



City of Santa Rosa

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

Design Review Board Regular Meeting Minutes - Final

Thursday, August 2, 2018

4:30 PM

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

Chair Burch called the meeting to order at 4:35 pm.

Present 5 - Chair Michael Burch, Vice Chair Warren Hedgpeth, Board Member Sabra Briere, Board Member Eric Goldschlag, and Board Member Scott Kincaid

Absent 2 - Board Member Robert Weigl, and Board Member Kevin Zucco

2. APPROVAL OF MINUTES

Chair Burch called a recess at 4:42 pm. Meeting went into Recess.

Chair Burch called the meeting to order at 4:48 pm. Meeting Reconvened.

2.1 May 3, 2018 Draft Regular Meeting Minutes

Attachments: [Draft Minutes](#)

The May 3, 2018 Regular Meeting Minutes were approved as submitted.

2.2 July 19, 2018 Draft Regular Meeting Minutes

Attachments: [Draft Minutes](#)

The July 19, 2018 Regular Meeting Minutes were continued to the next Regular meeting.

3. BOARD BUSINESS

Chair Burch read aloud the 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 within 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 COMMENT

Chair Burch opened public comments.

Duane DeWitt from Roseland re: Action Minutes are not helpful; Cultural Heritage Board Item Baggett Cottages density, parking and creek area; City is too devoted to parking. Spoke in opposition to Chanate Village and asked that the paved land be used for homeless housing.

Chair Burch closed public comments.

5. STATEMENTS OF ABSTENTION

Board Member Weigl abstained from Item No. 2.

6. SCHEDULED ITEMS

6.1 CONCEPT DESIGN REVIEW - KAWANA SPRINGS SENIOR ASSISTED LIVING CENTER - 450-500 KAWANA SPRINGS RD - FILE NO. DR18-043

BACKGROUND: Concept Design Review for the proposed Kawana Springs Senior Assisted Living Center, a 2-story, 112-unit, State-licensed Community Care Facility featuring 71 suites for senior assisted living care, 31 suites for senior memory care (with their own secure neighborhood on the first floor), and 10 1-bedroom (approx. 620 sq. ft. each) multi-family affordable dwelling units for income-qualified persons with separate access provided by 2 entry/exit doors.
Project Planner: Trippel

Attachments: [Staff Memo](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Location Map w Priority Development Area](#)
[Attachment 4 - Site Analysis](#)
[Attachment 5 - Concept Design Narrative dated received 06_28_2018](#)
[Attachment 6 - Concept Site Plan](#)
[Attachment 7 - Concept Elevations](#)
[Attachment 8 - Concept Landscape Plan](#)
[Attachment 9 - Concept Storm Water LID dated received 06_28_2018](#)

City Planner Andrew Trippel gave the staff report.

General Manager of Real Estate Development, Griffin Fine Living, Richard Neese, gave a presentation.

Chair Burch opened public comments.

Chair Burch closed public comments.

The Board discussed window size and height, design balance and variation, massing, shade, solar panels at parking area, traffic at the Kawana Springs Road intersection, stair tower width and light, trash enclosure location, bicycle parking.

Chair Burch called a recess at 6:15 pm. Meeting went into Recess.

Chair Burch called the meeting to order at 6:17 pm. Meeting Reconvened.

6.2

CONCEPT DESIGN REVIEW - 532 ASTON WAY - 532, 538, 544
ASTON WAY - FILE NO. DR17-022

BACKGROUND: The project proposes construction of a multi-family residential development containing 28 dwelling units that would be located in two new buildings. One building would measure two to three stories in height and the second building would measure three stories in height. 57 total parking spaces will be provided in the development with a combination of covered and surface parking spaces. Landscaping improvements are proposed throughout the site and along the project's street frontages.

Project Planner: Hollister

Attachments: [Staff Memo](#)
 [Attachment 1 - Disclosure Form](#)
 [Attachment 2 - Location Map](#)
 [Attachment 3 - Project Narrative](#)
 [Attachment 4 - Plan Set](#)

Project Planner Aaron Hollister gave the staff report.

Architect Doug Hilberman gave a presentation.

Rob Huffman, Huffman Engineering, gave a presentation.

Don MacNair, Landscape Architect, gave a presentation.

Property Owner Steve Berlin made a brief presentation.

Chair Burch opened public comments.

Chair Burch closed public comments.

The Board discussed color palette, trees on the north side, garage door windows to ensure garage parking, density, storage units, natural light in stairwell on 3rd level.

6.3 WITHDRAWN - CONCEPT DESIGN REVIEW - CHANATE VILLAGE PROJECT - 3325 CHANATE RD - FILE NO. DR18-028

BACKGROUND: Concept DR for Chanate Village. Chanate Community Development Partners proposes to develop approximately 81.5 acres of County owned land into multi-family housing with 867 new residential units split between a mix of Senior Housing, VLI Affordable Housing, market rate units, and VASH funded veteran units to be built by Burbank Housing. The site will also include a commercial, cultural, and recreational center, 2 miles of multi-use trails, and 66.8 acres of preserved open space.

Project Planner: Rose

ITEM WITHDRAWN

7. BOARD MEMBER REPORTS

Vice Chair Hedgpeth re: an article by John Marks about social equity, architecture.

8. DEPARTMENT REPORTS

none

9. ADJOURNMENT

Chair Burch adjourned the meeting at 7:07 pm.

PREPARED BY:

Patti Pacheco Gregg, Recording Secretary

ATTEST:

Bill Rose, Executive Secretary

APPROVED:

Michael Burch, Chair