



# City of Santa Rosa

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

## Design Review Board Regular Meeting Minutes - Draft

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Thursday, September 17, 2020

4:30 PM

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### DRAFT

#### 4:30 PM REGULAR SESSION (TELECONFERENCE)

Chair Kincaid called the meeting to order at 4:28 pm. and announced that due to a noticing error, the Board will take an immediate recess and reconvene at 5 pm. The agenda item is for a Downtown project, and must be reviewed at or after 5 pm.

The meeting went into Recess at 4:29 pm.  
The meeting Reconvened at 5pm.

#### 1. 5 PM CALL TO ORDER AND ROLL CALL

Chair Kincaid read aloud a summary of the Governor's Executive Orders N-25-20 and N-29-20.

Chair Kincaid called the meeting to order at 5pm.

**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

#### 2. APPROVAL OF MINUTES

- 2.1 Draft Regular Meeting Minutes - August 20, 2020  
Approved as corrected.

#### 3. BOARD BUSINESS

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

#### 4. PUBLIC COMMENT

None

#### 5. STATEMENTS OF ABSTENTION

Board Member Kordenbrock abstained from item 6.1 and left the meeting at this time.

## **6. SCHEDULED ITEMS**

### **6.1 CONCEPT DESIGN REVIEW - 556 ROSS STREET - 556 ROSS ST - FILE NO. DR20-036**

BACKGROUND: Proposed future infill development of an 8-story, mixed-use building comprised of partial ground floor commercial space and 109 residential units with 8% of units contributing to the project's Inclusionary Housing requirement. On-site vehicle parking would be provided in vehicle stackers, and a car-share program is proposed for residents. Private indoor and outdoor amenity spaces include a resident lounge, fitness center, an outdoor courtyard, and a rooftop deck. The application has been filed by Cornerstone Properties.

Presenter: Andrew Trippel, Senior Planner

Senior Planner Adam Ross gave the staff presentation.

Applicant Team Member Pauline Block gave a presentation.

Applicant Team Member Ben Wrigley gave a presentation.

Applicant Team Member Peter Stanley gave a presentation.

Chair Kincaid opened public comments at 5:45 pm.

Cynthia Murray, CEO of North Bay Leadership Council - Spoke in support of the project.

Teri Shore, Advocacy Director of Greenbelt Alliance - Spoke in support of the project.

Peter Rumble - Spoke in support of the project.

Zach Berkowitz - Spoke in support of the project.

Luke Lindenbusch, Generation Housing - Spoke in support of the project.

Mousa Abbasi, Business Owner - Spoke in support of the project.

Chris Denny, Business Owner - Spoke in support of the project.

Chair Kincaid closed public comments at 5:58 pm.

#### BOARD COMMENTS:

Good ground-floor interaction on Ross Street and Mendocino Avenue. The depth-push on the Ross St side is lacking on the Mendocino Ave elevation. Explore more depth between the sidewalks and facades to provide relief along the pedestrian experience, as an extra traffic buffer, to be closer to building. There to not seem to be any bollards on Mendocino Ave for pedestrian protection; review Design Guidelines 2.2.6 and 2.2.7. Review Design Guidelines regarding overhead protection for pedestrians against rainfall, and introduce an overhead protection element. Although Design Guidelines 2.3.13 address stepping back for height and building setbacks in the core area, consider leaving as-is. There is concern regarding radiant heat gain on the Ross Street (south) facade; explore window shading options for all windows, but especially the south facade- explore passive solar design. Explore color changes between the row houses for a less massive facade.

The building will be a visual beacon to Downtown. The clean lines, white face, and rhythm of the industrial-informed roofing of the south facade are appreciated. Provide a shadow/sunlight study at next submittal, as the neighborhood community will want to see it. The material choices and simplified palette work well; the rhythm of the roof lines provide relief and balance. Implement 4-sided architectural design to activate the west elevation. Consider bold use of a mural.

Consider a temporary artistic motif or element, which may eventually be hidden or removed over time, by the next building that may go up. The active pedestrian experience on the lower level at Mendocino Ave is appreciated. Concurs regarding the need for shading elements on the South side that don't interrupt overall look

of the building. Consider color variation.

#### BOARD COMMENTS ON ROSS ST:

Well-executed design. The top floor has capacity for volumetric interior roof cavities, to explore how mechanical is hidden. Explore different metal roof materials on west side for articulation and durability. Explore vertical louvres or other subtle shading elements. The rainwater-approach gutters could be internalized at room footage. Concur re: not stepping the building back on Mendocino Ave in this case, because floor-area-ratio is in use. Consider using the slow street as a community-wide drop-off for daycare. It is important to have a food market/grocery nearby, and consider subsidizing with PG&E funds.

Concurs with previous comments. Supports phasing the project, to start building sooner. Affordable by design is supported.

The interface of the design between the courtyard and the back of the development is appreciated.

There is opportunity to engage with the streetscape and families. Concurs that it is important to have groceries and amenities in the area. There is opportunity for public art murals on west side. Use restaurants, spas, yoga, CrossFit to engage the space. On the childcare playground, consider engaging the space with the junior gym and existing daycare providers. Think of the streetscape as part of the whole of the community.

The slow street concept and landscape development is appreciated. Concurs with previous board comments. Supports the Mendocino elevation going full-height and not stepping back, as the site already has a significant setback.

Supports not stepping back on the Mendocino Ave elevation.

The City has had budgets for maintaining lots/garages: consider

adding to the Planning record that as slow streets populate the town, they become a de-facto place where common area can be counted into projects.

## **7. BOARD MEMBER REPORTS**

None

## **8. DEPARTMENT REPORTS**

None

## **9. ADJOURNMENT**

Chair Kincaid adjourned the meeting at 7:16 pm.