



# 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, April 6, 2017

1:30 PM

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### 1:30 PM - RM 7 CITY HALL

#### 1. CALL TO ORDER ROLL CALL

Chair Burch called the meeting to order at 1:37 pm. Board Members Present: Chair Michael Burch, Vice Chair Warren Hedgpeth; Board Members Scott Kincaid (1:58 pm,) Joel Grogan (2:05 pm,) Kris Sunderlage, Kevin Zucco. Absent: None.

#### 2. APPROVAL OF MINUTES

Draft Minutes - March 16, 2017

Attachments: [March 16, 2017 \(Rm 7\)](#)  
[March 16, 2017 \(Council Chambers\)](#)

Approved as corrected.

#### 3. BOARD BUSINESS - Statement of Purpose.

Zoning Code Chapter 20-52.030 F. Project Review.

#### 4. PUBLIC COMMENTS

Duane DeWitt, Roseland Village Task Group - shared some concerns regarding implementation of the ideas set forth in the City's Open Government Task Force; Expressed a desire to see the Board revisit the Sebastopol Road Urban Vision Plan once the Roseland Annexation is complete.

#### 5. STATEMENTS OF ABSTENTION

Board Member Zucco recused himself from Item 6.3.

## 6. SCHEDULED ITEMS

### 6.1

#### PRELIMINARY AND FINAL DESIGN REVIEW - VERIZON WIRELESS ROSELAND - 11 W. BARHAM AVE - FILE NO. PRJ15-002

The Design Review Board will consider Preliminary and Final Design Review for the construction of a 55-foot tall telecommunications facility designed to look like a pine tree (monopine) located at 11 W. Barham Avenue.  
Project Planner: Murray

**Attachments:** [Staff Report](#)

[Attachment 1 - Disclosure Form](#)

[Attachment 2 - Location and Neighborhood Context Map](#)

[Attachment 3 - Project Plans](#)

[Attachment 4 - Photo Simulations](#)

[Attachment 5 - Mitigated Negative Declaration](#)

[Attachment 6 - Alternative Sites](#)

[Attachment 7 - Coverage Maps](#)

[Attachment 8 - 96-002 Policy Statement](#)

[Attachment 9 - FCC Requirements](#)

[Attachment 10 -PC Minutes, Staff Report, MND Reso, CUP Reso](#)

[Attachment 11 - Public Correspondence](#)

[Resolution](#)

- City Planner Susie Murray gave the staff report.
- Applicant Matt Johnson gave a presentation.
- Board Members Kincaid and Grogan arrived.
- Chair Burch opened the Public Hearing.
- Chair Burch closed the Public Hearing.

MOVED by Vice Chair Hedgpeth, seconded by Board Member Kincaid, and CARRIED 6-0-0-0 (Board Members Burch, Hedgpeth, Grogan, Kincaid, Sunderlage and Zucco voting Aye) to waive reading of the text and adopt:

**RESOLUTION NO. 17-951 ENTITLED:** RESOLUTION OF THE  
DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA

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GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR A 55-FOOT TALL TELECOMMUNICATIONS FACILITY FOR THE PROPERTY LOCATED AT 11 W. BARHAM AVENUE, FILE NO. PRJ15-002 with the following conditions:

1. Shall provide branch structure at least as wide as antenna array.
2. Needle color shall be Type H, combination of green and yellowish needles, as submitted.
3. Shall provide an 8-foot tall, solid wood fence.
4. Shall provide branches down to 15 feet above grade.
5. Final Design Review is delegated to staff.

