



City of Santa Rosa

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

Design Review Board/Cultural Heritage Board Special Meeting Minutes - Draft

Tuesday, February 21, 2017

5:00 PM

1. 5 PM CALL TO ORDER AND ROLL CALL

Chair Burch called the meeting to order at 5:05 p.m.

Design Review Board Members Present: Chair Burch; Board Members Anderson, Grogan, Kincaid, Sunderlage.
Absent/Recused: Vice Chair Hedgpeth, Board Member Zucco.

Cultural Heritage Board Members Present: Chair DeShazo, Vice Chair Purser; Board Members Fennell, Murphey, Garrett, Galantine, DeBacker.

2. APPROVAL OF MINUTES

November 3, 2016 Special Joint Meeting Minutes were approved as submitted.
February 1, 2017 Special Joint Meeting Minutes were approved as submitted.

Draft Minutes of Nov 3, 2016 are for only Cultural Heritage Board review.

3. BOARD BUSINESS - STATEMENT OF PURPOSE

Chair De Shazo read aloud the Cultural Heritage Board Review and Standards, City Code Chapter 17-22.094.
Chair Burch read aloud the Design Review Process/Project Review from City Code Chapter 20-52.030.

4. PUBLIC COMMENTS

None

5. STATEMENTS OF ABSTENTION

Board Member Zucco abstained from Item 6.1 due to his firm's involvement with the project.
Board Member Hedgpeth abstained from Item 6.1 due to his firm's work with the applicant.

6. SCHEDULED ITEMS

6.1

PUBLIC HEARING - PRELIMINARY DESIGN REVIEW

AC HOTEL BY MARRIOTT - 210 5TH ST - FILE NO. DR16-062

BACKGROUND: Proposed 5-story, 144-room hotel within the Railroad Square historic preservation district.

Project Planner: Streeter

Senior Planner Patrick Streeter presented the staff report.

Applicant Jeff Blackman gave a presentation.

Land Use Consultant Jean Kapolchok gave a presentation.

Architect Jeff Goodwin gave a presentation.

Landscape Architect Stephanie McAlister gave a presentation.

- Chair Burch opened the public hearing.
- Richard Carlisle - Asked that the 5th Street elevation be made as pedestrian-friendly as the 4th Street elevation, and that the 4th Street/Davis Street bulb-out be duplicated on 5th Street/Davis Street. He expressed concern regarding parking.
- Mike Montegue - Railroad Square property owner - 5th Street merchants in Railroad Square feel left out, and the corner of 5th Street/Davis Street is very important, and must be user-friendly. He expressed concern regarding trees, as Railroad Square has a tree plan. He expressed concern regarding parking.
- Hugh Futrell - 200 4th Street - Important that Bedford Lodging is investing in our downtown; The site has a temporary parking facility which will ultimately disappear; Height - The proposed height has previously been considered appropriate by Board Members; the corridor on east side is fundamental to create an edge separating the freeway from the Historic Railroad Square.
- Sara Rose - 126 4th Street - Expressed concern regarding parking and building height, because they do not need a barrier on the west; asked that there be a blending between new and old.
- Chair Burch closed the public hearing.

Chair Burch adjourned for a break at 7:40 p.m. and reconvened at 7:50 p.m.

MOVED by Board Member Anderson seconded by Board Member Kincaid to waive reading of the text and adopt:

RESOLUTION NO. 17-946 ENTITLED: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR THE AC HOTEL BY MARRIOTT PROJECT - LOCATED AT 210 FIFTH STREET - FILE NUMBER DR16-062

Design Review Board Member Grogan made a friendly amendment to add the following conditions:

1. Provide a conceptual plan for mechanical screening.
2. Provide a seating plan for the grade-level entry courtyard.
3. Add pedestrian oriented-lighting fixtures at 4th Street, 5th Street, and along the freeway elevation.
4. The Design Review Board and Cultural Heritage board find that the rooftop sign is not an architectural component of the design.
5. Provide details for installation and shrouding of the EA fixture.
6. Shall revise fenestration at the fitness center level of the freeway elevation.
7. Consider revising building setbacks at the 5th floor on the 4th and 5th Street elevations.
8. Consider recessing retail doors at 4th and 5th Streets.
9. Provide additional photo simulations and renderings from a greater distance representing views from the Historic district.
10. Shall provide traffic bulb-outs at 5th and Davis Streets if feasible.
11. Provide details of landscape planters and screening.
12. Shall align leading edge of 5th floor trellis structure with building face below. Shall not extend past the building.
13. Consider realigning the 5th floor windows on the 4th and 5th Street elevations to maintain symmetry.
14. Shall use the "running bond" brick pattern.

(The friendly amendment was accepted.)

Cultural Heritage Board Member Purser made a friendly amendment to add the following conditions:

15. Tom Origer & Associates report dated October 24, 2016 shall provide analysis on the statement that the project will not impact the Historic District's eligibility for the National Register for Historic Places.
16. The November 4, 2016 Tom Origer & Associates report shall provide the Northwest Information Center record search number, and that a request for information from the Native American Heritage Commission be submitted with any response received from said Commission.

(The friendly amendment was accepted.)

Design Review Board Member Anderson made a friendly amendment to add the following condition:

17. Return to Design Review Board for Final Design Review.

The friendly amendment was accepted.

CARRIED (5-0-2) by Design Review Board, Board Members Burch, Anderson, Grogan, Kincaid, and Sunderlage voting Aye, and Board Members Hedgpeth and

Zucco absent/recused; and CARRIED Unanimously by Cultural Heritage Board (Deshazo, Purser, DeBacker, Galantine, Garrett, Fennell, and Murphey Voting Aye) to adopt:

RESOLUTION NO. 17-946 ENTITLED: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR THE AC HOTEL BY MARRIOTT PROJECT - LOCATED AT 210 FIFTH STREET- FILE NUMBER DR16-062 with the conditions named in the friendly amendments.

7. BOARD MEMBER REPORTS

None

8. DEPARTMENT REPORT

None

9. ADJOURNMENT

Chair Burch adjourned the meeting at 9:30 p.m.

The City of Santa Rosa does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings are available by calling (707) 543-3200 one week prior to the meeting. TDD (707) 543-3063.

Any writings or documents provided to a majority of this meeting body prior to this meeting regarding any item on this agenda are available for public review in Planning and Economic Development, Room 3, City Hall, 100 Santa Rosa Ave, during normal business hours.