



City of Santa Rosa

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

Design Review Board Regular Meeting Minutes - Final

Thursday, July 6, 2023

4:30 PM

1. CALL TO ORDER AND ROLL CALL

Chair Jones-Carter called the meeting to order at 4:31 P.M.

Board Member Liptak joined the meeting at 4:49 P.M.

Present 6 - Chair Melanie Jones-Carter, Vice Chair Drew Weigl, Board Member Michael Cook, Board Member Victoria Liptak, Board Member Adam Sharron, and Board Member Ernest Wuethrich

Absent 1 - Board Member Michael Burch

2. APPROVAL OF MINUTES

2.1 June 1, 2023 - Draft Minutes

Approved as submitted.

2.2 June 15, 2023 - Draft Minutes

Approved as submitted.

3. PUBLIC COMMENT

None.

4. BOARD BUSINESS

4.1 STATEMENT OF PURPOSE

Chair Jones-Carter read aloud the Statement of Purpose.

4.2 BOARD MEMBER REPORTS

None.

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

None.

5. DEPARTMENT REPORTS

None.

6. STATEMENTS OF ABSTENTION

Board Member Cook abstained from item 8.1 and left the meeting at 4:35 P.M.

7. CONSENT ITEM(S)

None.

8. SCHEDULED ITEM(S)

- 8.1*** PUBLIC HEARING - KAWANA MEADOWS LOTS 4A AND 70 - MITIGATED NEGATIVE DECLARATION PREVIOUSLY APPROVED - PLANNING PROJECT - 2880 FRANZ KAFKA AVE - PRJ21-020

BACKGROUND: The project proposes the following: 1) A modification of building styles for all units on Lots 4a and 70; 2) A new 6-unit building type for Lot 70; 3) A reduction of total units from forty-three (43) units to forty-one (41) units on Lot 70; and, 4) A reduction in the total number of buildings from thirteen (13) to eleven (11). These changes are in response to Fire Code requirements for buildings above 30-feet in elevation. Other minor changes are proposed for grading, parking and other project features. Lot 70 is also the subject of a previously approved Density Bonus and an Affordable Housing Agreement for nineteen (19) below market rate rental units.

PRESENTED BY: Mike Wixon

Project Planner Wixon presented.

Ex Parte Disclosures: None.

Chair Jones-Carter opened the public hearing at 5:03 P.M.

Ed Nessinger expressed concerns about the project.

Chair Jones-Carter closed the public hearing at 5:06 P.M.

Staff and Applicant representatives responded to Board Member inquiries.

Chair Jones-Carter closed item 8.1 and requested a recess at 5:24 P.M.

Chair Jones-Carter reconvened the meeting at 5:33 P.M.

Board Member Cook rejoined the meeting at 5:33 P.M.

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

RESOLUTION NO. ENTITLED DRB-2023-008: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING DESIGN REVIEW APPROVAL FOR THE DESIGN MODIFICATIONS PROPOSED FOR KAWANA MEADOWS LOTS 4A AND 70 (A.K.A. THE RESIDENCES AT TAYLOR MOUNTAIN) LOCATED AT 2880 FRANZ KAFKA AVE. APN: 044-460-004, 005, AND 070, FILE NO. PRJ21-020 (DR21-050)

The motion carried by the following vote:

Yes: 5 - Chair Jones-Carter, Vice Chair Weigl, Board Member Liptak, Board Member Sharron and Board Member Wuethrich

Absent: 1 - Board Member Burch

Abstain: 1 - Board Member Cook

8.2* PUBLIC HEARING - MOSAIC APARTMENTS, EIR PREVIOUSLY CERTIFIED BY CC - DESIGN REVIEW MAJOR - 1683 PETALUMA HILL RD - DR20-051

BACKGROUND: This is a proposed 147 unit 3 story walk-up apartment project. The project site is just under 5 acres and is located at the southwest corner of Petaluma Hill Rd and Colgan Avenue (1683 to 1775 Petaluma Hill Rd APN #'s 044-021-019, -022, -035, -071, -072). The project will have 8 residential buildings - 6 buildings with 20 units, 1 building with 17 units, and 1 building with 10 units.

PRESENTED BY: Noor Bisla

Ex Parte Disclosures: None.

Project Planner Bisla presented.

Applicant representatives made a presentation.

Chair Jones-Carter opened the public hearing at 6:03 P.M.

Doug Bowen expressed concerns about the project.

Ed Nessinger asked questions and expressed concerns about the project.

Mary asked questions and expressed concerns about the project.

Chair Jones-Carter closed the public hearing at 6:17 P.M.

Staff and Applicant representatives responded to Board Member inquiries.

Chair Jones-Carter requested a recess at 7:07 P.M. due to technical difficulties.

Chair Jones-Carter reconvened the meeting at 7:18 P.M.

A motion was made by Vice Chair Weigl, seconded by Board Member Cook, to waive reading of the text and adopt:

RESOLUTION NO. ENTITLED DRB-2023-009: A RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA ADOPTING AN ADDENDUM TO THE CERTIFIED GENERAL PLAN ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NO. 2008092114) FOR THE MOSAIC APARTMENTS PROJECT LOCATED AT 1683 PETALUMA HILL ROAD, SANTA ROSA, APN 044-021-019, -022, -035, -071, -072, (FILE NUMBER DR20-051)

The motion carried by the following vote:

Yes: 6 - Chair Jones-Carter, Vice Chair Weigl, Board Member Cook, Board Member Liptak, Board Member Sharron and Board Member Wuethrich

Absent: 1 - Board Member Burch

A motion was made by Vice Chair Weigl, seconded by Board Member Liptak, to waive reading of the text and adopt as amended:

RESOLUTION NO. ENTITLED DRB-2023-010: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING DESIGN REVIEW APPROVAL FOR MOSAIC APARTMENTS, LOCATED AT 1683 PETALUMA HILL RD, APN 044-021-019, -022, -035, -071, -072, FILE NO. DR20-051

The motion carried by the following vote:

Yes: 5 - Chair Jones-Carter, Board Member Cook, Board Member Liptak, Board Member Sharron and Board Member Wuethrich

No: 1 - Vice Chair Weigl

Absent: 1 - Board Member Burch

9. ADJOURNMENT

Chair Jones-Carter adjourned the meeting at 7:29 P.M.

Approved on: August 3, 2023

s/Lani Buckheit