate Highway 12 from the on-ramp.
- Reoriented the units to provide “eyes” on the Joe Rodota Trail.
- Incorporated lawn areas.
- The existing Hampton Way, the current access to the golf center, would not be extended through as a street but would serve as an EVA.

David Danner, architect, addressed the concept proposal as follows:

- Fee simple townhomes, with an HOA, are proposed.
- Two-story units are placed at the ends facing the interior street.
- Three-story units face Highway 12 and the Joe Rodota Trail.
- Paseo connections have been raised but the view corridors between the units and the garage walls are not affected.
- Raised pasos also serves as a security measure for the front yards of the townhouses.
- A mixture of colors is proposed.
- Variation of roof structures is proposed.
- Windows have been installed on the units to provide “eyes” on the Joe Rodota Trail.
- Balconies are proposed on the back ends of units (where kitchen and family rooms are placed).
- End units have been oriented to face the street and appear as single-family houses.
- Small retail shops, and perhaps a restaurant, are proposed on Sebastopol Road.

- A drive-through is proposed (Sebastopol Road) for a restaurant or Starbucks.
- Green screen fencing would be installed.
- Trash containers and recycle bins are proposed and would be located at the driveway entrance.
- Air-conditioning units would be located at the front courtyards tucked behind the 5' fence.
- A common bank of mail boxes would be located at the drive entries.
- Meters are proposed for the 3-story units and would be recessed next to the garage.
- At grade patios are proposed for the 2-story units.
- Materials board would include hardi plank siding material.
- Garage doors would have fenestration.

#### PUBLIC COMMENT:

Tom Keeton, Sebastopol, representing the Sonoma County Bicycle Coalition, expressed concern with the roadway crossing the trail stressing the need for safety for the bicyclists.

The Coalition requested that a stop sign be installed giving the right-of-way to the bicyclists, and that the roadway service be raised with speed tables (where the bike trail goes through), and that adequate draining on the bike trail is provided.

Mr. Keeton stated that access to the trail is good but if the paseos are raised and it is a 'downhill' slope to the bike trail, he perceives bicycle accidents. He requested that this situation be mitigated.

Mr. Dave Costas, West Avenue, expressed concern with the homeless people that hang around the Joe Rodota Trail. He requested that security measures be taken into consideration. He also requested that the concept proposal be renamed to Las Villas for marketing purposes since there is a large percentage of Mexican and Mexican-Americans that reside in this southwest quadrant of the city. He also suggested that brick material be used because Mexicans really like brick.

Steven Greenberg, chair of the Roseland Roundtable, spoke on behalf of the committee and stated that several neighborhood meetings have been held and that the Committee is very much interested in redeveloping Roseland to uplift the community. The Committee supports the concept proposal and requested that the buildings have a Mediterranean look to them and suggested stucco walls and tile roofing. He asked if the 2-story buildings could face the Joe Rodota Trail the same way they face the street.

David Danner, architect, responded by stating that it wasn't known a Mediterranean look was preferred and will take Mr. Greenberg's suggestion into consideration.

#### BOARD COMMENTS:

The Board supported the improvements and refinements made to the concept proposal and commented that this concept is a pioneer project within this area of the city.

The Board agreed that given the general pattern of development that is proposed here, and the long linear nature of the property, the important design component of the project

is the pedestrian realm on the streetscape. Because the pedestrian realm would carry a lot of weight, the Board suggested the implementation of a continuous pedestrian connection.

The Board found that consideration for providing access to the remaining parcel is critical and the success of this development depends upon details such as the park. The Board concurred that the park has both a potential to be a success or a liability. The Board appreciated the scale transition, turning of units, and the introduction of the 2-story element on the ends.

The Board found the elevated paseos fronting the Joe Rodota Trail forms a transitional condition that creates a nice sense of separation, and a formalized entrance that identifies the private space. The Board was pleased that the paseos connect the project together which lessens the impacts on the neighborhood from a community livability perspective.

The Board requested the following:

- That the applicant refer to the Design Guidelines in terms of providing “eyes” on common open spaces.
- Detailed cross-sections in terms of separation from the on-ramp and containment, visibility, security, and facilities.