**6.2**

PRELIMINARY AND FINAL DESIGN REVIEW - SANTA ROSA SKILLED NURSING FACILITY - 2280 CHALLENGER WAY - FILE NO. PRJ16-009 - The Design Review Board will consider Preliminary and Final Design Review for the construction of and approximately 37,000-square foot skilled nursing facility to be located at 2280 Challenger Way.  
Project Planner: Murray

**Attachments:** [Staff Report](#)

[Attachment 1- Disclosure Statement](#)

[Attachment 2 - Location and Neighborhood Context Map](#)

[Attachment 3- Plans](#)

[Attachment 4 - Environmental Checklist](#)

[Attachment 5 - Public Correspondence](#)

[Resolution](#)

- City Planner Susie Murray gave the staff report.
- Marty Deets, Managing Principle for Darden Architects gave a presentation and introduced members of the Applicant Team: Audrey Mills, Kitchell Construction Management; David Riley, Landscape Architect; Michael Nelson, Project Manager.
- Audrey Mills answered Board questions.
- David Riley answered Board questions.

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- Michael Nelson answered Board questions.
  - Chair Burch opened the Public Hearing.
  - Chair Burch closed the Public Hearing.

MOVED by Vice Chair Hedgpeth, seconded by Board Member Kincaid, and CARRIED 6-0-0-0 (Board Members Burch, Hedgpeth, Grogan, Kincaid, Sunderlage and Zucco voting Aye) to waive reading of the text and adopt:

**RESOLUTION NO. 17-952 ENTITLED:** RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR SANTA ROSA SKILLED NURSING FACILITY, AN APPROXIMATELY 37,000 SQUARE FOOT COMMERCIAL BUILDING, TO BE CONSTRUCTED AT 2280 CHALLENGER WAY, FILE NO. PRJ16-009 with the following conditions:

1. Shall add bicycle racks near South employee entrance.
2. Shall add outdoor seating area away from the building for visitors and staff.
3. Shall specify a larger tree species than Chinese Pistache at orchard parking locations.
4. Shall add metal siding at the center bay of South elevation.
5. Consider revisiting plant materials including agave, key limes, and petunias.

Board Member Zucco left the meeting.

**6.3**

FINAL DESIGN REVIEW - 733 CODDINGTOWN CENTER - FILE NO. DR16-065 - This project proposes to demolish the existing 2,300 square foot north elevation covered walkway and storefront, and a portion of an existing retail building, to construct 200 lineal feet of a new façade, and a previously approved 7,000 square foot retail building. Landscape and hardscape improvements are also proposed.  
Project Planner: Nicholson

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**Attachments:** [DRB Memo Coddington Renovation](#)

[Attachment 1 - Disclosure](#)

[Attachment 2 - Response to Action Items](#)

[Attachment 3 - Revised Plans](#)

[Attachment 4 - Design Review Board Res 17-947](#)

[Attachment 5 - Design Review Board Minutes - March 2, 2017](#)

[DRAFT Resolution](#)

- City Planner Amy Nicholson gave the staff report.
- Bob Moore, Project Architect gave a presentation.
- Cliff Pointer, Landscape Architect gave a presentation.

MOVED by Board Member Sunderlage, seconded by Vice Chair Hedgpeth and CARRIED 5-0-1-0 (Board Members Burch, Hedgpeth, Grogan, Kincaid and Sunderlage voting Aye, and Board Member Zucco abstaining/recused) to waive reading of the text and adopt:

**RESOLUTION NO. 17-953 ENTITLED:** RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING FINAL DESIGN REVIEW APPROVAL FOR THE CODDINGTON MALL RENOVATION, LOCATED AT 733 CODDINGTON CENTER, ASSESSOR'S PARCEL NUMBER 012-490-045, FILE NO. DR16-065 with the following condition:

1. Recommend using Standard Language from Urban Tree Planting Soil Specifications on Landscape Sheet L-1:  
Topsoil in tree planting detail to be a loam type soil, 15 to 25% clay, with 2 to 5% organic matter by dry weight. Soil compaction not to exceed 85% proctor.

**7. BOARD MEMBER REPORTS - None**

**8. DEPARTMENT REPORTS - None**

**9. ADJOURNMENT**

Chair Burch adjourned the meeting at 5:10 p.m. to the next regularly scheduled meeting of April 20, 2017

