



City of Santa Rosa

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

Design Review Board Regular Meeting Minutes - Final

Thursday, August 20, 2020

4:30 PM

4:30 PM REGULAR SESSION (TELECONFERENCE)

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

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

Due to a noted website error regarding start time, the meeting was adjourned at 4:35 pm.

Chair Kincaid called the meeting to order at 5pm.

Chair Kincaid read aloud the summary of the Governor's Executive Orders:

DUE TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDERS N-25-20 AND N-29-20 WHICH SUSPEND CERTAIN REQUIREMENTS OF THE BROWN ACT, AND THE ORDER OF THE HEALTH OFFICER OF THE COUNTY OF SONOMA TO SHELTER IN PLACE TO MINIMIZE THE SPREAD OF COVID-19, THE DESIGN REVIEW BOARD MEMBERS WILL BE PARTICIPATING VIA ZOOM WEBINAR.

Present 5 - Chair Scott Kincaid, Vice Chair Warren Hedgpeth, Board Member Brett Kordenbrock, Board Member Drew Weigl, and Board Member Henry Wix

Absent 1 - Board Member Adam Sharron

2. APPROVAL OF MINUTES

2.1 Draft Minutes - July 16, 2020

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 at 5:06 pm.

Chair Kincaid closed public comments at 5:07 pm.

5. STATEMENTS OF ABSTENTION

Board Member Weigl abstained from Item 6.3 because his firm is working on the project.

6. SCHEDULED ITEMS

- 6.1** PUBLIC HEARING - 38 DEGREES NORTH PHASE 2 - PRELIMINARY DESIGN REVIEW - 2660 PETALUMA HILL RD - FILE NO. PRJ19-017
BACKGROUND: The project consists of the development of 172 residential apartments, a 2.54-acre open space preserve, and reservation of a 1.04-acre site for the future development of an approximately 21,000-square-foot community shopping center on an approximately 10.9-acre parcel. The residential apartments would be contained within eight three-story buildings. Access would be provided off Petaluma Hill Road, Franz Kafka Avenue, and Farmers Lane Extension. Drive aisles would provide internal access to carports, garages and surface parking. Onsite amenities would include a club house, pool and spa area, and pedestrian pathways. The 2.54-acre open space preserve, located in the center portion of the site, contains seasonal wetlands and an ephemeral creek, and separates the site into north and south development areas. The Design Review Board will consider adopting a Mitigated Negative Declaration and the Major Design Review of the proposed project and associated parking reduction request.

Presenter: Kristinae Toomians, Senior Planner

Senior Planner Kristinae Toomians gave the staff report and responded to Board Members' questions.

Applicant Olivia Ervin responded to Board Members' questions.

Applicant Representative Dave Edie gave a presentation.

Applicant Keith Herren gave a presentation.

Due to technical glitches, the meeting went into Recess at 5:41 pm.

The Meeting Reconvened at 6:15 pm.

Chair Kincaid opened the public hearing at 6:35 pm.

Chair Kincaid closed the public hearing at 6:36 pm.

The Applicant team responded to Board Members' questions.

Assistant Engineer Jesus McKeag responded to Board Members' questions.

Meeting went into brief Recess

Meeting Reconvened

A motion was made by Board Member Weigl, seconded by Vice Chair Hedgpeth, to waive reading of the text and adopt: RESOLUTION NO. 20-1012 OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA ADOPTING A MITIGATED NEGATIVE DECLARATION, INCLUDING A MITIGATION MONITORING PROGRAM, FOR 38 DEGREES NORTH PHASE 2, LOCATED AT 2600 PETALUMA HILL ROAD; ASSESSOR'S PARCEL NUMBER 044-051-055; FILE NO. PRJ19-017. The motion carried by the following vote:

Yes: 5 - Chair Kincaid, Vice Chair Hedgpeth, Board Member Kordenbrock, Board Member Weigl and Board Member Wix

Absent: 1 - Board Member Sharron

Meeting went into a brief Recess at 7:14 pm.

Meeting Reconvened.

A motion was made by Vice Chair Hedgpeth, seconded by Board Member Weigl, to waive reading of the text and adopt: RESOLUTION NO. 20-1013 OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR THE 38 DEGREES NORTH PHASE 2 PROJECT, LOCATED AT 2660 PETALUMA HILL ROAD, ASSESSOR'S PARCEL NO. 044-051-055, FILE NO. PRJ19-017 with the following conditions: 1. The Board shall grant a parking reduction to a minimum of 270 parking spaces (1.57 spaces per unit). 2. Shall provide, at final design review, the trash enclosure details, showing trash enclosure with CMU-block, stucco, and metal roof. 3. Shall provide a lighting study at final design review. 4. Consider tree clusters in lieu of lining open space area with a single lines of trees. The motion carried by the following vote:

Yes: 5 - Chair Kincaid, Vice Chair Hedgpeth, Board Member Kordenbrock, Board Member Weigl and Board Member Wix

Absent: 1 - Board Member Sharron

**6.2 PUBLIC HEARING - BOYS AND GIRLS CLUB-ROSELAND -
PRELIMINARY DESIGN REVIEW - 929 SEBASTOPOL RD - FILE NO
PRJ20-003**

BACKGROUND: Major Design Review of a new approximately 24,464-square-foot Boys and Girls Club for the Roseland area, which includes a two-story facility and attached gymnasium. The application has been filed by Gregg Wanke. File # - PRJ20-003

Presenter: Senior Planner Kristinae Toomians

Senior Planner Kristinae Toomians gave the staff presentation and responded to Board Members' questions.

