



City of Santa Rosa

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

Design Review Board Regular Meeting Minutes - Draft

Thursday, September 17, 2020

4:30 PM

DRAFT

4:30 PM REGULAR SESSION (TELECONFERENCE)

Chair Kincaid called the meeting to order at 4:28 pm. and announced that due to a noticing error, the Board will take an immediate recess and reconvene at 5 pm. The agenda item is for a Downtown project, and must be reviewed at or after 5 pm.

The meeting went into Recess at 4:29 pm.
The meeting Reconvened at 5pm.

1. 5 PM CALL TO ORDER AND ROLL CALL

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

Chair Kincaid called the meeting to order at 5pm.

Present 6 - Chair Scott Kincaid, Vice Chair Warren Hedgpeth, Board Member Brett Kordenbrock, Board Member Adam Sharron, Board Member Drew Weigl, and Board Member Henry Wix

2. APPROVAL OF MINUTES

- 2.1 Draft Regular Meeting Minutes - August 20, 2020
Approved as corrected.

3. BOARD BUSINESS

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

4. PUBLIC COMMENT

None

5. STATEMENTS OF ABSTENTION

Board Member Kordenbrock abstained from item 6.1 and left the meeting at this time.

6. SCHEDULED ITEMS

6.1 CONCEPT DESIGN REVIEW - 556 ROSS STREET - 556 ROSS ST - FILE NO. DR20-036

BACKGROUND: Proposed future infill development of an 8-story, mixed-use building comprised of partial ground floor commercial space and 109 residential units with 8% of units contributing to the project's Inclusionary Housing requirement. On-site vehicle parking would be provided in vehicle stackers, and a car-share program is proposed for residents. Private indoor and outdoor amenity spaces include a resident lounge, fitness center, an outdoor courtyard, and a rooftop deck. The application has been filed by Cornerstone Properties.

Presenter: Andrew Trippel, Senior Planner

Senior Planner Adam Ross gave the staff presentation.

Applicant Team Member Pauline Block gave a presentation.

Applicant Team Member Ben Wrigley gave a presentation.

Applicant Team Member Peter Stanley gave a presentation.

Chair Kincaid opened public comments at 5:45 pm.

Cynthia Murray, CEO of North Bay Leadership Council - Spoke in support of the project.

Teri Shore, Advocacy Director of Greenbelt Alliance - Spoke in support of the project.

Peter Rumble - Spoke in support of the project.

Zach Berkowitz - Spoke in support of the project.

Luke Lindenbusch, Generation Housing - Spoke in support of the project.

Mousa Abbasi, Business Owner - Spoke in support of the project.

Chris Denny, Business Owner - Spoke in support of the project.

Chair Kincaid closed public comments at 5:58 pm.

BOARD COMMENTS:

Good ground-floor interaction on Ross St. and Mendocino Ave. The depth-push on the Ross St. side is lacking on the Mendocino Ave. elevation. Explore more depth between sidewalks and facades to provide relief and extra traffic buffer along the pedestrian experience. There do not seem to be any bollards on Mendocino Ave. for pedestrian protection; review Design Guidelines 2.2.6 and 2.2.7. Review Design Guidelines regarding overhead protection, and introduce overhead protection element for pedestrians against rainfall. Although Design Guideline 2.3.13 addresses stepping back for height and building setbacks in the core area, consider leaving as-is. Radiant heat gain on the Ross Street (south) facade is a concern; explore window shading options for all windows, but especially the south facade - explore passive solar design. Explore color changes between the row houses for a less massive facade.

The building will be a visual beacon to Downtown. The clean lines, white face, and rhythm of the industrial-informed roofing of the south facade are appreciated. Provide a shadow/sunlight study at next submittal, as the neighborhood community will want to see it. The material choices and simplified palette work well; the rhythm of the roof lines provide relief and balance. Implement 4-sided architectural design to activate the west elevation. Consider bold use of a mural.

Consider a temporary artistic motif or element, which may eventually be hidden or removed over time, by the next building that may go up. The active pedestrian experience on the lower level at Mendocino Ave. is appreciated. Shading elements are needed on the South side; add shade elements that don't interrupt overall look of the building. Consider color variation.

BOARD COMMENTS ON ROSS ST:

Well-executed design. The top floor has capacity for volumetric interior roof cavities, to explore how mechanical is hidden. Explore different metal roof materials on west side for articulation and durability. Explore vertical louvers or other subtle shading elements. The rainwater-approach gutters could be internalized at room footage. Concurs re: not stepping the building back on Mendocino Ave in this case, because floor-area-ratio is in use. Consider using the slow street as a community-wide drop-off for daycare. It is important to have a food market/grocery nearby, and consider subsidizing with PG&E funds.

Phasing-in of the project is supported, to start building sooner. Affordable by design is supported.

The interface of the design between the courtyard and the back of the development is appreciated.

There is opportunity to engage with the streetscape and families. It is important to have groceries and amenities in the area. There is opportunity for public art murals on west side. Use restaurants, spas, yoga, CrossFit to engage the space. On the childcare playground, consider engaging the space with the junior gym and existing daycare providers. Think of the streetscape as part of the whole of the community.

The slow street concept and landscape development is appreciated. Supports the Mendocino elevation going full-height and not stepping back, as the site already has a significant setback; the Board overall supported full building height on Mendocino Ave.

The City has had budgets for maintaining parking lots/garages. Consider adding to the Planning record that as slow streets populate the town, they become a de-facto place where common area can be counted into projects.

7. BOARD MEMBER REPORTS

None

8. DEPARTMENT REPORTS

None

9. ADJOURNMENT

Chair Kincaid adjourned the meeting at 7:16 pm.