



City of Santa Rosa

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

Design Review Board Regular Meeting Minutes - Final

Thursday, November 7, 2019

4:30 PM

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

Chair Kincaid called the meeting to order at 4:37 pm.

Rollcall

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

The October 3, 2019 Minutes were approved as submitted.

3. BOARD BUSINESS

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

Chair Kincaid thanked first responders: City/Town/County elected officials, Police and Sheriff Departments, and City/Town staff for their work during the Kincaid Fire. He additionally thanked second-responders: non-profits and volunteers who support first-responders. He thanked 3rd responders who help the economy get back in shape, supporting local business. The Sonoma County Alliance and Santa Rosa Metro Chamber of Commerce have spear-headed an effort with other Chambers in impacted areas to shop local. Chair Kincaid encouraged shopping and dining locally to support the businesses and employees working at lower wages. He asked the community to continue supporting victims of the 2017 Tubbs Fire and encouraged people affected by that fire to stay in the community; it is important for the community to embrace them.

Chair Kincaid gave a reminder that Monday November 11 is Veterans Day; he encouraged support for veterans by thanking them and attend Veterans Day events.

Chair Kincaid thanked the project applicants for making investment in Santa Rosa.

The Chair asked that board members keep comments succinct during tonight's long agenda.

4. PUBLIC COMMENT

Chair Kincaid opened public comments at 4:43 pm.

There were no public comments.

Chair Kincaid closed public comments at 4:43 pm.

5. STATEMENTS OF ABSTENTION

Board Member Kordenbrock abstained from Items 6.1, 6.4, and 6.5.

6. SCHEDULED ITEMS

Reordering of agenda - 6.5 Downtown Station area plan was moved to be the first item.

Board Member Kordenbrock left the meeting at this time.

6.1 PUBLIC HEARING - STORAGE PRO II, - DESIGN REVIEW MAJOR - 4374 SONOMA HWY - FILE NO. DR19-007

BACKGROUND: Development of a 3-story 30-unit apartment building and an approximately 126,832 Sq. Ft. 3-story plus basement self-storage facility.

Project Planner: Ursu

5:35 pm Project Planner Emmanuel Ursu gave the staff report.

Mitch Conner, Archilogix, and members of the applicant team, gave a presentation.

Chair Kincaid opened the public hearing at 5:51 pm.

There were no public comments.

Chair Kincaid closed the public hearing at 5:51pm.

A motion was made by Board Member Weigl, seconded by Board Member Sharron, to Adopt: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY AND FINAL DESIGN REVIEW APPROVAL FOR THE STORAGE PRO 2 SELF-STORAGE AND APARTMENT PROJECT, LOCATED AT 4332 - 4374 SONOMA HIGHWAY;

APNs: 032-140-001, 032-010-009, 043, 044; FILE NO. DR 19-007. The motion carried by the following vote:

Yes: 5 - Chair Kincaid, Board Member Goldschlag, Board Member Sharron, Board Member Weigl and Board Member Wix

Absent: 1 - Vice Chair Hedgpeth

Abstain: 1 - Board Member Kordenbrock

6.2 MODIFICATIONS TO APPROVED DESIGN REVIEW - ROUND BARN VILLAGE - 0 ROUND BARN BLVD - FILE NO. DR19-067
BACKGROUND: Modifications to Approved Design Review - Round Barn Village. The developer is requesting to increase the number of building styles, add covered porches to some units, change exterior building and material and color schemes, as well as many minor window and detail changes. Rooflines have been changed to reflect Fire department access requirements. The total number of attached single-family townhomes proposed is unchanged at 237. Ref DR18-069. The application has been filed by, City Ventures.
Project Planner: Meads

Board Member Kordenbrock returned to the meeting.
City Planner Shari Meads gave the staff report.
Mike White, City Ventures gave a presentation.

Chair Kincaid opened public comments at 6:12 pm.
There were no public comments.
Chair Kincaid closed public comments at 6:12 pm.