Applicant Steve McCullagh gave a brief talk and responded to Board Members' questions.

Chair Kincaid opened the public hearing at 7:28 pm.

Chair Kincaid closed the public hearing at 7:29 pm.

The Applicant team responded to Board Member's questions.

**RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY
OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW
APPROVAL FOR THE BOYS AND GIRLS CLUB-ROSELAND
PROJECT, LOCATED AT 929 SEBASTOPOL ROAD,
ASSESSOR'S PARCEL NO. 125-101-044, FILE NO. PRJ20-003**

Meeting went into brief Recess at 8:34 pm.

Meeting Reconvened.

A motion was made by Board Member Weigl, seconded by Vice Chair Hedgpeth, to waive reading of the text and adopt: RESOLUTION NO. 20-1014 OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR THE BOYS AND GIRLS CLUB ROSELAND PROJECT, LOCATED AT 929 SEBASTOPOL ROAD, ASSESSOR'S PARCEL NO. 125-101-044, FILE NO. PRJ20-003 with the following conditions: 1. Defer final review to staff. 2. Shall provide lighting plan and cut sheets for final design review. 3. Shall provide trash enclosure design that is durable and complimentary to the project design.

4. Consider plantings at the north gym wall to break up massing and bring the elevation down. 5. Consider a lighter color for the entry doors. 6. Consider more contemporary design at the south lawn and other outdoor areas. 7. Consider exploring the indoor/outdoor relationship of the gym area. 8. Consider deeper orange color in lieu of poppy bank logo color at signage. 9. Consider matching window widths at the east and west gym elevations; consider matching square heights; consider making them all square. 10. On the west elevation flanking entry doors, consider wrapping siding around the west floor windows, matching the east elevation. 11. Consider more glass at the second-floor interior area; possibly several windows spaced closer together. 12. Consider more expansive door at the south elevation for the indoor/outdoor area from the classroom to the south patio. 13. Consider color substitution for silver, using more of a tan or beige. 14. Consider enhancing the overall color palette to match other exterior structural elements. 15. Submit a tree mitigation plan at final design review. The motion carried by the following vote:

Yes: 5 - Chair Kincaid, Vice Chair Hedgpeth, Board Member Kordenbrock, Board Member Weigl and Board Member Wix

Absent: 1 - Board Member Sharron

6.3 CONCEPT DESIGN REVIEW - CHERRY RANCH DEVELOPMENT - 930 FRESNO AVENUE - FILE NO. DR20-024

BACKGROUND: Future development of a 67 attached and detached single-family residences on a 6.87-acre site adjacent to Courtside Village near Sebastopol Road. The project intends to incorporate a portion of affordable units into a portion of the property. The application was filed by John Cappiello File No. DR20-024 (APN 035-101-004).

Presenter: City Planner Adam Ross

(Board Member Weigl left the meeting after vote on Item 6.2)

City Planner Adam Ross gave the staff presentation and responded to Board Members' questions.

Chair Kincaid opened public comments at 8:54 pm.

Tracy Good - Expressed concerns regarding narrow streets, street parking, and the effect on future evacuations. Three exit points would be better than two. There is no park in the project. She asked

who takes care of landscaping along Fresno Avenue.

Chair Kincaid closed public comments at 8:58 pm.

Architect Doug Hilberman gave a presentation.

Civil Engineer Andy Bordesa gave a presentation.

Landscape Architect Michael Cook gave a presentation.

Applicant Matthew Cappiello gave a presentation.

Board Comments:

The in-out rhythm works well, with options A-1/2, B1/21, C1/2 working best. Reconsider the Option 3's. It is critical that garages are truly used as garages. Glass at top of garage doors helps ensure that garages are used as garages. The rhythm makes the multifamily feel like a single family neighborhood, and allows for a front yard feel. There is concern re: open space component; there is an adjacent open space; look for opportunities for bulb-outs at some intersections to shorten pedestrian crossing time and at the far northern cross-street; provide signage or ground markings. Consider, for ideas, looking at the templates used by the County for rebuilds for driveways and front yards. Clarify the privacy fence vs. perimeter fence - L0 and L1 is not clear whether the fence is 8ft or 6 ft. Concern regarding trees in bio-retention or bio-retention mix, which is difficult for tree survival.

Having a rear yard creates a stabilizing effect. The tree selection is good. Series 1 and 2 are successful. The 2-story units are all dark; consider off-white instead of olive. The 2 story units could have porches; explore carpentry and introduce colors at the porch level. Possibly retire the C-plans. Create differentiation of home ownership, with colors or porch types. The back yards are appreciated. Explore Asphalt shingle colors other than red, which is a not very versatile color.

7. BOARD MEMBER REPORTS

None

8. DEPARTMENT REPORTS

Chair Kincaid thanked staff their work on the items.

Executive Secretary Bill Rose thanked the board members for a good meeting.

9. ADJOURNMENT

Chair Kincaid adjourned the meeting at 9:56 pm.

PREPARED BY:

Patti Pacheco Gregg, Recording Secretary