



City of Santa Rosa

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

Design Review Board Regular Meeting Minutes - Draft

Thursday, November 19, 2020

4:30 PM

4:30 PM REGULAR SESSION (TELECONFERENCE)

1. CALL TO ORDER AND ROLL CALL

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

Chair Kincaid called the meeting to order at 4:45 pm.

Chair Kincaid reordered Agenda to take Board Business before Public Comment.

Present 5 - Chair Scott Kincaid, Vice Chair Warren Hedgpeth, Board Member Brett Kordenbrock, Board Member Adam Sharron, and Board Member Henry Wix

Absent 1 - Board Member Drew Weigl

2. APPROVAL OF MINUTES

None submitted

3. PUBLIC COMMENT

None

4. BOARD BUSINESS

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

5. BOARD MEMBER REPORTS

None

6. DEPARTMENT REPORTS

Interim Deputy Director Bill Rose gave an update: 1) City Council adopted Downtown Station Area Plan. 2) There will be a Joint Design Review Board/Cultural Heritage Board Meeting on Nov 23, 2020 at 5 pm.

7. STATEMENTS OF ABSTENTION

None

8. SCHEDULED ITEMS

8.1 PUBLIC HEARING - PRELIMINARY DESIGN REVIEW - COLLEGE CREEK APARTMENTS - 2150 W COLLEGE AVE - FILE NO. DR19-011

BACKGROUND: Major Design Review for College Creek Apartments, a mixed income, multi-generational, rental apartment community with 164 units designed to serve a variety of household types serving singles, families, and/or seniors with household incomes ranging from 30% -120% area median income.

Presenter: Adam Ross, Senior Planner

Interim Senior Planner Adam Ross gave the staff report.

The applicant team gave a presentation.

Chair Kincaid opened the Public Hearing at 5:23 pm.

Planner Ross read letters from the public:

Jen Close, Executive Director, Generation Housing - Supported the project.

Alex Calfin, Vice President of Public Affairs, CA Apartment Association - Supported the project.

The following callers spoke:

Clyde Underwood - Expressed concern about traffic patterns; asked that West College Ave restriping happen sooner so people can get used to it.

Luke Lindenbusch, Generation Housing - Supported the project.

Cleet - Expressed concerns about traffic congestion on W College

Ave cause by the project, construction disruption, and insufficient project parking.

Chair Kincaid closed the Public Hearing.

Meeting went into Recess

Meeting Reconvened

A motion was made by Vice Chair Hedgpeth, seconded by Board Member Sharron, to waive reading of the text and Adopt:

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR COLLEGE CREEK APARTMENTS, A 164-UNIT MULTIFAMILY AFFORDABLE HOUSING PROJECT, LOCATED 2150 W. COLLEGE AVENUE, APN: 010-320-029 FILE NO. DR20-011 and delegate Final Design Review to staff, with the following conditions:

- 1.) Shall, to the greatest extent possible, create more pathways to the creek, with the southwest being priority.**
- 2.) Consider more dense planting and treescape on the west side property line to create a greater buffer.**
- 3.) Consider, on the south elevation of Building C, enhancing push/pull to be more in line with the other elevations.**
- 4.) Consider, on west side of Building C, to allow for more buffer.**
- 5.) Shall submit, for Staff review (on Final Design Review), lighting plan/photometrics/lighting fixtures on Final Design Review**
- 6.) Consider adding more accent green on Building C.**
- 7.) Consider a more warm charcoal grey to the grey color presented.**
- 8.) Shall install fencing at sport court area to match either pool fencing or new perimeter tube steel fencing for site perimeter**
- 9.) Consider a more permanent shade element at sport court.**

The motion carried by the following vote:

Yes: 5 - Chair Kincaid, Vice Chair Hedgpeth, Board Member Kordenbrock, Board Member Sharron and Board Member Wix

Absent: 1 - Board Member Weigl

8.2 CONCEPT DESIGN REVIEW - SANTA ROSA AVENUE HOUSING AND STORAGE - 3111 & 3119 SANTA ROSA AVE - FILE NO. DR10-042

BACKGROUND: The project proposes to construct multifamily housing (48 units) in the southeast corner of the project site; self-storage buildings along the north, west and southwest perimeter of the site; and RV storage, which will be screened from the public right-of way.

Presenter: Susie Murray, Senior Planner

Senior Planner Susie Murray gave the staff report.

The applicant team began a presentation.

The meeting recessed at 7:07 pm. to adjust technical difficulties.

The meeting reconvened at 7:16 pm.

The meeting recessed at 7:17 pm to adjust technical difficulties.

The meeting reconvened at 7:19 pm.

The applicant team completed the presentation.

Chair Kincaid opened public comments at 7:32 pm.

Senior Planner Susie Murray read aloud an email from the public:

Mary Harman - Need for a stop light at Santa Rosa Ave to help control traffic from the school on Bellevue East and Quail Run apartments; adding apartments will complicate traffic further. Questioned what RV storage would accomplish for the site.

Chair Kincaid closed public comments at 7:34 pm.

Break up the long elevations on East elevation (Sheet A7) with material, color changes, and/or landscaping (green/lush vines, upright/evergreen trees). Wrap material changes around corners to East elevation, Building 3 (Sheet A6). On sage green building (A6) facing Santa Rosa Ave, consider adding height with parapets. Consider placing reveal lines at the window heights (Building 3). Consider slight variations of parapet height on residential. The green roof on storage elevation is jarring. Plants along the long storage elevations will break up the form and create a green building (vines - parthenocissus quinquefolia). The proposed trees are a plus. Consider photovoltaic carport covers. Consider

taller/upright/evergreen plantings in planter strips to break up facades; possibly taller than storage building. The interior courtyards and good tree placement within are appreciated. Consider opportunities to break up symmetry (West elevation Building 1 at Santa Rosa Ave). Explore how the building meets the ground, with color and window locations. There is not an existing crossing on south side of intersection. Consider staff or applicant looking into creating a crosswalk connection. The East elevation of Building 3 is a lost opportunity, and could be made more striking and tied in with plantings. The project feels like a full home site; any opportunity to continue that will be good. Appreciates north entrance being closer to the apartment complex for separation of the two uses. The self storage architecture is a little too opposite in design to the apartments: the east elevation of the north (storefront) roof pitch seems excessive - consider softening it and bring up furthest corner to hide corner element of storage facility. Consider wrapping east elevation with siding. Consider softening remaining roof pitches.

9. ADJOURNMENT

Chair Kincaid adjourned the meeting at 8:11 pm.