



City of Santa Rosa

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

Design Review Board Regular Meeting Minutes - Draft

Thursday, January 21, 2021

4:30 PM

DRAFT

4:30 PM REGULAR SESSION (TELECONFERENCE)

1. CALL TO ORDER AND ROLL CALL

Chair Kincaid called the meeting to order at 4:32 pm.

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

(Board Member Wix arrived shortly after Roll Call.)

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

2. APPROVAL OF MINUTES

2.1 Draft Minutes - November 19, 2020

Approved as submitted.

3. PUBLIC COMMENT

Mary Kreider -Asked who Design Review Board reports to, and the process. Interim Deputy Director Bill Rose responded regarding the Board's purview.

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 asked Planners and the Board to keep an efficient meeting due to the late hour and long agenda.

7. STATEMENTS OF ABSTENTION

Board Member Kordenbrock abstained from Item 8.2 due to involvement with the design permit.

8. SCHEDULED ITEMS

8.1* PUBLIC HEARING - EXEMPT PROJECT - DESIGN REVIEW MAJOR - AVENUE 320 APARTMENTS - 320 COLLEGE AVE & 320 LINCOLN ST - FILE NO. DR19-045

BACKGROUND: The Avenue 320 Apartments project proposal includes the redevelopment of an existing office building into a 20-unit multifamily apartment building and construction of a new 19-unit multifamily apartment building fronting Lincoln Street for a total of 39 new residential units on a 0.63-acre parcel. the unit mix will consist of (7) studios, (15) 1-bedroom, and (17) 2-bedroom units. The project site is within the Downtown Station Area Specific Plan with half of the site located within the St. Rose Preservation District.

Presenter: Adam Ross, City Planner

ex parte disclosures:

Chair Kincaid walked site and neighborhood with 3 neighborhood residents; a resident provided a packet with drawings that were published in the Agenda packet, along with a St. Rose District newsletter, which described the neighborhood.

Board Member Weigl met with neighborhood residents, walked the neighborhood, and responded to emails.

Board Member Kordenbrock met onsite with community members, received a packet of materials, walked the site and neighboring properties, and responded to emails.

Board Member Sharron responded to emails from community members; had visited site previously.

Vice Chair Hedgpeth responded to emails, spoke to neighbors and Leslie Graves, walked the neighborhood and site.

City Planner Adam Ross gave the staff report.

Applicant Nick Abbott gave a presentation.

Architect Randy Figuerido gave a presentation.

Meeting went into Recess at 5:22 pm.

Meeting Reconvened at 5:26 pm.

Chair Kincaid opened the public hearing at 6:00 pm.

Asmina Hanna - Parking concerns. South facing balconies interrupt privacy on Lincoln St. Concern re: public hearing sign, which was put up, taken down, and put back up.

Roy Loessin - Opposed the project as presented.

Greg Parker, St Rose Historic District - Opposed the 4-story project as presented.

Denise H, St Rose Historic District - Opposed the project as presented.

Pamela Roberts - Opposed the project as presented. Submitted photos are not reflective of neighborhood character.

Stacy - Opposed the project as presented. Homeowners are held to a different standard than developers. Traffic concerns.

Betsy Stewart - Opposed the project as presented. Parking and traffic issues. There seem to be allowances for developers.

Monica Chavez - Opposed the project as presented. Traffic issues on Lincoln and Glenn Streets. Homeowners held to a different standard than developers. Submitted photos are not reflective of neighborhood character.

Chair Kincaid closed the public hearing at 6:25 pm.

Architect Randy Figueredo responded to Board Member questions.
Assistant Fire Marshall Ian Hardage responded to Board Member questions.

Planner Ross responded Board Member questions.

MOVED by Board Member Sharron to Adopt: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING DESIGN REVIEW APPROVAL FOR AVENUE 320 APARTMENTS, A 39 UNIT MULTIFAMILY HOUSING PROJECT, INCLUDING ADAPTIVE REUSE OF AN EXISTING OFFICE BUILDING AND CONSTRUCTION OF A NEW FOUR-STORY MULTIFAMILY BUILDING WITHIN THE DOWNTOWN STATION AREA SPECIFIC PLAN LOCATED AT 320 COLLEGE AVENUE AND 320 LINCOLN AVENUE, FILE NO. DR19-045

The Motion Failed for lack of Second.

BOARD COMMENTS:

Consider adding another floor to new building; to go higher in one portion of the project and lower on another portion. Consider fronting more along Lincoln St, if the building is stepped back.

The massing/scale of the new building detracts from the neighborhood. Consider going taller on College Ave. Concern re: access onto College Ave; look at possible control mechanisms. Pay respect to contributing properties. Bring character of Craftsman into the design; look at more immediate adjacent properties across the street for guidance on new building on Lincoln St. The building height on Lincoln St should respect the 2-story/35-ft rule.

