



City of Santa Rosa

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

Design Review Board Regular Meeting Minutes - Draft

Thursday, July 15, 2021

4:30 PM

1. CALL TO ORDER AND ROLL CALL

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

Chair Weigl called the meeting to order at 4:30 pm.

Present 7 - Board Member Michael Burch, Board Member Warren Hedgpeth, Board Member John McHugh, Board Member Adam Sharron, Board Member Drew Weigl, Board Member Henry Wix, and Board Member Sheila Wolski

2. APPROVAL OF MINUTES

Draft Minutes - July 1, 2021

Approved as amended.

3. PUBLIC COMMENT

Chair Weigl opened public comments at 4:33 pm.

Tim McCarthy-Smith - How is Item 8.1 different from the last meeting?

Chair Weigl closed public comments at 4:35 pm.

4. BOARD BUSINESS

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

5. BOARD MEMBER REPORTS

None

6. DEPARTMENT REPORTS

None

7. STATEMENTS OF ABSTENTION

Vice Chair Hedgpeth abstained from Item 8.3 due to previous work with the owner.

8. SCHEDULED ITEMS

Meeting recessed at 7:17 pm and reconvened at 7:30 pm.

8.1*

CONTINUED PUBLIC HEARING - SANTA ROSA FARM GROUP
CANNABIS CULTIVATION FACILITY - 800 YOLANDA AVE - FILE
NO.DR17-017

BACKGROUND: Proposal to develop a commercial Cannabis facility on a ± 5.5-acre site. Proposed development includes demolition of existing structures and construction of a 3-story, ± 116,700 square-foot (sf) industrial

building. Onsite improvements include hardscape for vehicle and pedestrian

uses, and landscaping, including tree replantings as mitigation for removal of

certain existing trees. Land uses approved by Planning Commission Resolution No. 12052 on April 8, 2021. The application has been filed by THE SANTA ROSA FARM GROUP. File No. DR17-078

Presenter: Andrew Trippel, Senior Planner

Ex parte disclosures: None

Andrew Trippel, Interim Supervising Planner, gave the staff report. The applicant team gave a presentation.

Chair Weigl opened the Public Hearing at 5:14 pm.

Linda Metesh - lives near the project; expressed concerns re colors and reflectivity. Asked for Matte finish with texture.

Chair Weigl closed the Public Hearing at 5:16 pm.

Meeting went into Recess

Meeting Reconvened

A motion was made by Board Member McHugh, seconded by Board

Member Sharron, to Adopt: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR THE SANTA ROSA FARM GROUP, LLC CANNABIS FACILITY, CONSISTING OF NEW CONSTRUCTION OF A ± 116,700 SQUARE-FOOT (SF) INDUSTRIAL BUILDING, LOCATED AT 800 YOLANDA AVENUE, APN: 044-091-063 - FILE NUMBER PRJ17-068 (DR17-078) with the following conditions:

1. Shall diversify the Heritage Tree selection with use of Valley Oak. 2. Consider additional tree palette diversity through use of Desert Willow, Black Maple, Toyon Shrub, Northern California Walnut, California Flannel Bush, Western Redbud, and California Buckeye, for example, for both structure and beauty. 3. Building color selection shall be derived from or in substantial conformance with Alucobond USA colors: Driftwood Mica, Medium Bronze Anodized, Hazelnut Mica, Harvest Gold Mica, Light Bronze Anodized, Anodic Satin Mica, and Sierra Sand, excluding building base and accent panels as proposed. These colors are available at Alucobondusa.com/samples.html. 4. Building material finish shall be derived from or in substantial conformance with Alucobond USA gloss value = 30 or less and consistent with a flat, matte, or non-reflective finish. These gloss values are available at Alucobondusa.com/samples.html. 5. Building colors shall be ordered with lighter color above darker color, and design color transitions shall be in substantial conformance with the approach described in approved project documents.

