



**Design Review Board  
Regular Meeting Minutes - Final**

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Thursday, May 21, 2020

4:30 PM

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**4:30 P.M. - REGULAR SESSION (TELECONFERENCE)**

Chair Kincaid read aloud the following Teleconference information:

Important Notice Regarding Design Review Board Meetings: Due to the provisions of the governor's executive orders N-25-20 and N-29-20 which suspend certain requirements of the Brown Act, and the order of the Health Officer of the County of Sonoma to shelter in place to minimize the spread of covid-19, the Board Members will participate by teleconference into the Design Review Board Meeting of May 21, 2020. The live stream of the meeting will be uploaded to the city web site as soon as possible after this meeting. If you emailed or called in your public comment prior to the meeting, these comments will be summarized for comments into the record, but full emails will be archived as part of the record.

**1. CALL TO ORDER AND ROLL CALL**

Chair Kincaid called the meeting to order at 4:48 pm.

**Present** 6 - Chair Scott Kincaid, Board Member Eric Goldschlag, Board Member Brett Kordenbrock, Board Member Adam Sharron, Board Member Drew Weigl, and Board Member Henry Wix

**Absent** 1 - Vice Chair Warren Hedgpeth

**2. APPROVAL OF MINUTES**

2.1 Draft Minutes - March 5, 2020

Approved as submitted.

**3. BOARD BUSINESS**

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

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#### 4. PUBLIC COMMENT

David Harris - Parking structures are built to last a long time; we tend to build ramps with sloping floors that make repurposing buildings very difficult. The level floor type of design is easier to repurpose. The demand for parking will not be the same in the future.

#### 5. STATEMENTS OF ABSTENTION

None

#### 6. SCHEDULED ITEMS

##### 6.1 1 SANTA ROSA AVE - CONCEPT DESIGN REVIEW - 1 SANTA ROSA AVE - FILE NO. DR20-021

BACKGROUND: Proposed future development of a 7-story, mixed-use building comprised of commercial space and 119 market-rate and affordable multi-family housing units consisting of studio, one-bedroom, and two-bedroom units, with ground floor amenity spaces, an outdoor courtyard, and a rooftop deck. Vehicle parking would be located in City Parking Garage 12 @ 555 First St. and on-site bicycle parking/storage would be provided. Residential spaces with raised stoops would front Santa Rosa Avenue and a cafe would overlook Courthouse Square.

Presented by: Andrew Trippel, City Planner

Vice Chair Hedgpeth arrived at the meeting at 5:00pm

**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

City Planner Andrew Trippel gave the staff report.

Applicant Keith Rogal gave a presentation.

Chair Kincaid opened public comments at 5:41 pm.

Hugh Futrell - Supported development of the site, but did not support the design. It is not consistent with Design Guidelines, i.e., pedestrian-oriented use, window ratios, setbacks, upper floor balconies. (He submitted a memo before the meeting.)

Neil Peoples - Concurred with Hugh Futrell's comments, especially regarding pedestrian street level, which is important. Residential on lower level will kill the ground floor. It is an important corridor. Asked that Design Guidelines will be addressed.

David Harris - Pleased to see the cafe; the elevation would make it difficult to be ADA accessible; would like to see a green roof/roof garden, to reduce heat island effect. Perhaps a venue could use the rooftop.

Sonya Taylor - Supported the project; Concerned regarding retail along frontages on bottom floor - reluctant to have retail spaces along bottom floor, especially in these times. Santa Rosa Ave is wide, so building up to the sidewalk is important.

Recording Secretary read a letter into the record from:

Nate Bisbee - Regarding height/massing, design, ground-floor use, and finishing materials. (The letter has been added to the Agenda Packet and is available online.)

Chair Kincaid closed public comments.

Meeting went into Recess at 6:45 pm.

Meeting Reconvened at 6:55 pm.

#### BOARD COMMENTS

Add more architectural detail or implement push/pull of fenestration or massing for variation on the facades and to echo surrounding buildings; consider changing unit mix for variation of the facade. Consider Juliette balconies to create private space or larger living room windows; consider rolling screen material. Consider electric bike charging stations. Consider bolder/warmer colors. Consider flexibility on the ground floor and possibly 2nd floor to allow for mixed use or 2-story units. Enliven the corner of Santa Rosa Ave

and 3rd St to stand proud. Activate the lobby with something that can be seen from a distance. Create more human scale at the first 2 floors; consider a bodega market on the north side of the building.

Consider 8-10 foot sidewalk as per surrounding area, in lieu of 6' 3", which is not big enough for a Downtown sidewalk. Consider multiple entries for the different street-facing facades.

Applicant Keith Rogal stated the applicant team is willing to work with staff on issues raised by the Board regarding the need for more visual interest, more variegation, and more street level activity.

The Board thanked the applicants and staff for their hard work, and expressed additionally that the Board Members, as custodians of the Design Guidelines, reflected such in the meeting. The role of Design Review Board is to work with City staff and applicants to add to the fabric of the City. All at this meeting have come to some good agreements to working together. Reviewing a project in this first remote setting is difficult; but the Board is looking for progress, not perfection. The applicant is strongly encouraged to take comments seriously and review the Design Guidelines, especially Section 2 Core Area, for good results.

## **7. BOARD MEMBER REPORTS**

Board Member Weigl thanked the City for the opportunity for some Board Members to attend the CA Preservation Conference.

## **8. DEPARTMENT REPORTS**

Executive Secretary Rose - A socially-distanced get-together will be planned for the Board.

## **9. ADJOURNMENT**

Chair Kincaid thanked staff and others involved in reviewing the project.

Chair Kincaid adjourned the meeting at 8:58 pm.

PREPARED BY:

  
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Patti Pacheco Gregg, Recording Secretary

