



City of Santa Rosa

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

Design Review Board Regular Meeting Minutes - Draft

Thursday, March 7, 2019

4:30 PM

1. 4:30 PM CALL TO ORDER AND ROLL CALL

Chair Kincaid acknowledged outgoing Design Review Board Members and introduced new Board Members.

Present 6 - Chair Scott Kincaid, Board Member Eric Goldschlag, Board Member Brett Kordenbrock, Board Member Adam Sharron, Board Member Drew Weigl, and Board Member Henry Wix

Absent 1 - Vice Chair Warren Hedgpeth

2. APPROVAL OF MINUTES

2.1 Draft Minutes - February 7, 2019 Regular Meeting

Approved as submitted.

3. BOARD BUSINESS

Chair Kincaid read aloud the Design Review Board Statement of Purpose.

4. PUBLIC COMMENT

Chair Kincaid opened Public Comments.

There were no public comments.

Chair Kincaid closed Public Comments.

5. STATEMENTS OF ABSTENTION

Vice Chair Hedgpeth abstained from Item 6.1 previous to the meeting.

6. SCHEDULED ITEMS

6.1 CONCEPT DESIGN REVIEW - BOYD STREET FAMILY APARTMENTS - 811 BOYD ST - FILE NO. PRJ19-008
BACKGROUND: The applicant proposes to construct a two-story,

47-unit, 100% affordable multi-family project consisting of 5 one-bedroom units, 30 two-bedroom units, and 12 three-bedroom units, located on the west side of Boyd Street.

Project Planner: Toomians

Senior Planner Kristinae Toomians gave the Staff Report.

Applicant Representative Ingrid Anderson gave a presentation.

Chair Kincaid opened public comments.

Chris Grabel - Spoke in support of the project.

Chair Kincaid closed public comments.

The Board recommended that the applicant consider: 1) A 3rd stairwell at the north side of the buildings. 2) Additional parking reduction to gain orchard parking, but not at the jeopardy of units; give attention to heat massing of the pavement. 3) Screening rooftop units/mechanical/solar/fire apparatus, even if the parapet needs to be raised a bit. 4) Additional contextual color and height elements to better accentuate four-side architecture on all buildings. 5) Using stormwater management and landscape areas as an educational feature for residents and guests. 6) Creating multi-generational activity areas. 7) Opening up the buildings to more natural flow of sunlight/breeze. 8) Using neighborhood amenities to activate the site (SMART Train, etc.) 9) Break up heat island of the asphalt. 10) Continue with energy-efficient water reuse in designing the project.

7. BOARD MEMBER REPORTS

There were no Board Member Reports.

8. DEPARTMENT REPORTS

Executive Secretary Bill Rose gave the Department Report:
Welcomed to new Board Members; future gathering to welcome the new and acknowledge outgoing members.
Outline of process for Concept Design Review multi-family projects

under new housing Ordinance.

9. ADJOURNMENT

Chair Kincaid adjourned the meeting at 4:39 p.m.

PREPARED BY:

Patti Pacheco Gregg, Recording Secretary

ATTEST:

Bill Rose, Executive Secretary

APPROVED:

Scott Kincaid, Chair