The motion carried by the following vote:

Yes: 4 - Board Member Hedgpeth, Board Member McHugh, Board Member Sharron and Board Member Wolski

No: 3 - Board Member Burch, Board Member Weigl and Board Member Wix

8.2 CONCEPT DESIGN REVIEW - 38 DEGREES NORTH PHASE III - MITIGATED NEGATIVE DECLARATION ADDENDUM - 2660 PETALUMA HILL RD - FILE NO. PRJ21-011 (DR21-025)
BACKGROUND: Proposed 30-unit, class A, multi-family residential project in two 3-story buildings on 1.29 gross acres as part of the 38 Degrees North project. Phase 3 of the project includes 15 one-bedroom, 12 two-bedroom, and 3 three-bedroom units, and it is designed to operate with Phases 1 and 2 as a single community via a cross access and reciprocal use agreement. Residents of the three phases will have access to all 38 Degrees North amenities.
Presenter: Adam Ross, Interim Senior Planner

Interim Senior Planner Adam Ross gave the staff presentation.
The applicant team gave a presentation.

Chair Weigl opened public comment at 7:49 pm.
Chair Weigl closed public comment at 7:49 pm.

Senior Planner Ross summarized a written public comment received late this afternoon, regarding a neighbor's concern regarding construction and compliance with dust abatement. Opposed the 30 units and parking reduction. Does not support the project.

BOARD COMMENTS

The board expressed concerns about the reduction of the commercial component on the corner, and asked that the applicant include a market study at the next submittal. The Board suggests a smaller store such as a small bodega. There are no sidewalks on Yolanda Ave for people to walk to Target, so the corner commercial component would be of benefit to residents.

Vice Chair Hedgpeth left the meeting at 8:09 pm.

8.3 CONCEPT DESIGN REVIEW - BROOKWOOD MEDICAL, NOT A PROJECT - 101 BROOKWOOD AVE & 882, 884, 1000 2ND ST - FILE NO. DR21-033

BACKGROUND: Concept Design Review for the construction of an approximately 67,000-square foot, 3-story medical office building and 4-level parking garage providing 194 spaces

Presenter: Susie Murray, Senior Planner

Senior Planner Susie Murray gave the staff report.
The applicant team gave a presentation.

Chair Weigl opened public comments at 8:36 pm.

Tim McCarthy-Smith - lives at 38 North Apartments. On Brookwood Ave there is a solid median. What is the impact of Brookwood Ave

traffic coming left out of the parking area? Does not want to see this in the center of city.

Chair Weigl closed public comments at 8:38 pm.

BOARD COMMENTS

The Board appreciated the landscaping, and a green screen is a great way to soften the parking garage. The Board expressed concern about the large parking structure on the corner, and the addition of trails along the creek frontage. For the main building, the Board preferred the examples of other buildings to the proposal, which is boxy and not as creative. The mosaic window patterns were appreciated, and the Board would like to see the storefront on Brookwood Ave and 2nd Street, with mixes of colored glass in random patterns at the storefront. The landscaping was appreciated; show more detail about the trees and shrubs. Consider breaking up the garage structure with artwork, similar to the Memorial garage. Try to view the site constraints as opportunities; provide the public service of medical offices, and public amenity with artwork/visual interest. Make the project and storefront a public amenity. Think about beautiful lighting for nighttime. Bring playfulness, fun, light and color to the project.

Try to hide/recess the garage with color, murals, public art. Since the project is Downtown, it may be subject to Floor Area Ratio (FAR.) Consider adding a story and put housing on the southeast corner (senior housing) to meet FAR requirements. It is strange that the medical building cannot be accessed from Brookwood Ave or 2nd Street. There is a physicians medical park in Torrance, maybe look at it again. Avoid fake stone or wine country architecture; there will be a lot of eyes on the property. The site is closed; think about ways to open it up and create a focal point, a centerpiece.

9. ADJOURNMENT

Chair Weigl adjourned the meeting at 9:15 pm.

PREPARED BY:

Patti Pacheco Gregg, Recording Secretary