



City of Santa Rosa

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

Design Review Board Regular Meeting Minutes - Final

Thursday, July 19, 2018

4:30 PM

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

Vice Chair Hedgpeth called the meeting to order 4:34 pm.

Present 4 - Vice Chair Warren Hedgpeth, Board Member Sabra Briere, Board Member Scott Kincaid, and Board Member Kevin Zucco

Absent 3 - Chair Michael Burch, Board Member Eric Goldschlag, and Board Member Robert Weigl

2. APPROVAL OF MINUTES

July 5, 2018 Draft Regular Meeting Minutes

Attachments: [Draft Minutes](#)

The Minutes were approved as submitted.

3. BOARD BUSINESS

Vice Chair Hedgpeth read aloud the Design Review Board Statement of Purpose: 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

There were no public comments.

5. STATEMENTS OF ABSTENTION

Board Member Weigl (absent) abstained from Item No. 6.2

6. SCHEDULED ITEMS

6.1 CONCEPT DESIGN REVIEW - RECESS SELF STORAGE - 4224 HWY 12 - FILE NO. DR18-039

BACKGROUND: Concept Design Review for the proposed construction of a mixed-use project consisting of 11 attached residential dwellings and a 124,000 sq ft, four-story self-storage facility.

Project Planner: Murray

Attachments: [Staff memo](#)

[Attachment 1 - Disclosure Form](#)

[Attachment 2 - Location, Vicinity and Neighborhood Context Maps](#)

[Attachment 3 - Project Narrative](#)

[Attachment 4 - Project Plans](#)

City Planner Susie Murray gave the staff report.

Applicant Reid Hamilton made a presentation and answered board members' questions.

Architect Randy Figueiredo answered board members' questions.

The board discussed site plan, stacked housing (4-stories), affordability, unit size, well location, residential access to sidewalk at Highway 12, siding and other building materials, building colors- especially at storage units, glazing, roof pitch, 4-sided architecture, building mass and breaking up of mass through design, units at creekside, reflective materials, parking, possibly eliminating garages for additional density. Landscaping is critical.

6.2 CONCEPT DESIGN REVIEW - GUERNEVILLE RD SUBDIVISION - 1665 GUERNEVILLE RD - FILE NO. DR18-036

BACKGROUND: The project proposes a 12-unit small lot subdivision on the approximate one-acre site. Each lot is proposed to be developed with a two or three-story, attached single-family dwelling. Three of the lots are proposed to contain an accessory dwelling unit. A new private road that would be provided down the center of the property would provide access to the proposed dwellings

Project Planner: Hollister

Attachments: [Staff memo - revised](#)
 [Attachment 1 - Disclosure Form](#)
 [Attachment 2 - Location Map](#)
 [Attachment 3 - Design Concept Narrative Revised](#)
 [Attachment 4 - Project Plans Revised](#)
 [Applicant Presentation](#)
 [Staff Presentation](#)

City Planner Aaron Hollister gave the staff report.

Applicant Randy Figuerido gave a presentation.

Project Manager Barry Freeland answered board members' questions.

The Board discussed the item.

7. BOARD MEMBER REPORTS

Vice Chair Hedgpeth acknowledged the City for being awarded a national art grant.

8. DEPARTMENT REPORTS

There were no Department reports.

9. ADJOURNMENT

Vice Chair Hedgpeth adjourned the meeting at 6:04 pm.

PREPARED BY:



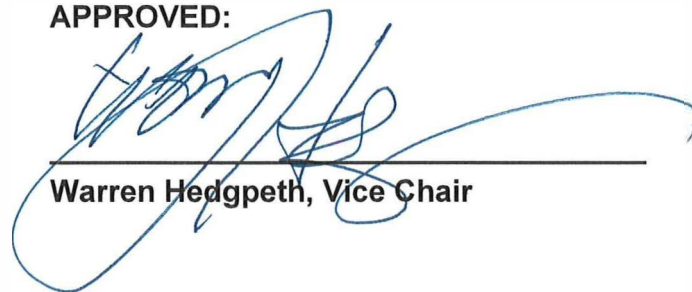
Patti Pacheco Gregg, Recording Secretary

ATTEST:



Bill Rose, Executive Secretary

APPROVED:



Warren Hedgpeth, Vice Chair