



**Design Review Board
Regular Meeting Minutes - Draft**

Thursday, June 4, 2020

4:30 PM

DRAFT

4:30 PM REGULAR SESSION (TELECONFERENCE)

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

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

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

Approved as amended:

The Board clarified that the Design Guidelines are an important resource, and thanked the applicants and staff for their hard work, and expressed additionally that the Board Members, as custodians of the Design Guidelines, reflected such in the meeting. The role of Design Review Board is to work with City staff and applicants to add to the fabric of the City. All at this meeting have come to some good agreements to working together. Reviewing a project in this first remote setting is difficult; but the Board is looking for progress, not perfection. The applicant is strongly encouraged to take comments seriously and review the Design Guidelines, especially Section 2 Core Area, for good results.

3. BOARD BUSINESS

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

4. PUBLIC COMMENT

Duane De Witt - Referenced a quote from Robert Kennedy that

when we tolerate the wrong and do not speak up, we strike a blow against freedom and justice. On May 21, the Design Review Board spent hours talking about different approaches to the project on West 3rd St/Santa Rosa Ave, that was mainly housing. Duane referenced his public appearance on May 21 regarding the mixed use at Healdsburg Ave that remain empty. There is a breakdown in communication thru the beurocracy. He doesn't feel comfortable attending the meeting via a flip phone.

5. STATEMENTS OF ABSTENTION

None

6. SCHEDULED ITEMS

6.1 BURBANK AVE SUBDIVISION - MINOR DESIGN REVIEW APPEAL- 1400 BURBANK AVE - DR19-054

BACKGROUND: Minor Conditional Use Permit Appeal for a residential small lot subdivision. The project proposes to subdivide four (4) existing parcels totaling approximately 14.25 acres into 136 lots. The proposed subdivision will allow 62 single-family units, 12 duets, and 64 multi-family units on one parcel. The application was filed by Joe Ripple, Schellinger Brothers. File# PRJ19-031 (CUP19-095)
Presenter: City Planner Adam Ross

ex parte disclosures:

Chair Kincaid had a conversation with the applicant regarding the project getting appealed.

Board member Weigl had a conversation with the applicant regarding the project getting appealed.

Board Member Wix had a conversation with the applicant regarding the project getting appealed.

Board Member Sharron had a phone conversation with the applicant regarding the project on appeal.

Board member Kordenbrock had a conversation with the applicant

that the project was on appeal.

City Planner Adam Ross gave the staff report.

Deputy Director of Development Services, Gabe Osburn, responded to Board questions.

City Traffic Engineer, Rob Sprinkle, responded to Board questions.

Executive Secretary Bill Rose responded to Board questions.

Assistant City Attorney Ashle Crocker responded to Board questions.

Zoning Administrator Andy Gustavson responded to Board questions.

Meeting went into Recess at 6:04 pm.

Meeting Reconvened at 6:10 pm.

Architect Jon Worden gave a presentation.

Landscape Architect Mark Bowers gave a presentation.

Appellant Erin Rineberg gave a presentation.

Appellant Duane DeWitt gave a presentation.

Applicant Joe Ripple responded to the appellant's presentation.

Chair Kincaid opened the public hearing at 6:57 pm.

George Madrigal - Supported the project; the City needs housing. The design has been changed to keep Burbank Ave semi-rural; thanked the architect.

Erik Paul - Objected to the project due to the 3-stories, overlooks neighbor's back yard. Concern re speed tables on Burbank Ave. He objected to holding the hearing via teleconference.

Katie Johnson - Concurred with Erik Paul to wait until the meeting can be held in person. The site is too small; there will be no parking; the project will be too close to housing units.

Nick Rineberg - Opposed the project. Asked that hearing be postponed until it can be held in person. Concern regarding lack of Minutes from Zoning Administrator meeting. Concerns regarding traffic and parking. There is no guarantee or proof that the project will be low-income housing.

Fred Kreuger (voicemail) Unfair to hold meeting by Zoom, which leaves Roseland people out. Wait until meeting can be held in person. The intersections of Stony Pt/Hearn/Sebastopol Rd received a service level of 'F'. The roads are too congested. We are overpopulated and cannot handle new housing developments. The homeless can not afford those housing units. The project will increase traffic congestion, and there is not enough water to handle the population.

Caesar Valencia (voicemail) Cannot connect to internet, and will not be able to attend the meeting.

No Name (voicemail) Roseland resident - Cannot attend online, requested that the meeting be postponed until it could be held in person.

Chair Kincaid closed the public hearing at 7:16 pm.

Chair Kincaid outlined 3 options:

1. Uphold appeal and deny the design review.
2. Continue the item to Design Review Board or Zoning Administrator with recommendations.
2. Deny the appeal and approve the project.

