



# 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, December 19, 2019

4:30 PM

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### DRAFT

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

##### Rollcall

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

**Absent** 1 - Board Member Eric Goldschlag

#### 2. APPROVAL OF MINUTES

- 2.1 October 16, 2019 Joint Cultural Heritage Board/Design Review Board Meeting

Approved as submitted.

- 2.2 November 21, 2019 Regular Meeting

Approved as submitted.

- 2.3 December 5, 2019 Regular Meeting

Approved as corrected.

#### 3. BOARD BUSINESS

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

#### 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 Wix abstained from Item 6.2.

Vice Chair Hedgpeth abstained from items 6.1, 6.2, 6.3, and 6.4.

Board Member Kordenbrock abstained from Items 6.5, 6.6.

Vice Chair Hedgpeth left the meeting.

## 6. SCHEDULED ITEMS

### 6.1 MODIFICATION TO FINAL DESIGN REVIEW - MARLOW COMMONS - 2199 MARLOW RD - 2199 MARLOW RD & 2039, 2041, 2045 GUERNEVILLE RD - FILE NO. DR19-082

BACKGROUND: Proposal to make modification to the previously approved Marlow Commons project (DR17-016), including changes to building elevation, both structural and exterior finishing materials.

Project Planner: Murray

Senior Planner Susie Murray gave the staff report.

Architect Adam Gardener gave a presentation.

Chair Kincaid opened public comment at 4:56 pm.

Gary Barsuglia - Asked about the Development Advisory Committee Report and Condition 32 - Driveway. (Senior Planner Murray responded as to the report language.)

Chair Kincaid closed public comment at 5:01 pm.

Board Member Wix left the meeting.

**A motion was made by Board Member Weigl, seconded by Board Member Wix, to Adopt: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING FINAL DESIGN REVIEW APPROVAL FOR MODIFICATIONS TO THE PREVIOUSLY APPROVED MARLOW COMMONS PROJECT, A 64-UNIT ATTACHED RESIDENTIAL SUBDIVISION, LOCATED AT 2199 MARLOW ROAD AND 2039, 2041 & 2045 GUERNEVILLE ROAD, ASSESSOR'S PARCEL NUMBERS 036-061-028, -064, -068 AND -069; FILE NUMBER DR19-082. The motion carried by the following vote:**

**Yes:** 6 - Chair Kincaid, Vice Chair Hedgpeth, Board Member Kordenbrock, Board Member Sharron, Board Member Weigl and Board Member Wix

**Absent:** 1 - Board Member Goldschlag

### 6.2 CONCEPT DESIGN REVIEW - SANTA ROSA AVE APARTMENTS - 2905 SANTA ROSA AVE - FILE NO. DR19-085

BACKGROUND: Proposed future development of a 5-story, 154-unit, 100% affordable, Multi-Family rental housing project consisting of

one-bedroom, two-bedroom, and three-bedroom units on a ±3.84-acre project site. Community amenities would include indoor and outdoor community and recreation areas for children and adults. Parking would consist of 248 spaces comprised of covered parking spaces designed to host solar panel systems and uncovered parking spaces  
Project Planner: Trippel

City Planner Andrew Trippel gave the staff report.  
Applicant Representative Jake Lingo gave a presentation.

Chair Kincaid opened public comments at 5:24 pm.  
Chris Grabill - Employers Housing Council - Spoke in support of the project. Added that funding timelines can make or break affordable housing projects; keep timelines in mind.  
Linda Shinn - Spoke in support of the project.  
Chair Kincaid closed public comments at 5:28 pm.

#### BOARD COMMENTS:

The Santa Rosa Avenue elevation is the only developed elevation; take heed of the Design Guideline for 4-sided architecture. The brick is a nice design feature; brick veneer can be used to add depth and shadows to vary the facade. Paint color 3 looks better on the rendering than on the color board; evaluate to avoid hospital beige. The project seems over-parked; integrate orchard parking in the areas where there is no solar-covered parking, to break up the asphalt. Incorporate a sound wall or other sound barrier at Hwy 101. Add landscape buffer to the Northern easement behind the EVA turnaround. Provide outdoor lighting plan/analysis at next submittal. Vertical solar panels could potentially be added on south facade.

