City of Santa Rosa

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

Design Review Board/Cultural Heritage Board
Special Meeting Minutes - Draft

Monday, November 23, 2020 **5:00 PM**

1. CALL TO ORDER AND ROLL CALL

Chair Kincaid (DRB) called the meeting to order at 5:13 p.m.

Present 9 - Chair Scott Kincaid, Board Member Adam Sharron, Board Member Drew Weigl, Board Member John McHugh, Board Member Brett Kordenbrock, Board Member Henry Wix, Board Member Curtis Groninga, Board Member Cappie Garrett, and Chair Brian Meuser

Absent 3 - Vice Chair Warren Hedgpeth, Board Member Mark DeBacker, and Board Member Laura Fennell

2. APPROVAL OF MINUTES

2.1 October 15, 2020 Joint DRB/CHB - Draft Minutes

Approved as submitted.

2.2 October 21, 2020 Joint DRB/CHB - Draft Minutes

Approved as submitted.

3. PUBLIC COMMENT

None.

4. BOARD BUSINESS

Chair Kincaid re-ordered the agenda to see item 4 prior to item 3.

Chair Kincaid, Design Review Board (DRB), and Chair Meuser, Cultural Heritage Board (CHB), delivered their respective boards statements of purpose.

5. BOARD MEMBER REPORTS

CHB Chair Meuser and DRB Chair Kincaid reported.

6. DEPARTMENT REPORTS

Deputy Director Bill Rose reported.

7. STATEMENTS OF ABSTENTION

DRB member Kordenbrock abstained from item 8.1 due to professional involvement with the applicant and left the meeting.

8. SCHEDULED ITEMS

8.1* PUBLIC HEARING - THE FLATS AT 528 B STREET - PRELIMINARY DESIGN REVIEW & LANDMARK ALTERATION - FILE NO. PRJ20-005

BACKGROUND: The project proposes to construct a five-story, mixed-use building with commercial space on the ground floor and 24 residential units on the floors above. Parking will be provided in a city-owned parking facility adjacent to the site. The existing building would be demolished. The project requires a Landmark Alteration permit and Design Review. The application was filed by Peter Stanley.

Project Planner: Susie Murray.

Ex Parte Disclosures: None.

Susie Murray, Project Planner, presented.

DRB Vice Chair Hedgpeth joined the meeting at 5:45 p.m.

Staff responded to DRB and CHB member inquiries.

Applicant representatives presented.

Chair Kincaid recessed the meeting.

Chair Kincaid opened the Public Hearing at 7:07 p.m.

Denise Hill spoke in support of the item with height conditions.

Roy Loessin spoke in support of the item with height conditions.

Greg Parker spoke in support of the item with height conditions

Thomas Pope spoke in opposition to the item.

Chair Kincaid closed the Public Hearing at 7:19 p.m.

Applicant representatives responded to Board Member inquiries.

The DRB commented on the item and Chair Kincaid summarized the friendly amendments as:

Consider on all facades where there are tighter reveal areas to change material to the fiber cement, cedar color, to match the soffits.

Consider a smoother CMU material, such as shot-blast smoothness or a limestone block look.

Consider full glazing at office lobby entry.

Consider recessed entry at residential lobby.

Shall eliminate trim around residential Kingspan windows on the west elevation at the north & south corners of the building.

The CHB commented on the item and Chair Meuser summarized the comments as:

Agrees with public comment on design and parking structure. Appreciate the simplicity of the color palate and materials used, but they might not be compatible with the surrounding neighborhood, and that three to four stories is preferred by several board members, while others justified five because the project is a non-contributor.

After discussion with the boards, Staff took a recess.

Bill Rose, Deputy Director Planning, clarified the denial / board consensus process.

The Applicants addressed the board.

The Cultural Heritage Board discussed the Land Mark Alteration permit

A motion was made by Vice Chair Hedgpeth, seconded by Board Member Sharron, to waive reading of the text and adopt the Resolution entitled:

RESOLUTION OF THE CULTURAL HERITAGE BOARD AND DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR THE FLATS AT 528 B STREET, INVOLVING THE CONSTRUCTION OF A FIVE-STORY MIXED-USE BUILDING, LOCATED AT 528 B STREET, ASSESSOR'S FILE NO. 010-035-022; FILE NO. PRJ20005.

The motion failed by the following vote:

Yes: 8 - Chair Kincaid, Vice Chair Hedgpeth, Board Member Sharron, Board Member Weigl, Board Member McHugh, Board Member Wix, Board Member Groninga and Chair Meuser

No: 1 - Board Member Garrett

Absent: 2 - Board Member DeBacker and Board Member Fennell

Abstain: 1 - Board Member Kordenbrock

A motion was made by Board Member Groninga, seconded by Board Member McHugh, to waive reading of the text and adopt the resolution entitled:

RESOLUTION OF THE CULTURAL HERITAGE BOARD OF THE CITY OF SANTA ROSA APPROVING A LANDMARK ALTERATION PERMIT FOR THE FLATS AT 528 B STREET, INVOLVING THE CONSTRUCTION OF A MIXED-USE BUILDING LOCATED AT 528 B STREET, SANTA ROSA, WITHIN THE ST. ROSE PRESERVATION DISTRICT, ASSESSOR'S PARCEL NUMBER 010-035-022; FILE NUMBER PRJ20-005.

The motion failed by the following vote:

Yes: 2 - Board Member McHugh and Board Member Groninga

No: 2 - Board Member Garrett and Chair Meuser

Absent: 2 - Board Member DeBacker and Board Member Fennell

Recused: 6 - Chair Kincaid, Vice Chair Hedgpeth, Board Member Sharron, Board Member Weigl, Board Member Kordenbrock and Board Member Wix

9. ADJOURNMENT

DRB Chair Kincaid, CHB Board Member McHugh, CHB Chair Meuser, CHB Member Garrett, and Vice Chair Hedgpeth made closing remarks.

Chair Kincaid adjourned the meeting at 10:14 p.m.

Approved on:

_____Mike Maloney, Recording Secretary