



# City of Santa Rosa

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

## Design Review Board Regular Meeting Minutes - Final

---

Thursday, April 20, 2017

3:00 PM

---

### 1. 3 PM CALL TO ORDER AND ROLL CALL (RM 7 CITY HALL)

Vice Chair Hedgpeth called the meeting to order at 3:05 pm. Board Members Present: Vice Chair Warren Hedgpeth, Board Members Scott Kincaid, Joel Grogan, Sabra Briere, Kris Sunderlage. Absent: Chair Michael Burch, Board Member Kevin Zucco.

### 2. APPROVAL OF MINUTES

Approved as amended.

Attachments: [April 6, 2017](#)

### 3. BOARD BUSINESS - Statement of Purpose

Zoning Code Chapter 20-52.030 F. Project Review

### 4. PUBLIC COMMENTS

### 5. STATEMENTS OF ABSTENTION - None

### 6. SCHEDULED ITEMS

- 6.1 CONCEPT DESIGN REVIEW - HAMPTON INN - 0 AIRWAY DR - FILE NO. DR17-011 - This project includes Concept Design Review for a 4-story, 100-room hotel to be constructed on an approx. 3.95-acre undeveloped parcel.  
Project Planner: Nicholson

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.
- Scott Brown, Architect, gave a presentation.
- Landscape Architect Don MacNair gave a presentation.
- Vice Chair Hedgpeth opened/closed public comments.
- Tim Schram, Civil Engineer, responded to Board Member

---

questions and comments.

The Board discussed building orientation and articulation, materials, and materials durability. The Board recommended screening for the trash enclosure, and screening/landscape screening and shade at the swimming pool. The Board suggested livelier colors, and appreciated the lighter color at the top portion of the building, and prefers the deeper color of brick as shown on renderings. The Board recommended way-finding and attention to pedestrian circulation, and use of pavement and signage to slow cars down.

The Board recommended replacing purple plums with another tree species (such as purple smoke bush), and replace annual plantings with perennials.

## **7. BOARD MEMBER REPORTS - None**

## **8. DEPARTMENT REPORTS**

- Tentative social gathering in June or July

## **9. ADJOURNMENT**

Vice Chair Hedgpeth adjourned the meeting at 4:41 p.m. to the next regularly scheduled meeting of May 4, 2017.