The Santa Rosa Avenue elevation is varied in color and texture; bring design around to the other elevations for 4-sided architecture. Create a destination, as the area is a gateway to Santa Rosa. Bring interest/color/texture to west elevation. The colors are dark/drab; bring in warmth to provide a counterpoint to the auto row industrial look, using brick cladding and wood cement fiber siding for color warmth and texture. Northern sections seem unfinished; add more

landscaping where feasible. Explore more ways to buffer the sounds of Hwy 101, specifically at the southern edge of the pool, at the fence where the tree buffering stops, and nothing buffers views or sounds of the highway and parking. Add vegetative screening at the southern edge of the plaza, vertically; i.e., fencing, trellising, columnar trees. Buffer the western edge from the highway to the structure; soften with landscaping. Add variety to tree plan for more tree species; trees for seasonal interest, and trees for shade along Santa Rosa Ave.

Give some attention to architecture on the west side. For color and warmth, consider another type or color of brick, especially along Santa Rosa Avenue to break up massing, or to differentiate the back side. Keep the balconies and patios that face the public spaces, for security. Apply the clean/modern aesthetic of the architecture to the play/open space elements. In the longer amenity with the bbq and play area, the buffer to parking seems narrow; consider landscape islands or compact stalls to add landscaping, or consider reduced parking for more open space/amenity zones to add landscaping for a lush well-canopied space. Consider the plaza space with bistro or hanging lighting to create a transition from commercial to central areas. Consider additional short term parking or controlled-access bike lockers.

Consider one or two pet areas, possibly on the north and south corners of the West side. Integrate more planting areas, i.e., east side between covered and uncovered parking, at the 100-ft strip, with grasses etc. Implement 4-sided architecture. Add a sound wall/sound buffer.

Board Member Wix returned to the meeting.

### 6.3

#### CONCEPT DESIGN REVIEW - KAWANA SPRINGS APARTMENTS - 500 KAWANA SPRINGS RD - FILE NO. DR19-086

BACKGROUND: Proposed future development of a 5-story, 151-unit, 100% affordable, Multi-Family rental housing project consisting of studio, one-bedroom, two-bedroom, and three-bedroom units on a ±3.73-acre site. Community amenities would include indoor and outdoor

community and recreation areas for children and adults. Parking would consist of 254 spaces comprised of covered parking spaces designed to host solar panel systems and uncovered parking spaces.

Project Planner: Trippel

City Planner Andrew Trippel gave the staff report.

Architect Adam Gardener introduced the project.

Architect Ingrid Anderson gave a presentation.

Chair Kincaid opened public comments at 6:11 pm.

There were no public comments.

Chair Kincaid closed public comments at 6:11 pm.

Board Member Weigl left the meeting (6:22 pm.)

Meeting went into Recess

Meeting Reconvened

#### BOAD COMMENTS:

Show parking plan at next submittal. Add some canopy to paved parking areas; 4 on west side, and 6 on east side.

Need for canopy in parking, particularly the east side. The West side, at Coachman Ln, does not have street trees; add a canopy buffer, using different tree species, more columnar. Bring more of a natural feel to the project. Consider other tree species besides london plain tree; use a creative tree palate.

Concern regarding context & scale and the adjacent properties to the east and west. Provide more buffer/privacy landscape at Coachman Lane. Consider sticking with one roof type. Consider differentiating the BBQ spaces from one another; consider designing one differently for a different feel. Implement Orchard parking.

The more trees that can be fitted in, the better.

Both pitch and parapet roof types are fine; it is ok to use both.

- 6.4** CONCEPT DESIGN REVIEW - SOUTHSIDE APARTMENTS - 2706 DUTTON MEADOW - FILE NO. DR19-087  
BACKGROUND: Design Review for the Southside Apartments, a new three-story, 70-unit multi-family housing project that includes two buildings for a total of 83,425 square feet of floor space. The proposal includes a 9% parking reduction from the 125 spaces required. The Project also includes Rezoning from R2 to R3 Zoning District and General Plan Amendment from Medium Density Residential to High Density Residential.  
Project Planner: Ross  
Meeting went into Recess  
Meeting Reconvened

City Planner Adam Ross gave the staff report.  
Applicant Frank Gobar gave a presentation.  
Architect Ingrid Anderson gave a presentation.

Chair Kincaid opened public comments at 7:11 pm.  
Evan Livingstone, neighbor - Spoke regarding concerns regarding parking and traffic, and also effect on the nearby school.  
Chair Kincaid closed public comments at 7:14 pm.

Landscape Architect Don MacNair responded to Board Questions.

**BOARD COMMENTS:**

Look at mixture of materials and how they stand off, and consider using color instead of materials for variation. Revisit transitions from stucco to lap siding in middle of windows.

Consider other trees besides pistache and crepe myrtle. Plant a diversity of trees, emphasizing Valley Oaks, with other species besides the standard, for street trees.

Consider removing a few parking spaces near the entrance to Building 2 to create plaza, additional amenity spaces, at the entry.  
Continue larger street tree treatment along Dutton Meadow.

