

**SANTA ROSA DESIGN REVIEW BOARD MINUTES
REGULAR MEETING
CITY HALL, 100 SANTA ROSA AVENUE
APRIL 21, 2016**

5 P.M. (CITY HALL, CITY COUNCIL CHAMBERS)

1. CALL TO ORDER AND ROLL CALL

Chair Burch called the meeting to order at 5:05 p.m. Board Members present: Burch, Hedgpeth, Anderson, Grogan, Kincaid, Sunderlage, Zucco

2. BOARD BUSINESS – Statement of Purpose

3. PUBLIC APPEARANCES - None

4. STATEMENTS OF ABSTENTION BY BOARD MEMBERS

- Chair Burch will abstain from Item 5.1 because he has a business relationship with the applicant. (Chair Burch left the meeting at this time.)

5. SCHEDULED ITEMS

**5.1 PUBLIC HEARING – PRELIMINARY DESIGN REVIEW
CANYON OAKS**

4611 THOMAS LAKE HARRIS DR

BACKGROUND: The project proposes to develop 96 apartment units across five buildings with a community recreation/office building, and associated facilities on a 9.77-acre site. File No. MJP13-002

- Senior Planner Patrick Streeter gave the staff report.
- Steve McCullagh, Oakmont Senior Living, made a presentation.
- A representative from Brelje & Race Engineers gave a presentation.
- A Landesign Group representative, gave a presentation.
- The Architect gave a presentation.
- Vice Chair Hedgpeth opened the public hearing.
- Joni Fritsche – The Design Guidelines are not being followed; the project is not Superior Design or compatible with nearby homes or natural surroundings. The project needs more residential character, and the visual impact of the large parking lot and building mass must be modified or screened.
- Kyra Janssen – Aspects of the project are not in the spirit of the original concept of the Fountaingrove Ranch area, or in accordance with the City's vision for a balanced community. She expressed concerns about the building mass and site plan.
- Sonya Byck-Barwick – Paradise Ridge Winery – Expressed concern about proximity to winery with so many units; she requested fencing and greenery (trees) between the project and winery.

- Anna Trahms – Expressed concerns regarding the hillside and underground waterways; Noise from winery events; lack of sunlight; difficulties for older people in multi-story units; she asked whether there will be a turn lane into the property.
- Seeing no one else step forward to speak, Vice Chair Hedgpeth closed the public hearing.

Following Design Review Board discussion, it was MOVED by Board Member Kincaid, seconded by Board Member Zucco, and carried 5-1-1-0 (Board Member Sunderlage voting no and Chair Burch abstaining) to waive reading of the text and adopt:

RESOLUTION NO. 16-926 ENTITLED: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR THE CANYON OAKS APARTMENTS LOCATED AT 4611 THOMAS LAKE HARRIS DRIVE; APN: 173-670-001; FILE NUMBER MJP13-002 with the following conditions:

1. The applicant shall revisit onsite trees to add large canopy trees such as Coast Oaks, and look into having planted trees climb the surrounding hills.
2. Where possible, consider reducing the number of parking spaces or using other strategies to implement orchard parking standards throughout the site.
3. Add a second access gate if feasible.
4. Add stone articulation to the breezeway of Building 5.
5. Explore color variation and new shades of stone and shingle.
6. Revisit the three-tiered color pattern on buildings, consider adding variation.
7. Where possible, explore the use of alternative materials for the concrete stormwater swales, perhaps vegetated swales.
8. Revisit garage locations away from right of way.
9. Vary garage door designs. Consider changing the glazing or door types.
10. Add stairway access from Building 4 to the parking lot.
11. Revisit the stonework at the community building
12. Consider providing a 3D visual from the winery viewpoint.

(Chair Burch returned to the meeting at this time.)

5.2 **PUBLIC HEARING - PRELIMINARY DESIGN REVIEW SONOMA ACADEMY GRANGE AND STUDIOS 2500 FARMERS LN**

BACKGROUND: The project proposes construction of two new buildings with studios, teaching kitchen/dining area, offices, a 400-seat theater, and a maintenance facility on the existing Sonoma Academy campus. File No. DR15-080

- Senior Planner Patrick Streeter gave the staff report.
- The Applicants gave a presentation.
- Chair Burch opened the public hearing.
- Leslie Mantufo – Expressed concern regarding the theater building impact on surrounding neighborhoods. She also expressed concern regarding the early construction hours.

- Martin Seager – Expressed concern regarding early construction hours, and also regarding noise/light/parking impacts from the large auditorium.
- Eric Housley – Expressed concern regarding early construction hours, traffic impact, and noise from equipment deliveries between 2-3am. He asked about construction site security, since people slide under the gates to use the soccer field during off-hours.
- Seeing no one else step forward to speak, Chair Burch closed the public hearing.

Following Design Review Board discussion, it was MOVED by Board Member Hedgpeth, seconded by Board Member Sunderlage and carried 7-0 to waive reading of the text and adopt:

RESOLUTION NO. 16-927 ENTITLED: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR THE SONOMA ACADEMY GRANGE AND STUDIOS PROJECT LOCATED AT 2500 FARMERS LANE; APN: 044-180-016; FILE NUMBER PRJ15-012 with the following conditions:

1. Applicant shall specify no non-native invasive plant species.
2. Consider planting evergreens on west side of gymnasium
3. Applicant shall provide landscape buffering to north side of the site.
4. The applicant shall promote a spirit of cooperation w neighbors and enforce construction hours with the contractor.
5. Applicant shall specify durable materials of school environment.
6. Final design review is delegated to staff.

6. ADJOURNMENT OF MEETING – Chair Burch adjourned the meeting at 8:40 p.m. to the next regularly scheduled meeting of May 5, 2016.

PREPARED BY:

Patti Pacheco Gregg, Recording Secretary

ATTEST:

Bill Rose, Executive Secretary

APPROVED:

Chairman Burch