The Board made the following comments:

- Incorporate SUSMP requirements.
- Install a stop sign giving the right-of-way to bicyclists.
- Provide special pavement and speed tables where the bike trail goes through.
- Define and develop drive lanes for some of the garages.
- Provide balconies on the third floors to bring animation to the units and additional security over the Joe Rodota Trail.
- Revisit the motor courts from a visual perspective.
- Add another lawn area to the opposite side of the road.
- Provide access onto the trail without completely closing off the driveways. Consider a planter wall - not fencing or gates.
- Consider a duplex to perhaps resolve the park situation.
- Revisit the elevation near the motor court as it appears like “barracks.”
- Eliminate the drive-through on the retail parcel.
- Provide orchard style parking.



Thursday, June 1, 2006

**DESIGN REVIEW BOARD  
Regular Meeting**

**Room 7, Conference Room - City Hall  
100 Santa Rosa Avenue, Santa Rosa CA 95404**

**7     THE VILLAS (Concept) – 1755 Sebastopol Road/1700 Hampton Way**

Kraig Tambornini, city planner, stated that the concept proposal was last before the Board on April 6 (2006) and briefly reviewed Board comments. He mentioned that several changes have been made to the concept proposal as follows:

- Windows and balconies have been added to the units.
- Reoriented the units to provide eyes-on-the Joe Rodota Trail.
- Provided more variation and roof lines on the Highway 12 elevation.
- Park has been relocated to the east side of B Street (next to the Joe Rodota Trail).
- Maintained the raised paseos between the buildings.
- Added a small garden wall between the driveway areas and entries to the Joe Rodota Trail.
- Provided a connection from A Street to the ACME auto reckers yard.

Vince Rizzo, Rizzo & Associates, commented on the site plan and reiterated some of staff's comments indicated above.

Mr. Rizzo summarized the modifications made to the concept proposal as follows:

- Articulated the "sectional" sound wall which is covered with ivy.
- Trees have been planted along the Highway 12 side of the sound wall.
- More two-story units are proposed.
- Green screens are proposed for the driveway courts.

Dave Danner, architect, also reiterated the comments stated above. He mentioned that the footprint would not change and further summarized the revisions made to the concept proposal as follows:

- A mix of two- and three-story units are proposed for the end units.
- Balconies are proposed on the units orienting the Joe Rodota Trail and along Highway 12. The balconies would project approximately 2 feet outward.
- Air-conditioning is proposed for the units along Highway 12 and the windows have been designed with insulated glass to mitigate potential highway noise.
- Sliding glass doors are proposed for the balconies.
- There would be a variation of roof lines.
- A metal fencing green screen wall is proposed for the drive courts. Vines are the planting material proposed for the wall.
- Driveway apron might consist of concrete paving material.

**PUBLIC COMMENT:**

None.



## BOARD COMMENTS:

The Board concurred that the site plan meets the standards of superior design. The Board appreciated the quality and character of the architecture of the residential component finding it intriguing.

The Board made the following comments:

- The new park location is much more appropriate.
- Consider traffic calming devices such as speed tables or traffic signals.
- Consider areas dedicated for garbage and recycling containers on service days.
- Reconsider the necessity of the drive lane for the retail component.
- Explore architectural alternatives reflecting the Hispanic culture of the existing neighborhood.
- If possible, provide one curb cut, rather than two, at the northern terminus of A Street to be more effective from a pedestrian perspective.
- Address the usability of the 2' balconies proposed in the motor courts.
- Take into consideration a fair amount of design detail to the drive lanes and garage access from a safety standpoint.
- Create a sense of separation and partitioning for the drive lanes that open onto the Joe Rodota Trail in terms of better articulating the green screen as to not deny visual access.
- Better design the motor courts as they are a public realm used by automobiles and children. Consider softening affects such as landscaping and paving taking into consideration proper drainage.
- Implement orchard style parking for the commercial site on Sebastopol Road.

**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:

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Patti Pacheco Gregg, Recording Secretary

ATTEST:

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Bill Rose, Executive Secretary

APPROVED:

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Vice Chair Hedgpeth