One Board Member supports the building as proposed; if the new building was on its own, it would be more out of character. Some of the renderings and materials are more legible to designers than casual viewers.

Figure out a new parapet system/mechanical screen and create a flat roof on all 4 sides. Try material other than horizontal siding. Studios for both projects may be more successful if kitchen size is reduced for more living space. Back building needs to respect datum point to the frontage of every house - push it back to match where houses are, for front yards. Lincoln St is almost primarily single story, or partially 2-story, or low on the front side at the street, higher in back. Transition from low to high is needed on Lincoln St. If Building B is lowered to below 30 ft, no need for fire apparatus access, and footprint can be expanded. Art deco/Art Modern is Ok; there is an eclectic nature to historic districts. Review Design Guidelines 4.7-6 Item 1-Designs for new construction can be contemporary, and Item 2-New construction should be compatible in height and proportion.

Craftsman design is difficult to pull-off in taller buildings. Consider a step-back at Lincoln St so 4th and 5th stories remain in back, with elevator in rear. College Ave and Lincoln St can have very different buildings.

Concurs regarding stepping. The project as proposed would take over the calm nature of Lincoln St.

Meeting went into Recess at 7:48 pm.

Board Member Kordenbrock left the meeting at this time.

Meeting Reconvened at 8:01 pm.

A motion was made by Board Member Hedgpeth, seconded by Board Member Weigl, TO CONTINUE ITEM NO. 8.1 TO A DATE UNCERTAIN. The motion carried by the following vote:

Yes: 6 - Chair Kincaid, Board Member Kordenbrock, Board Member Hedgpeth, Board Member Weigl, Board Member Sharron and Board Member Wix

8.2

CONCEPT DESIGN REVIEW - 425 HUMBOLDT STREET

APARTMENTS - 431 HUMBOLDT ST - FILE NO. DR20-061

BACKGROUND: New construction of an eight (8) story mixed-use

apartment building: 95 new residential units in six (6) stories over two (2) stories of parking. Ground floor uses include lobby with mezzanine, leasing office, mail and parcel rooms, and an office with mezzanine for separate tenant. Amenities may include ground floor bike storage and pet grooming station, fitness area at the lobby mezzanine, exterior courtyard with BBQ area on floor three (3), and clubhouse with exterior deck on floor eight (8). Project includes lot merger of parcels located at 431 Humboldt Street and a newly created parcel (425 Humboldt Street). The existing onsite structures and surface parking will be demolished.
Presenter: Adam Ross, City Planner

City Planner Adam Ross gave a staff presentation.
The Applicant team Rob Robinson, Tom Robertson, Christine Talbot, and Don Tomasi gave presentations.

City Planner Ross read a letter from Hugh Futrell, re: Setbacks, Treatment on Riley St, Fence/Gate at Riley St., Height and massing.

BOARD COMMENTS:

Consider a multi-park solution: a lift system, even if added later on.

Explore pedestrian-friendly ways for access from the street.

Great building; good material and palette choices. Currently there is an office building on the corner; consider keeping a corner office.

Lovely project, tastefully done. The nods to sustainability are appreciated. Central courtyard tastefully done, with pleasant, calm nooks. Tree scape treatments are appreciated.

Lovely project. The 5-foot setback on the north side is appreciated. Thanks to the applicant for using a local design team.

Beautiful project. Good blend of affordable and market rate units, with good use of Floor Area Ratio.

Concurrence re: using a local design team. Pedestrian bridges

could be more airy. Explore visual design/treatment of the underside of balconies. At next submittal show materials of the diamond-shaped shingles.

8.3 CONCEPT DESIGN REVIEW - WEST COAST SELF STORAGE - 970 PINER RD - FILE NO. DR20-057

BACKGROUND: Proposed development of a 3-story, approximately 67,500 square foot building on a 0.95-acre parcel for use as a Personal Storage Facility. The project includes demolition of an existing structure and existing site improvements.

Presenter: Monet Sheikhal, City Planner

Board Member Kordenbrock returned to the meeting.

City Planner Monet Sheikhal gave the staff presentation.

The Applicant Team gave a presentation.

BOARD COMMENTS:

Grey-color CMU at the bottom portion elevations is preferred to beige.

Bioswale preservation is appreciated; ensure that drainage is still incorporated.

It is Ok to expose the roofline (blue block element) to match blue block element looking southeast.

Consider powder coated steel or metal for sign; consider stable, solid, long-lasting lettering that glows from behind.

Continue the nod to the creek in the back if feasible; enhance with landscaping; use of trail would be good. Vertical elements (downspouts) can be used as detail of a rhythmic nature.

9. ADJOURNMENT

Chair Kincaid adjourned the meeting at 9:27 pm.