



## City of Santa Rosa

City Hall  
100 Santa Rosa Ave,  
Room 7  
Santa Rosa, CA

### Design Review Board Regular Meeting Minutes - Final

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Thursday, February 16, 2017

2:30 PM

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#### 1. CALL TO ORDER AND ROLL CALL

Chair Burch called the meeting to order at 2:33 pm.

Present: Chair Michael Burch, Vice Chair Warren Hedgpeth, Board

Members Katharine Anderson, Joel Grogan, Scott Kincaid, Kris

Sunderlage. Absent: Board Member Kevin Zucco (arrived at 2:35 pm.)

#### 2. APPROVAL OF MINUTES

January 19, 2017 Regular Meeting.

Attachments: [Draft Minutes](#)

Approved as submitted.

#### 3. BOARD BUSINESS - 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 with the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans.)

#### 4. PUBLIC APPEARANCES - None

#### 5. STATEMENTS OF ABSTENTION

Board Member Sunderlage abstained from Item 6.1

#### 6. SCHEDULED ITEMS

- 6.1 CONCEPT DESIGN REVIEW - SANTA ROSA MEMORIAL  
HOSPITAL MEDICAL OFFICE BUILDING & PARKING  
STRUCTURE  
1102-1170 MONTGOMERY DR - FILE NO. DR17-001  
BACKGROUND: This project proposes to demolish or relocate

existing buildings on site and construct a new, 4-story medical office building and 600-stall parking garage.

**Attachments:** [Memorial Hospital Office Building Concept Cover Page](#)

[Att 1 - Disclosure Form 1154 Montgomery](#)

[Att 2 - Design Concept Narrative](#)

[Att 3 - Project Plan Set](#)

- Senior Planner Patrick Streeter introduced the project.
- Project Manager Wesley Okamoto introduced the project team.
- Applicant Representative Jean Kapolchok gave a presentation.
- The Project Architect gave a presentation.

The Board expressed concern regarding placement of the parking structure in regards to visual impact and impact on pedestrian circulation and traffic congestion. The Board recommended use of taller trees to break up parking structure mass from different views, and expressed a need for a larger tree at Sotoyome Street, and to wrap the design around Sotoyome Street. The Board suggested a façade for the parking garage, and use of metal railings at the top level. The Board emphasized that pedestrian circulation needs to be away from traffic.

## 6.2

### CONCEPT DESIGN REVIEW - RESIDENCE INN BY MARRIOTT

0 BROADACRE CIR - FILE NO. DR16-056

BACKGROUND: The project proposes to construct a 3-story 115-room hotel with associated common areas including an outdoor pool on an undeveloped parcel. This item was previously reviewed by the Board as a Concept item in October 2016.

**Attachments:** [Concept Review Cover Sheet](#)

[Attachment 1 - Disclosure Form](#)

[Attachment 2 - Design Concept Narrative](#)

[Attachment 3 - Plan Set](#)

- City Planner Amy Nicholson introduced the project.
- Applicant Representative Don Cape gave a presentation.

- The Project Architect, Scott Brown, gave a presentation.
- Landscape Architect Don MacNair gave a presentation.

The Board recommended a varied roofline, larger shrubs at the retaining walls, richer colors and material variety, and suggested reducing the number of rooms if needed, to break up the building mass, soften the corners, and increase fenestration. The Board emphasized the importance of the west elevation, and the need to reduce the visual impact from Highway 101 and Redwood Highway. The Board recommended lowering the tower height. Explore the entryway orientation and width. Plant more Oaks of varied size on the slope to tie in with the existing Oak grove. Show more varied wall materials at the next submittal.

**7. BOARD MEMBER REPORTS - None**

**8. DEPARTMENT REPORT - None**

**9. ADJOURNMENT OF MEETING**

Chair Burch adjourned the meeting at 5:10 pm to the next regularly scheduled meeting of March 2, 2017.