



# City of Santa Rosa

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

## Design Review Board Regular Meeting Minutes - Draft

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Thursday, July 2, 2020

4:30 PM

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### 4:30 PM REGULAR SESSION (TELECONFERENCE)

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

Chair Kincaid called the meeting to order at 4:30 pm.

Chair Kincaid read aloud information regarding the Provisions of the Governor's Executive Order regarding Teleconference Meetings.

The meeting went into recess at 4:34 pm.

The meeting reconvened at 4:43 pm.

#### Rollcall

**Present** 6 - Chair Scott Kincaid, Vice Chair Warren Hedgpeth, Board Member Eric Goldschlag, Board Member Brett Kordenbrock, Board Member Adam Sharron, and Board Member Drew Weigl

**Absent** 1 - Board Member Henry Wix

#### 2. APPROVAL OF MINUTES

June 18, 2020 Draft Minutes

Approved as submitted.

#### 3. BOARD BUSINESS

Chair Kincaid read aloud the Design Review Board Statement of Purpose.

#### 4. PUBLIC COMMENT

Chair Kincaid opened public comment at 4:45 pm.

Chair Kincaid closed public comment at 4:46 pm.

#### 5. STATEMENTS OF ABSTENTION

None

## 6. SCHEDULED ITEMS

PUBLIC HEARING - VA MEDICAL OFFICE BUILDING - DESIGN REVIEW MAJOR - 2285 CHALLENGER WAY - FILE NO. DR20-015  
BACKGROUND: Major Design Review of a proposed 1-story, ± 57,500-square foot medical office building on a ± 8.06-acre vacant site in the Northpoint Corporate Center Business Park for use as a VA Community-based Outpatient Clinic. The proposed site plan includes 420 uncovered surface parking spaces.

Presenter: Senior Planner Andrew Trippel

**Rollcall - Present 7** - Chair Scott Kincaid, Vice Chair Warren Hedgpeth; Board Member Eric Goldschlag, Board Member Brett Kordenbrock, Board Member Adam Sharron, Board Member Drew Weigl, Board Member Henry Wix

Senior Planner Andrew Trippel gave the staff report.

Applicant Peter Stanley gave a brief introduction.

Applicant Joshua Hauman gave a presentation.

Applicant Steve Kovanis gave a presentation.

Architect Tyler Depew gave a presentation.

Chair Kincaid opened the Public Hearing at 5:27 pm.

Caller: Pixel 3z XL, Neighbor - Supported the project, with questions about operating hours, emergency entrance, solar panels, parking, and RV parking for family members. She asked if the project is a hospital or office, and what is being done about homeless in the area.

A late letter was received from Keith Woods, Chief Executive Officer of North Coast Builders Exchange, and President of the Northpoint Corporate Center Owners Association, in support of the project.

Chair Kincaid closed the Public Hearing at 5:34 pm

**A motion was made by Board Member Weigl, seconded by Board Member Sharron, to waive reading of the text and adopt: RESOLUTION GRANTING PRELIMINARY AND FINAL DESIGN REVIEW APPROVAL FOR THE VA MEDICAL OFFICE BUILDING LOCATED AT 2285 CHALLENGER WAY, APN: 035-112-035 and 035-112-034, FILE NO. DR20-015 with the following conditions: 1. Applicant shall apply a complementary color, as light as possible, on steel support and underside of entry canopy steel. 2. Consider using all brick material for entry canopy columns. 3. Consider jumbo brick and stucco contrasting colors as revisions to color palette. 4. Consider sun shades above windows on all elevations with north elevation excepted if desired. 5. Consider increasing tree canopy coverage in areas where it is currently lacking - i.e. bioswale areas - with a priority of increasing tree canopy coverage on pedestrian infrastructure in west and north parking lots while maintaining minimum parking threshold. 6. Consider more bicycle parking throughout project. 7. Consider greater variety in tree species in the parking areas. 8. Consider enhancing therapeutic nature of healing garden area through addition of landscape and hardscape features. 9. Consider permeable surface material or a higher albedo material or finish on parking lot asphalt to reduce radiation. 10. Consider an employee respite area(s) on-site. The motion carried by the following vote:**

**Present 7 -** Chair Scott Kincaid, Vice Chair Warren Hedgpeth, Board Member Eric Goldschlag, Board Member Brett Kordenbrock, Board Member Adam Sharron, Board Member Drew Weigl, and Board Member Henry Wix

## **7. BOARD MEMBER REPORTS**

None

## **8. DEPARTMENT REPORTS**

None

## **9. ADJOURNMENT**

Chair Kincaid adjourned the meeting at 7:16 pm.