



# City of Santa Rosa

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

## Design Review Board Regular Meeting Minutes - Draft

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Thursday, July 18, 2019

4:30 PM

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

Chair Kincaid called the meeting to order at 4:31 pm.

**Present** 6 - Chair Scott Kincaid, Vice Chair Warren Hedgpeth, Board Member Eric Goldschlag, Board Member Brett Kordenbrock, Board Member Adam Sharron, and Board Member Henry Wix

**Absent** 1 - Board Member Drew Weigl

### 2. APPROVAL OF MINUTES

June 20, 2019 Regular Meeting

Approved as submitted.

June 20, 2019 Joint Design Review Board/Cultural Heritage Board Meeting

Approved as amended.

### 3. BOARD BUSINESS

Chair Kincaid read aloud the Statement of Purpose: Zoning Code Chapter 20-52.030 F. Project Review.

### 4. PUBLIC COMMENT

Chair Kincaid opened public comments at 4:33 pm.

There were no public comments.

Chair Kincaid closed public comments at 4:33 pm.

### 5. STATEMENTS OF ABSTENTION

There were no statements of abstention.

Board Member Weigle arrived at 4:34 p.m.

**Present 7** - Chair Scott Kincaid, Vice Chair Warren Hedgpeth, Board Member Eric Goldschlag, Board Member Brett Kordenbrock, Board Member Adam Sharron, Board Member Drew Weigl, and Board Member Henry Wix

## 6. SCHEDULED ITEMS

- 6.1** FINAL DESIGN REVIEW - GUERNEVILLE ROAD HOMES - 1665 GUERNEVILLE RD - FILE NO. PRJ18-089  
BACKGROUND: Design Review to construct 12 attached, single-family dwellings, and three accessory dwelling units, located at 1665 Guerneville Road (Accessor Parcel No. 136-101-010)  
Project Planner: Toomians

Senior Planner Kristinae Toomians gave the staff report.

The applicant team gave a brief introduction and answered Board Members' questions.

Chair Kincaid opened public comments at 4:43 pm.

Keith Bridges, representing Redwood Forest Friends Meeting (neighboring to the east of the project:) A communication from the applicant states that an agreement has been made between the applicant and concerned neighbor regarding a fence along the adjoining property lines, but there has not been an agreement. In addition, the Board has not received the most recent emails concerning this. Mr. Bridges commented on fence post materials, designs, specifications, and good-neighbor cost-sharing. He further commented on stormwater runoff at the rear of garages.

Chair Kincaid closed public comments at 4:47 pm.

Weigl FA - good neighbor fence shall have galvanized posts and hardware as included in attached detail.

Meeting went into Recess 5:04 pm.Meeting Reconvened at 5:04 pm.

**MOVED by Board Member Weigl, Seconded by Vice Chair Hedgpeth to**

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**adopt: RESOLUTION OF THE DESIGN REVIEW BOARD GRANTING FINAL DESIGN REVIEW APPROVAL FOR THE GUERNEVILLE ROAD HOMES PROJECT LOCATED AT 1665 GUERNEVILLE ROAD, APN: 136-101-010; FILE NO. PRJ18-089 with the following condition: Good neighbor fence shall have galvanized posts (poles) and hardware as indicated on provided detail.**

**6.2 CONCEPT DESIGN REVIEW - 38 DEGREES NORTH PHASE 2 - 2660 PETALUMA HILL RD - FILE NO. DR19-040**

BACKGROUND: The ±10.9-acre 38 Degrees North Phase 2 project proposes 172 class A multi-family apartment units organized in eight 3-story residential buildings. Amenities include a pool with deck area and a fitness building. The project would feature a centrally located 2.54-acre Open Space Preserve.

Project Planner: Trippel

City Planner Andrew Trippel gave the staff report and answered Board Members' questions.

City Engineer Gabe Osburn gave a brief project description and answered Board Members' questions.

The applicant team gave a presentation and answered Board Members' questions.

Chair Kincaid opened public comments at 5:42 pm.

Juaquin Mijaras, Property owner, neighbor: The huge project will look down onto his property and will take away the view. His property will be blocked in by two huge buildings close to his porch that will the landscape view of Taylor Mountain. A lot of natural habitat will be affected; would like to see the environmental impact report. The drawings don't show the visual effect on neighbors.

Adrian Mijaras Matanaras, neighbor: The 3-story building near their property will block out the sun. At night, the lights on the project will block out natural light. Expressed concern regarding maintenance/care/monitoring of greenway. Development in the area has caused problems; transients live in the greenway. He asked that

developers be responsible, regarding infrastructure. Asked and that the Board review the layout to minimize impact on neighbors' views.

Chair Kincaid closed public comments at 5:49 pm.

The Board recommended solar/shadow study with views, and 3-D view-shed study from neighboring properties along the west side of Petaluma Hill Road. At Preliminary review, consider submitting materials for Final Design Review. Providing a grocery store/market on the corner would help justify the parking reduction. Consider larger or additional glazing near the french doors for more light to livingrooms. Consider carports with solar panels. Consider metal stairwells for durability. Try varied plants for landscaping. Provide a traffic study and environmental review, showing landscape. Engage with the open, meadowy vernal pool aspect of the open space. Create a smooth transition from planted landscaping to open space/natural landscape. Do outreach to engage with neighbors. Review draining capacity, especially northern/eastern section; know water direction. Create breathing room in outdoor areas; explore area around the clubhouse. Locate the tot lot centrally, instead of at the supermarket area. Engage with edges of open space preserve, i.e., bird watching areas, bulb-outs, walking trails, etc. Address bicycle parking needs. Use the open space preserve as an amenity; Use Oaks as focal point. Review Ingress/egress of parking on Franz Kafka on north side of Building 3; consider moving it to the south side of Building 3, between Buildings 3 and 4, where the parking lot is wider, for a safer line of sight, and to possibly create another playground area. Keep as much parking on-site as feasible. Elongate stairwell, with slats for ventilation; ensure that screening is durable; conceal the bracketing.

## **7. BOARD MEMBER REPORTS**

Board Member Weigl - In June, Attended American Institute of Architects housing congress in Sacramento, where discussions were held regarding streamlining development processes.

## **8. DEPARTMENT REPORTS**

Senior Planner Susie Murray:

Resilient City Ordinance and housing units approved by the Zoning Administrator, per the Ordinance. 2019 Award of Excellence American Planning Association - California Chapter - was awarded to the Santa Rosa Planning Department.

## **9. ADJOURNMENT**

Chair Kincaid adjourned the meeting at 6:41 pm.