



# City of Santa Rosa

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

## Design Review Board Regular Meeting Minutes - Final

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Thursday, March 5, 2020

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 4:34 p.m.

**Present** 5 - Chair Scott Kincaid, Board Member Eric Goldschlag, Board Member Adam Sharron, Board Member Drew Weigl, and Board Member Henry Wix

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

### 2. APPROVAL OF MINUTES

2.1 February 20, 2020 Regular Meeting Minutes

Approved as submitted.

### 3. BOARD BUSINESS

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

### 4. PUBLIC COMMENT

Chair Kincaid opened public comments.

Duane DeWitt spoke regarding urban tree development and irrigation.

Chair Kincaid closed public comments.

### 5. STATEMENTS OF ABSTENTION

Board member Sharron abstained from item 6.1 and left the Council Chamber at 4:39 p.m.

### 6. SCHEDULED ITEMS

6.1 CONCEPT DESIGN REVIEW - 1650 W. STEELE LANE

APARTMENTS - 1650 W. STEELE LANE - FILE NO. DR20-008

BACKGROUND: The project proposes a 36-unit three story courtyard style apartment complex, and one 15-foot tall structure, which houses a two-level automated parking structure. The project is within the North Station Specific Plan and Priority Development Area subject to Resilient

City Development Measures. The Project includes a 100% Supplemental Density Bonus Application subject to approval of a Minor Use Permit to allow the 36 units. The Density Bonus includes a requested Concession from parking for a total of 36 parking spaces. Nine (bicycle parking spaces are proposed in lockable storage compartments).

Presented by: Adam Ross, City Planner

City Planner Adam Ross gave the staff report.

Applicant Patrick O'Neil gave a presentation.

Architect Ingrid Anderson gave a presentation.

Project Planner Jean Kapolchok gave a brief presentation.

Landscape Architect Don MacNair gave a presentation.

Civil Design Consultant Andy Bordessa gave a brief presentation.

Chair Kincaid opened Public Comment at 5:09 p.m.

Collette Michaud spoke in opposition to the project.

Karen Johnson spoke in opposition to the project.

Gina Huntsinger spoke in opposition to the project.

Joe Aim spoke in opposition to the project.

Chair Kincaid closed Public Comment at 5:21 p.m.

#### COMMENT SUMMARY

Dynamic material and colors for the courtyard facade is encouraged; consider reducing the size of the courtyard for an unloading zone; Refer to Design Guideline Sections 4.10 2L North Station Area Specific Plan Design; 4.10 3A, Avoidance of Blank Walls; and 4.10 2F Urban Plazas. Consider adding materials to the palette; make sure there is continuity of the accessory buildings with the finishes; a color study of the grey color is recommended, to possibly bring greys to the verticals and in the bays from the cmu courtyard walls, for color variation; recommended 1 parking space per unit; consider vines on the cmu courtyard walls; consider adding tile at the returns of the courtyard element walls; enhanced landscaping, consider mechanical well screening for wells facing West Steele Ln; incorporate glazing into top of garage doors; a traffic study is encouraged; add tile and landscape details to next submittal.

## **7. BOARD MEMBER REPORTS**

Board Member Weigl addressed the Public Comment regarding trees and the climate action plan. Trees are not the only climate action solution: good design, passive solar design, attention to recyclable materials, embodied carbon, etc. are also important elements.

## **8. DEPARTMENT REPORTS**

Supervising Planner Bill Rose - Will send email for availability for next social gathering.

## **9. ADJOURNMENT**

Chair Kincaid adjourned the meeting at 6:32 p.m.

PREPARED BY:

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Patti Pacheco Gregg, Recording Secretary