



Design Review Board Meeting Minutes - Draft

Thursday, September 2, 2021

4:30 PM

1. CALL TO ORDER AND ROLL CALL

Chair Weigl called the meeting to order at 4:35 p.m.

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. STUDY SESSION

None.

3. APPROVAL OF MINUTES

None.

4. PUBLIC COMMENT

None.

5. BOARD BUSINESS

5.1 STATEMENT OF PURPOSE:

Zoning Code Chapter 20-52.030 F. Project Review. The review authority shall consider the location, design, site plan configuration, and the overall effect of the proposed project upon surrounding properties and the City in general. Review shall be conducted by comparing the proposed project to the General Plan, any applicable specific plan, applicable Zoning Code standards and requirements, consistency of the project within the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans.)

Chair Weigl read the Statement of Purpose.

5.2 BOARD MEMBER REPORTS

None.

5.3 OTHER (i.e. VICE CHAIR ELECTION, NEW MEMBER INTRODUCTIONS)

None.

6. DEPARTMENT REPORTS

None.

7. STATEMENTS OF ABSTENTION

Vice Chair Hedgpeth abstained from item 9.2.

8. CONSENT ITEMS

None.

9. SCHEDULED ITEMS

9.1 CONCEPT DESIGN REVIEW - RIDLEY AVENUE FAMILY APARTMENTS -1801 RIDLEY AVE - DR21-044

BACKGROUND: This is a Concept Design Review for a proposed of a 50-unit affordable apartment complex. The site plan includes two- and three-story structures offering one-, two-, and three-bedroom units and associated amenities. The Design Review Board is being asked to provide comments and direction to the applicant and staff. Concept Design Review is not considered a project under the California Environmental Quality Act.

PROJECT PLANNER: Susie Murray

Susie Murray, Project Planner, presented.

Applicant representatives presented.

Staff and applicant representatives responded to Board Member inquiries.

Chair Weigl opened Public Comments at 5:13 p.m.

Carl Eagan shared concerns about the project.

Chair Weigl closed Public Comments at 5:16 p.m.

Board Member Wix joined the meeting at 5:19 p.m.

Summarized Board Comments:

Landscaping and building fit well in area. Good design with two story board and batten and setback for third story. This helps project be visually appealing. White may be to stark, maybe look at a softer or creamier white. Likes the usable balconies, roof lines, and having the bike racks spread throughout project site. Consider putting the racks in areas of high visibility. Glad that tween/teen age groups are consider in concept of outdoor spaces. Likes how open middle of the site is. Look at adding planters, trees, or other ways to bring some relief to courtyard. Make sure structures provide shade around project site. Good project for site and area, proper density. Likes that it is nestled in with the trees making project not oppressive. Add in piece of sidewalk at north of project. Make sure to bring design for trash enclosures. Northwest corner feels a bit forgotten, maybe consider doing something else like a half basketball court.

Chair Weigl recessed the meeting at 5:42 p.m. and reconvened the meeting at 5:48 p.m.

9.2 STONY POINT FLATS APARTMENTS - ADDENDUM TO EIR- DESIGN REVIEW MINOR - 2268 STONY POINT RD - DR21-023

BACKGROUND: Proposed development of a 50-unit, 100% affordable, Multi-family rental housing project consisting of one-, two-, and three-bedroom units in three two- or three-story buildings, ± 39 feet tall, on a 2.9-acre parcel. Existing single-family development would be demolished. Community amenities would include leasing office, resident services facilities, community room and computer center, outdoor patio, children's play area/tot lot, a multi-sport court, and picnic areas. Bike lockers and bike racks would be located throughout the site. Solar energy generation via 90 solar panels located on building rooftops is proposed. One Density Bonus unit is required.

PROJECT PLANNER: Conor McKay

Vice Chair Hedgpeth left the meeting at 5:48 p.m.

Ex Parte Disclosures: None.

Conor McKay, Project Planner, presented.

Staff responded to Board Member inquiries.

Applicant representatives presented.

Chair Weigl opened the Public Hearing at 6:26 p.m.

Stevan Hunter made suggestions and shared concerns about the project.

Ryan Schwab shared concerns.

Erin Rineberg shared concerns.

Nick Rineberg spoke in opposition to the project.

Chair Weigl closed the Public Hearing at 6:41 p.m.

Staff and Applicant representatives responded to Board Member inquiries.

A motion was made by Board Member Burch, seconded by Board Member Sharron, to waive reading of the text and adopt:

RESOLUTION NO. 21-1022 ENTITLED: A RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA ADOPTING AN ADDENDUM TO THE CERTIFIED ROSELAND AREA/SEBASTOPOL ROAD SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NO. 2016012030) FOR THE STONY POINT FLATS APARTMENTS PROJECT LOCATED AT 2268 STONY POINT ROAD, SANTA ROSA, APN 125-521-008, (FILE NUMBER DR21-023; PRJ21-012)

The motion carried by the following vote:

Yes: 6 - Board Member Burch, Board Member McHugh, Board Member Sharron, Board Member Weigl, Board Member Wix and Board Member Wolski

Recused: 1 - Board Member Hedgpeth

A motion was made by Board Member Wix, seconded by Board Member McHugh, to waive reading of the text and adopt as amended:

RESOLUTION NO. 21-1023 ENTITLED: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING MINOR DESIGN REVIEW APPROVAL FOR STONY POINT FLATS APARTMENTS, A 2-AND 3-STORY, 50-UNIT, MULTI-FAMILY AFFORDABLE HOUSING PROJECT, LOCATED AT 2268 STONY POINT ROAD, SANTA ROSA, APN 125-521-008 (FILE NUMBER DR21-023; PRJ21-012)

The motion carried by the following vote:

Yes: 6 - Board Member Burch, Board Member McHugh, Board Member Sharron, Board Member Weigl, Board Member Wix and Board Member Wolski

Recused: 1 - Board Member Hedgpeth

10. ADJOURNMENT

Chair Weigl adjourned the meeting at 8:20 p.m.

Approved on: September 16, 2021

Michelle Montoya, Recording Secretary