



City of Santa Rosa

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

Design Review Board/Cultural Heritage Board Special Meeting Minutes - Draft

Wednesday, September 16, 2020

5:00 PM

5 PM SPECIAL JOINT SESSION (TELECONFERENCE)

1. 5 PM CALL TO ORDER AND ROLL CALL

Chair Kincaid called the meeting to order at 5:04 pm.

Chair Kincaid read aloud a summary of the Governor's Executive Orders N-25-20 and N-29-20.

Chair Kincaid reordered the Agenda, moving Item No. 8 to go before Item No. 3.

Present 9 - Chair Scott Kincaid, Vice Chair Warren Hedgpeth, Board Member Drew Weigl, Board Member Mark DeBacker, Board Member John McHugh, Board Member Brett Kordenbrock, Board Member Henry Wix, Board Member Curtis Groninga, and Chair Brian Meuser

Absent 3 - Board Member Adam Sharron, Board Member Laura Fennell, and Board Member Cappie Garrett

2. APPROVAL OF MINUTES

2.1 Draft Minutes - August 19, 2020 Joint Meeting

Approved as submitted.

3. BOARD BUSINESS

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

Chair Meuser read aloud the Cultural Heritage Board Statement of Purpose.

4. PUBLIC COMMENT

None

5. STATEMENTS OF ABSTENTION

Board Member Kordenbrock abstained and left the meeting at this time.

6. SCHEDULED ITEMS

- 6.1** CONCEPT DESIGN REVIEW - SMART VILLAGE RESIDENTIAL DEVELOPMENT - PHASE 1 - 34 W 6TH ST - FILE NO. PRJ20-013
BACKGROUND: Proposed future infill development of a portion of the multi-parcel, 5.4-acre SMART Site. Phase 1 development (2.36 acres) proposes a 6-story, residential mixed-use building consisting of 110 market-rate studio, one-, and two-bedroom apartments with 10% of units reserved for income-qualified households. On- and off-site vehicle parking is proposed. Public amenity spaces would include potential uses such as fitness center with outdoor swimming pool and open space/play area. A new public street along the site's western boundary would connect W 6th and W 3rd streets, and a public promenade would establish a future pedestrian connection between 4th Street/Downtown Santa Rosa Station and the Santa Rosa Creek Greenway.
Presenter: Andrew Trippel, Senior Planner

Senior Planner Adam Ross gave the staff report.

Cultural Heritage Board Vice Chair Laura Fennell arrived at the meeting at 5:19 pm.

Applicant Team Member Pauline Block gave a presentation.
Applicant Team Member Peter Stanley gave a presentation.
Architect Ben Wrigley gave a presentation.

Chair Kincaid opened public comments at 5:50 pm.

Sher Ennis, West End Neighborhood - Spoke in support the project and the affordable housing it provides; opposed the project design. Asked for more affordable units, and a parking structure that supports this project and the SMART train.

Peter Rumble - Supported the project and the economic support it

provides.

Luke Lindenbusch, Generation Housing - Spoke in support of the project as a transit-oriented, walkable development, affordable units.

Leilani Clark, West 6th St. - Spoke in support of the project and transit-oriented development; opposed parking garage; supported the swimming pool; supported the building design; Opposed stoops.

Zoe Siegel, Greenbelt Alliance - Spoke in support of the project.

Voice Mail: Cynthia Murray, North Bay Leadership Council - Spoke in support of the project and the transit-oriented community and affordable housing.

Karen Schneider, West End Neighborhood - Spoke in support of the project.

Stephanie M., West End Neighborhood - Spoke in support of the project; asked that a parking structure not be attached to the project; would like to see some brick to reflect the cannery.

Chair Kincaid closed public comments at 6:09 pm.

DESIGN REVIEW BOARD COMMENTS:

Encouraged carrying robust materials around to the north elevation for preliminary review. Explore a roof deck as an amenity if feasible, or additional outdoor space for tenants. Show justification of temporary parking and how it gets relocated.

The height, for density, is appreciated; could go higher. Include a sun study in the preliminary design review package, including how shadows are cast across the street and to the 6th Street Playhouse. Explore steel for some of the darker panels, integrating with the wood. Reconsider the porcelain tile at ground floor, as it could get

cracked; consider a panelized system or stones for the ground floor to tie into Railroad Square. Integrate in/out pushing from stucco to dark on all 4 sides. Reconsider ground floor residential, for security concerns; consider 2-story live/work units, office space, daycare, bodega/small market, small clinic, etc. to provide amenities for the non-commuting development being proposed. Consider adding more than 11 units of very low, low, or moderate income housing for Phase 1.