A motion was made by Board Member Weigl, seconded by Board Member Goldschlag, to Adopt: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING APPROVAL TO MODIFY THE PREVIOUSLY APPROVED FINAL DESIGN REVIEW FOR ROUND BARN VILLAGE, LOCATED AT 0 ROUND BARN BOULEVARD; ASSESSOR'S PARCEL NUMBRES: 173-020-030 THROUGH 173-020-036; FILE NUMBER DR19-067 with the following condition: Consider working with Staff to create a more varied color palette that includes stronger contrast. The motion carried by the following vote:

Yes: 6 - Chair Kincaid, Board Member Goldschlag, Board Member Kordenbrock, Board Member Sharron, Board Member Weigl and Board Member Wix

Absent: 1 - Vice Chair Hedgpeth

6.3 BURBANK AVE SUBDIVISION - CONCEPT DESIGN REVIEW - 1400
BURBANK AVE - FILE NO. DR19-053

BACKGROUND: The applicant proposes to construct the Burbank Avenue Subdivision, a proposal to subdivide 14.25 acres into 138 units on 69 lots for three housing types: 62 (two-story) single family units, 12 (two-story) duplexes, and a 64-unit multi-family three-story apartment building with a five-phase construction plan.

Project Planner: Ross

Meeting went into Recess

Meeting Reconvened

City Planner Adam Ross gave the staff report.

Architect Jon Worden gave a presentation.

Landscape Architect Mark Bowers gave a presentation.

Chair Kincaid opened public comments at 7:07 pm.

Mark Henry Parish - Property owner to the south of the project - Expressed concerns regarding 3-story apartments directly behind his parcels will result in lack of privacy and more noise. Apartments should face Burbank Avenue and not existing homes. The site would be more appropriate for single family homes or duplex project. Expressed concern that a car could drive through a fence and injure someone: needs a robust safety barrier. Expressed concerns regarding future plan regarding road connecting to a development south of the location, which could affect his plans to add small rental homes to his location. Has been waiting on water service for many years and hoped annexation will provide water hookups.

Dan Eikenberry - Neighbor north of south entry drive. Expressed concerns regarding traffic; opposed 3-story apartment buildings; asked for consideration of 2-stories max.

Cesar Valencia - Opposed 3-stories, which will cause loss of privacy. Concerned about future road extension and effect on private road/easement. Bringing in so many units will bring in over

300 cars, adding traffic around nearby schools. and there are schools nearby; increased traffic.

Chair Kincaid closed public comments at 7:14 pm.

The Board discussed: Design of multi-family buildings - checkerboard detail on multi-family buildings could be distracting: not in context - the layouts esp auto courts in duplex area, create a sense of place to de-emphasize cars is good; create some design/color cohesion between multi-family and duplexes; multi-family is drab compared to duplexes. Show details of central courtyard area/outdoor common spaces, especially on multifamily section; look for ways to maximize neighborhood gathering spaces. Diversify the street tree palette.

Planned subdivisions and small lot sub-divisions with a palette of home types need to be part of the Design Review Board's purview. The project at 1400 Burbank Ave is a prime example of where the Design Review Board's input would be important regarding these types of developments.

Some neighbors' concerns regarding land use and loss of scenic corridors are appropriate. Mass and scale are a concern; consider single family or duplex due to adjacencies. Consider use of landscape buffering from day one; look for opportunities to increase tree/plant sizes from day one, pulling in larger specimen Native Oaks and other native species, to pay homage to the scenic corridor. The main concern is buffers to north and south. The massing and detailing/change of facade of the 3-story apartments is a concern; consider 2 story for context. Create variety in outdoor amenities.

Use more vibrant colors on the apartment buildings. Take public/neighborhood comments regarding privacy and noise into consideration. There are other safety solutions besides crash walls: curb stops, fences, cmu walls.

The massing of 3 story apartments and adjacency to another use is a good solution; it is approx. 50-ft from the property line. A lowered building could be closer to the property line. Regarding L1.C-Multifamily landscape plan - the horizontal siding is a good solution to bring down massing- consider the horizontal siding. Consider using some of the colors from housing for use on the multifamily units.

Meeting went into Recess

Board Member Kordenbrock left the meeting.

Meeting Reconvened

6.4 CONCEPT DESIGN REVIEW - W COLLEGE APARTMENTS - DESIGN REVIEW CONCEPT - 1385 W COLLEGE AVE - FILE NO. DR19-074

BACKGROUND: The project proposes a 117-unit three-story multi-family apartment complex comprised of seven buildings on a 3.92-acre lot. Each building height ranges from 32 to 37 feet tall with asymmetrical roof lines. 57 one-bedroom one-bathroom units, 12 one-bedroom with one-and-a-half bathrooms, and 48 two-bedroom two-bathroom units. The parking includes 72 attached garages, 117 surface parking spaces, and electric charging stations for a total of 197 parking spaces at 1.68 spaces per unit. Amenities include a recreation building with an outdoor pool and barbeque area with outdoor seating, bicycle repair station, and dog spa.

