



# City of Santa Rosa

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

## Design Review Board/Cultural Heritage Board Special Meeting Minutes - Final

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Wednesday, October 2, 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 5:01 pm.

**Present** 9 - Chair Scott Kincaid, Board Member Eric Goldschlag, Board Member Adam Sharron, Board Member Drew Weigl, Board Member Mark DeBacker, Board Member Laura Fennell, Board Member John McHugh, Board Member Henry Wix, and Board Member Curtis Groninga

**Excused** 1 - Chair Casey Edmondson

**Absent** 2 - Vice Chair Warren Hedgpeth, and Board Member Brett Kordenbrock

### 2. APPROVAL OF MINUTES

No minutes were submitted.

### 3. BOARD BUSINESS

5:02 Chair Kincaid read aloud the Design Review Board Statement of Purpose

Executive Secretary Rose read aloud the Cultural Heritage Board Statement of Purpose.

### 4. PUBLIC COMMENT

Chair Kincaid opened public comments at 5:04 pm.

There were no public comments.

Chair Kincaid closed public comments at 5:04 pm.

### 5. STATEMENTS OF ABSTENTION

There were no statements of abstention.

### 6. SCHEDULED ITEMS

- 6.1** CONCEPT DESIGN REVIEW - CARITAS VILLAGE - 437 & 465 A ST, 516, 520, 600, 608, & 612 MORGAN ST - FILE NO. PRJ18-019

BACKGROUND: Concept Design Review of a proposal to redevelop a full city block into a comprehensive family and homeless support services facility (Caritas Center) to be operated by Catholic Charities; and, a 126-unit affordable housing development (Caritas Homes) to be operated by Burbank Housing. The project includes the demolition the existing Catholic Charities facilities and residential buildings on the project site, which is located within the St. Rose Preservation District. Project Planner: Toomians

Item No. 6.1 was pulled from agenda and will be continued to a future agenda.

**6.2 CONCEPT DESIGN REVIEW - LANDMARK ALTERATION - 528 B ST REDEVELOPMENT - 528 B ST - FILE NO. LMA19-016**

BACKGROUND: Required pre-application Concept Review of a proposal to redevelop 528 B Street (St. Rose Preservation District) into a 5-story mixed use development comprised of commercial office space (ground floor) and 24 multi-family for-rent condominium units with floor plans ranging from studio to 2-bedroom units. The purpose of the review is for Cultural Heritage Board to identify for the applicant the character defining elements of the historic district and adjacent neighborhood.

Project Planner: Trippel

City Planner Andrew Trippel gave the staff report.

Tom Carston applicant/owner, gave a presentation.

Mitch Conner, ArchiLOGIX, gave a presentation.

Christine Talbot, Quadriga, gave a presentation.

Chair Kincaid opened public comments at 5:39 pm.

Joe Lilienthal, 317 10th St - Building seems too large; expressed concern re: setbacks; consider stepping it back. Does not blend into Historic District.

Thomas Pope, 534 B St - The project is too large and will shade his property. The paseo will have people right outside of psychotherapy

clinic windows and will be problematic. A tree in the courtyard will be problematic. Concerns about B Street during construction, for lack of room for construction trucks and materials. There is no parking on B Street, and after construction, taxis will block the road. Property values will be adversely affected.

Chair Kincaid closed public comments at 5:44 pm.

Design Review Board Comments:

Soften the scale, as neighbors are very close. Add street trees to southwestern corner, and add features that are engaging at street level. The potentially problematic tree in the paseo appears to be growing over the property line and paseo. Review paseo to screen and soften noise and movement at the edge adjacent to psychotherapy offices. Be mindful of safety and security of the walkway. Consider more vibrant colors. Use a living wall or other visual break at the south elevation for neighbors. Consider alternative material to split face block; reconsider height for historic context; 4-stories may be more appropriate. Review Design Guideline 4.7-6.G.1 regarding height compatibility. Explore opportunities to widen the corridor to activate the ground floor of the south side. Consider material alternatives to split-face block. Ensure good lighting for safety and security at the paseo and the east side of the building sidewalk to the parking garage, but ensure that lighting does not negatively impact neighboring properties, especially to the north. Show how to get how to get trash cans through paseo to street, without blocking street. Explore options to create parking area for package delivery, public safety access, and room to move in/move out of units. Consider a larger elevator for move-in/out and package deliveries etc. Keep in mind the impact from neighboring properties. The project is a bridge between new elements downtown and the historic. Keep both the modern/clean industrial, and natural woven fencing forms in mind. Show more visuals and perspectives at the next submittal, showing view from both sides of the building and relation to the parking garage in back. Soften the southwest corner.

Cultural Heritage Board Comments:

The building is huge, and not a good-neighbor building; it hangs over the sidewalk from the second-story up. The building is stark, with a lot of sharp angles. Take a closer look at the St Rose District, contributors for ideas to change outward design. This project could become a contributor in 50 years. The rhythm of the footprints of the district is of a residential historic district; the project fits into context reasonably well, but needs to reflect 7 categories of the historic district: 1. height, 2. proportion (massing), 3. rhythm (story lines and window organizations/sizes, footprint patterns, 4. setbacks, especially on adjacent buildings, 5. materials and textures within context, 6. roof shapes, 7. architectural details and decorative features. Consider proportion - this project is significantly higher than garage and building next door. The building is farther toward the street than other buildings; recognize adjacent setbacks. Consider patterns of windows, doors, and fenestration details on the other buildings. The design seems out of place; this is a transitional area.

**7. BOARD MEMBER REPORTS**

Board Member DeBacker - was contacted by St Rose Neighborhood Association re: Caritas Village; Historic Tax Credit is on Governor's desk, would help with Adaptive Reuse

**8. DEPARTMENT REPORTS**

There were no Department reports.

**9. ADJOURNMENT**

Chair Kincaid adjourned the meeting at 6:51 pm.

PREPARED BY:

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Patti Pacheco Gregg, Recording Secretary