The Applicant Team answered Board questions.

Meeting went into Recess

Meeting Reconvened

A motion was made by Vice Chair Hedgpeth, seconded by Board Member Weigl to Adopt: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA DENYING THE APPEAL AND APPROVING A DESIGN REVIEW APPLICATION FOR ATTACHED HOUSING IN A PROPOSED SMALL LOT SUBDIVISION CONSISTING OF 62 SINGLE DETACHED UNITS, 12 SINGLE-FAMILY ATTACHED DUETS, AND A 64-UNIT MULTI-FAMILY APARTMENT COMPLEX LOCATED AT 1400 BURBANK AVENUE, SANTA ROSA, APNs: 125-331-003, 125-361-003, 125-361-006, 125-361-007; FILE NO. PRJ19-031 (DR19-054) with the following conditions: 1. Consider a 2-story approach for the multifamily element. 2. Consider as much heritage tree protection as possible throughout the project. 3. Consider more tree diversity on the site, especially where they become monoculture rows. 4. Consider an additional Valley Oak in front of the main entrance to the Burbank Ave, between the two that are proposed. 5. Consider increasing the openness of the Courtyard at the multi-story building. 6. Consider larger trees at opportune areas to further enhance screening: trees that grow larger, faster. 7. Consider adding a 2-ft extension on good-neighbor fence at the south property line, with adjoining neighbors' consent. 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 FOUNTAINGROVE INN APARTMENTS - DESIGN REVIEW CONCEPT
- 3586 MENDOCINO AVE - FILE NO. DR20-013

BACKGROUND: Proposed future development of a six-building, ± 224-unit, multi-family rental housing project consisting of studio, one-bedroom, and two-bedroom units, with indoor and outdoor amenity spaces, on the former Fountaingrove Inn site. Required vehicle parking would be provided in private garage stalls, structured parking, or uncovered surface parking. Proposed access would be via existing Mendocino Avenue and Fountaingrove Parkway access points with additional access to a portion of the project via Round Barn Boulevard. Presenter: Senior Planner Andrew Trippel

Senior Planner Andrew Trippel gave the staff report.

Applicant Representative Justin Hayman gave a presentation.

Applicant Lauri Moffet-Fehlberg gave a presentation.

Applicant Phil Vandertoolen gave a presentation.

BOARD SUMMARY

Let the vertical go; let the projection (balconies/elements, details) break up massing. The contrast of the black windows is appreciated. Building into the existing grade is endorsed. Recommended for Building B1 where the podium meets the ground, soften with with landscaping or trees at the podium level. Consider for the round barn tribute, landscaping and walls to create a void, as a tribute representing the void/loss for the community.

Consider some restaurants or supportive retail at the Blvd entry at B1 and/or B2. The detail and alcoves and balcony areas is appreciated. Potentially use vines or landscaping where the buildings touch down at the sites where the touchdowns are extremely long and stark. Pay homage to the Round Barn or other iconic structures that were lost, by representing them on interior/exterior amenity details. Explore more nooks to add more areas of respite on the walking areas and other pockets. Consider more native Oaks of varied size and species.

Keep the steep battered walls and stark white contrast popping out of the hillside. Keep in mind that the development across the street at Journey's End area an interesting development in itself; celebrate the uniqueness and contrast to this project. Look at open spaces for opportunities for earth art; open spaces with landscapes, hardscapes, tree plantings, pockets to create a dynamic landscape at random spots. Include amenities throughout the project. Maybe rethink the proposed fire pit.

Appreciates architecture and forms; architecture may or may not work at this site. Revisit the A1 cluster and entire project for 4-sided architecture. Consider adding some affordable units for variation and affordability by design. Building A2 did not have the same amenities as other buildings; ensure amenities for residents. Utilize Orchard style parking with shade canopies. Keep in mind sound

mitigation from the busy intersection, while keeping the architecture and window details, but bear in mind it is a loud area. Define the B1 corner out to the street; figure out how to make it an identifiable spot to draw interest. Consider taking a portion of B1 and pull it out for a porte cochere and a bridge or other detail. Celebrate the corner of Fountaingrove Parkway and Mendocino Ave as a major intersection. Carry the A1 cluster detail throughout the project.

Consider the potential for a small breakfast amenity for residents; i.e., European style for small poached egg/croissant. concern re too much color. activate the podium

(Chair Kincaid move to Items 7 and 8; there were No Board Member or Department Reports: returned to Item 6.2 for public comments.)

Chair Kincaid opened public comments.

Chair Kincaid closed public comments.

7. BOARD MEMBER REPORTS

None.

8. DEPARTMENT REPORTS

None

9. ADJOURNMENT

Chair Kincaid adjourned the meeting at 10:54 pm.