Revisit the start and stop of materials in the middle of windows, which is not working well for the majority of elevations. Explore ways to add more outdoor amenities on site.

Meeting went into Recess

Board Member Kordenbrock left the meeting.

Vice Chair Hedgpeth arrived at the meeting.

Meeting Reconvened

**6.5 PUBLIC HEARING - PRELIMINARY DESIGN REVIEW - SANTA ROSA SELF STORAGE - 1100 SANTA ROSA AVE - FILE NO. DR19-019**

BACKGROUND: New construction of nine (9) single-story self-storage buildings and a 600-sq-ft office, situated on an approximately 3.85-acre property. The design is decorative masonry and stucco with earth tones. The application has been filed by MK Building and Development Inc. File # - DR19-019

Project Planner: Ross

City Planner Adam Ross gave the staff report.

Applicant Representative Mike Marquardt gave a presentation.

Chair Kincaid opened the public hearing at 8:09 pm.

Linda Shinn - How does the project look from from Santa Rosa Avenue? There are no solar panels. There is concern regarding the need for lighting 24/7. Security- need other solutions besides cameras and calling police; other solutions are needed. Would like to see something upscale/new on the site, as opposed to keeping with the old.

Chair Kincaid closed the public hearing at 8:11 pm.

**A motion was made by Vice Chair Hedgpeth, seconded by Board Member Sharron, to Adopt: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR SANTA ROSA SELF-STORAGE, LOCATED AT 1100 SANTA ROSA AVENUE; APNs: 038-111-011, 038-111-048, 038-111-057; FILE NO. DR19-019 with the following conditions: 1. Chain link fence shall be a darker color, such as dark green or black. 2. Final Design Review is delegated to staff. The motion carried by the following vote:**

**Yes:** 6 - Chair Kincaid, Vice Chair Hedgpeth, Board Member Kordenbrock, Board Member Sharron, Board Member Weigl and Board Member Wix

**Absent:** 1 - Board Member Goldschlag

**6.6** CONCEPT DESIGN REVIEW - W COLLEGE APARTMENTS - 1385 W COLLEGE AVE - FILE NO. DR19-084

**BACKGROUND:** The proposal includes a 117-unit with a mix of a one and two-bedroom 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. The parking includes 72 attached garages, 113 surface parking spaces, and electric charging stations. Amenities include a recreation building and pool area, barbeque area with outdoor seating, bicycle repair station, and dog spa. Project Planner: Ross

City Planner Adam Ross gave the staff report.

Architect Kirk McKinley gave a presentation.

Landscape Architect Christine Talbot gave a presentation.

Chair Kincaid opened public comments at 8:50 pm.

Judy Ervice (speaking on behalf of herself and Greg Ervice) - Appreciates roof changes, but the neighborhood is still concerned regarding the large size. Asked if color can be used to minimize size; the color scheme with wood blends in better with the neighborhood. Concern re: lost parking spaces. Asked applicant if they can lease parking from Safeway. Will there be a walking path to school behind project? Schools are encouraging a walk to school program. There is a chronic homeless problem/encampment in the easement between the neighborhood; please work with PG&E to fence both ends. It is difficult to get from Manhattan onto West College because of heavy traffic; please add a stoplight, or a roundabout on Kowell to help people exiting the complex and the neighborhood. Apartments on Range Avenue by Coddington have 1.5 spaces per unit and parking in the area is terrible. Asked that the board use pointers when talking about plans. What is next step? Asked board members and the applicant observe rush hour at the



site.

Chair Kincaid closed public comments at 8:58 pm.

ex parte disclosures:

Hedgpeth - Met with the applicant.

Kincaid - Met with the applicant.

#### BOARD COMMENTS:

There was a general consensus to break up the long horizontal white section at the top of the front elevation.

Break up long the long horizontal white section at top of the front elevation to create rhythm and groupings, similar to the other elevations. Make both reverse C's in darker color, considering use of lap siding.

Concurs re breaking up horizontal. Consider making the heavy geometrics a lighter green. Explore subdued whites. Concurs re the darker reverse C color. Appreciates use of Walnut tree wood.

Concurs re breaking up long horizontal. The gabled accent seems heavy. Appreciates programming/educational context referencing the walnut grove and on site use of walnut tree wood, and the staggered orchard style that references what was there. Appreciates increased open space and exterior circulation.

Put glazing in top section of garage in tuck-under parking so that manager can verify that spaces are being used for parking. Encourages the City to continue traffic calming measures. Consider creating a path to the school.

Consider cream whites; consider how the whites look in the sun.

## 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 9:32 pm.