Look for overall balance for affordable units. Height is good: could go higher. Provide a shadow study at next submittal. A food source Downtown is important, for pedestrian and bicycle access. The balcony design and swimming pool are appreciated. Explore material and color options, i.e., long brick.

The all-glazed balcony railings allowing view of robust verticality of windows is appreciated. Bring uniqueness to entries, avoiding too much repetition; consider bringing industrial features to each stoop for differentiation. Possibly reconsider residential on first floor. Submit photos of the neighborhood with renderings embedded, to show scale and how the project relates to neighboring properties.

CULTURAL HERITAGE BOARD COMMENTS:

With the exception of the first floor, the materials are not representative of Courthouse Square or the West End. The building is the first of more to come and could set a pattern. In 50 years it may be a contributing structure, be sensitive to the historic districts; the materials/design need to accurately reflect the historic districts adjacent to it.

It is important to pay attention to neighbors as to how the project addresses the neighborhood, particularly West 6th Street. Show a stronger tie to the Cannery building and 6th Street theater. Consider using brick treatment on the ground floor. Use of stoops and bricks work well at ground level. Would like the slow-moving road to be as calm of a street area as possible. Remember the water tower

(although not part of this particular project.) Strongly recommended to not add a parking structure in the area. Explore other nearby options - parking trade-offs or renting, etc. the area is too congested to add new parking.

The project has been long-needed. The project divides the Railroad Square District into 2 pieces. Cultural Heritage Board purview is exterior interface of new projects inside or adjacent to historic districts, as per Design Guidelines Sect 4.7 Historic Districts: Maintaining architectural neighborhood character; Styles are not mandated; Compatibility with height and proportion of existing structures; Design/materials similar to the surrounding neighborhood. This building does not align with the other architecture in the area. It is recommended the design team review Design Guideline 2.1.G - New Construction - height, rhythm, setbacks, materials/textures, roof forms, architectural details, and decorative features. The higher the building, the more in-keeping it must be with the historic district to remain compatible.

Comments were read from absent Board Member Garrett: Both the projects should work together to coordinate the 4th Street walkway over the creek, to the creek. Secure the PUC (Public Utilities Commission) easement over 4th Street, complete the pathway along the tracks. Include 6th Street playhouse on next set of elevations to show how this project relates to it. Show how the forms are not copied or directly addressed, but relating to 6th Street. Give more consideration that does not isolate the Cannery. There are opportunities to strengthen the cultural importance of the site. 4th/5th Street end at other side of tracks, but the visual corridor continues across the tracks to this site. There are opportunities to carry open space through the site, and carry visual interest for the visual termination of those streets: a visual tie to draw people across the tracks to the site. Interface with the facade of the Cannery building; need visual connection to Railroad Square as well.

Use some brick treatment, to make it less white and glaring. More of a warehouse look is preferred to sleek and modern; especially in

relation to the railroad tracks and Railroad Square.

The project needs more compatibility with the area; consider artistic-associated structures to tie to the area. The height and white color and height will make it stand out, in context with the other buildings in the area, but there is a balance between livability and historic compatibility.

Executive Secretary Susie Murray: another project in the area includes the water tower.

7. BOARD MEMBER REPORTS

Chairs Kincaid and Meuser had monthly meeting with the Mayor and Board Chairs: Encouraged the community to take the survey on how the City should spend the PG&E funds.

8. DEPARTMENT REPORTS

Executive Secretary Susie Murray: (5:07 PM)

1. Board Member Meuser has been appointed as new Cultural Heritage Board Chair.
2. Downtown Station area plan will return to the Boards; please respond to availability queries for future meetings.

Executive Secretary Bill Rose:

1. Thanked Board Member Meuser for accepting Chair appointment.
2. Outlined recent staffing changes: David Guhin has left the City, resulting in several Interim Assignments: Clare Hartman/Assistant City Manager, Bill Rose/Deputy Director of Planning, Andrew Trippel/Supervising Planner, and Adam Ross/Senior Planner.

9. ADJOURNMENT

Chair Kincaid adjourned the meeting at 7:15 pm.