Project Planner: Ross

City Planner Adam Ross gave the staff report.

Applicant Scott Parker gave a presentation.

Landscape Architect Christine Talbot gave a presentation.

Chair Kincaid opened public comments at 8:15 pm.

Judy Ervise - Spoke on behalf of 3 neighbors: The neighbors are very concerned about modern look that doesn't fit in neighborhood, and the 3 stories proposed for a single family neighborhood. The farmhouse fits best. If there is not a walkway north to Lehman elementary school, there is increased traffic. The height of the building parallel to Manhattan is a huge concern for sunlight, noise, and privacy. Pulling out into traffic from Manhattan will be a problem.

During the evacuation, it took one hour to drive a mile to Hwy 101. Drivers mak U-turns on the private road; the owners would like the road paved and curved by the developers. Asked that the building parallel to Manhattan be reduced to 2 stories. Driving West on College, the building will be a monolith skyscraper.

Chair Kincaid closed public comments at 8:20 pm.

The Board discussed Design Guidelines for 4-sided architecture; all 4 sides must be presented for the Board to give full comments. Design Guideline 4.10 L1 - Compatible Design, states that Design on opposite sides of a street must be compatible and have cohesion. The project is in between zonings (Neighborhood and the North Station Area Plan); consider a more transitional architectural design. Consider a 3rd material such as hardy panel. The landscape plan does not show open space. Integrate open space into the pool area if possible. Project seems over parked. Show sun/shade impacts from the east. The site plan is respectful of adjacent back yards by abutting to the easement. Provide green space for dog park etc., The design relates to Safeway etc., but is not compatible in character to adjacent residential buildings. The design does not match the neighborhood, and the very modern roof style is not compatible. Color palette does not match the surrounding area. The building does not meet Design Guidelines in regards to compatibility. Traffic is a concern. Consider thinner panels for the borders on ends. Parking. Soften the architecture with plant choices. The site plan does not work for potential residents.

**6.5 DOWNTOWN STATION AREA SPECIFIC PLAN UPDATE -
PREFERRED ALTERNATIVE STUDY SESSION**

BACKGROUND: The City has initiated an update to the Downtown Station Area Specific Plan, which was originally adopted in 2007. This study session will provide the Design Review Board with an opportunity to provide feedback and guidance on the draft preferred alternative. Project Planner: Streeter

This item was moved to be heard first at the meeting. Senior Planner Patrick Streeter gave the staff report.

The Board discussed: SMART Village - The plan has not addressed costs; it is important that stakeholders/decision makers are provided with some of the negative consequences of recent Ordinances that can deter from the success of SMART Village. Show local examples of Floor Area Ratio. Parking flexibility is important. Villages with identities are great idea; public spaces in the central areas of the Villages is valuable; reliance on private spaces that are publicly available could be problematic. Show connectivity and road diets to bicycle and pedestrian master plan, proposed and existing. Tie E Street into the eastern entrance of Downtown. A provision for live/work development belongs in the plan for flexibility. Several Downtown garages are not parked at 100% capacity- consider whether the plan allow developers to engage unused spaces. Revised Guidelines might be appropriate, but Design Review Board would still have a role in determining Superior Design. Some cities partner with universities to bring campus branches into the Downtown to activate the space. The land uses and Floor Area Ratios (FARs) don't overlap. Regarding Active ground-floor overlay, guard against always choosing the least costly option; consider making all menu items roughly cost the same, or provide flexibility. Regarding the Quarter-mile radius for parking waiver - consider expanding to more than easily-walkable.

Chair Kincaid opened public comments at 5:35 pm.

There were no public comments.

Chair Kincaid closed public comments at 5:35 pm.

7. BOARD MEMBER REPORTS

There were no Board Member reports.

8. DEPARTMENT REPORTS

There were no Department reports.

9. ADJOURNMENT

Chair Kincaid adjourned the meeting at 8:52 pm.

PREPARED BY:

Patti Pacheco Gregg, Recording Secretary