



City of Santa Rosa

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

Design Review Board Regular Meeting Minutes - Draft

Thursday, February 18, 2021

4:30 PM

4:30 PM REGULAR SESSION (TELECONFERENCE)

1. CALL TO ORDER AND ROLL CALL

Chair Kincaid called the meeting to order at 4:30 pm.

Present 5 - Board Member Warren Hedgpeth, Board Member Adam Sharron, Board Member Drew Weigl, Board Member Henry Wix, and Board Member Michael Burch

2. APPROVAL OF MINUTES

2.1 Draft Minutes - February 4, 2021

Approved as submitted.

3. PUBLIC COMMENT

Chair Kincaid opened public comments at 4:33 pm.

Chair Kincaid closed public comments at 4:34 pm.

4. BOARD BUSINESS

Chair Kincaid reordered the agenda to have Board Business before public comments.

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

5. BOARD MEMBER REPORTS

Chair Kincaid welcomed Board Member Burch back to the Design Review Board. Board Member Burch greeted the Board and the Public.

6. DEPARTMENT REPORTS

Bill Rose welcomed Michael Burch back to the Design Review

Board, and let the Board know that there may be more appointments.

7. STATEMENTS OF ABSTENTION

None

8. SCHEDULED ITEMS

8.1* PUBLIC HEARING - MAJOR DESIGN REVIEW - GOOD ONWARD, INC. CANNABIS FACILITY - 3192 JUNIPER AVE - FILE NO. PRJ18-082

BACKGROUND: Major Design Review to allow proposed redevelopment of former Shannon Masonry Construction storage facilities and staging yard into a commercial Cannabis facility for Cannabis Manufacturing - Level 1 (non-volatile) (Type 6) and Level 2 (volatile) (Type 7), Indoor Cannabis Cultivation and Nursery--20,500 sq. ft. (Type 2A and Type 4), and Cannabis Distribution (Type 11) uses. Project proposes extraction, refrigeration, dry storage, and commercial kitchen in existing site development [5 structures totaling ± 5,100 sq. ft.] and construction of an additional 20,900 sq. ft. warehouse building, including a 5,000 sq. ft. mezzanine, to be used for indoor cultivation and nursery uses.

Presenter: Conor McKay, City Planner

City Planner Conor McKay gave the staff presentation.
The Applicant Team gave a presentation.

Chair Kincaid opened the public hearing at 5:05 pm.

"BM" - Homeowner on Oasis Drive: Concerns regarding increase of traffic from Juniper onto Oasis Drive.

"Me" - Expressed traffic concerns, concurring with the previous public comment.

Chair Kincaid closed the public hearing at 5:10 pm.

Steve Morgenstern: Made a public comment regarding crime.

A motion was made by Board Member 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 GOOD ONWARD, INC. CANNABIS FACILITY
LOCATED AT 3192 JUNIPER AVENUE, APN: 134-072-004 FILE NO.
DR18-072 with the following conditions:**

1. Shall provide all relevant detail for trash enclosure. 2. Shall provide a full landscape plan set. 3. Consider more elegant and simple solution to sunshade structure above windows. 4. Consider adding entry canopy to match shade structure above windows. 5. Consider new specimen tree from a nursery rather than relocating the Oak. 6. Consider more tree diversity. 7. Consider columnar trees on east side. 8. Consider larger trees on south side if setback can be adjusted. 9. Consider metal trellis with creeping vines: kiwi, creeping fig.

Yes: 6 - Board Member Hedgpeth, Board Member Sharron, Board Member Weigl, Board Member Wix, Board Member Burch and Kincaid

8.2 CONCEPT DESIGN REVIEW - STONY OAKS APARTMENTS - 2542
OLD STONY POINT RD - FILE NO. DR21-002

BACKGROUND: Concept Design Review for the Stony Oaks project proposes a new 142-unit multifamily affordable housing project within the Roseland Specific Plan Area. The proposed building is four (4) stories stepping down to three (3) and two (2) stories. The proposal includes two access points; one on Old Stony Point Road; one on Hearn Avenue. The Old Stony Point Road entrance preserves an existing oak grove and offers passive recreation in the grove. Other amenities include a large community room, indoor mail and on-site management offices, a secure bicycle room, laundry and a number of flex and outdoor spaces.

Presenter: Adam Ross, Interim Senior Planner

City Planner Conor McKay gave the staff presentation.
The Applicant Team gave a presentation.

Chair Kincaid opened public comments at 6:46 pm.
Chair Kincaid closed public comments at 6:46 pm.

BOARD COMMENTS SUMMARY

Consider more pedestrian connections from the building to the south sidewalk.
Consider a right-in right-out only at Hearn Avenue for safety.

Significant appreciation for keeping the Oaks in the west grove.
Consider more traffic calming measures for the long drive aisles on north and south sides.

Depart from neighboring architecture; create a more urban architecture; possibly shed roof styles, more like applicant presentations slides 3 and 4, avoiding 1980s and 1990s design.

Continuing the plush south amenities is more important than breaking up the building.

Keep amenity variety as currently reflected.

Make the architecture more vivacious and bold, possibly with use of colors.

Consider enhancing Orchard Style parking with more tree plantings or utilize covered spaces in select areas throughout the project.

The key plan colors are more preferred than colors in renderings.

Color blocking works well to break up massing.

Some darker colors in the insets in amenity spaces are too much; possibly brighten up.

Human scale in the landscape plan is appreciated.

Look at all elevations, particularly in the cheeks, where glazing is lacking, for possibly more glazing to be added.

Create a much heavier shadow line at 4th floor with 3-4 foot overhangs.

Consider breaking up the long elevation with colors.

Use more of the urbane bronze chocolate color throughout.

Use horizontal paneling more where there are currently stucco areas.

Consider Gingko trees.

Provide more interest at the storefront at the west side.

Consider avoiding haphazard shed roofs "hiccup kick-ups" in contemplating a more urban architectural design.

9. ADJOURNMENT

The Board revisited Item 8.1 ex parte disclosures:

Board Member Wix visited the site.

Chair Kincaid looked at site via Google Earth.

Chair Kincaid adjourned the meeting at 7:45 pm.