



City of Santa Rosa

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

Design Review Board Regular Meeting Minutes - Final

Thursday, June 3, 2021

4:30 PM

4:30 PM REGULAR SESSION (TELECONFERENCE)

1. CALL TO ORDER AND ROLL CALL

Chair Weigl called the meeting to order at 4:33 pm.

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

Rollcall

Present 6 - Board Member Michael Burch, Board Member Warren Hedgpeth, Board Member John McHugh, Board Member Adam Sharron, Board Member Drew Weigl, and Board Member Henry Wix

2. APPROVAL OF MINUTES

2.1 Draft Minutes - May 20, 2021

Approved as submitted.

3. PUBLIC COMMENTS

None

4. BOARD BUSINESS

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

Chair Weigl clarified that Design Review Board does not have purview over land use or some elements of CEQA (California Environmental Quality Act).

Chair Weigl reminded all present that Design Review Board does not have purview over appeals to City Council.

5. BOARD MEMBER REPORTS

None

6. DEPARTMENT REPORTS

Interim Deputy Director Bill Rose reminded all of the 3-minute limit for public comments, and asked that board members keep comments brief and avoid repeating previous board members' comments.

(Chair Weigl reiterated Mr. Rose's comments, adding the request to keep comments relevant to Design Review Board purview.)

7. STATEMENTS OF ABSTENTION

Vice Chair Hedgpeth abstained from item 8.2 due to previous association with the applicant.

8. SCHEDULED ITEMS

8.1* PUBLIC HEARING - SANTA ROSA FARM GROUP CANNABIS CULTIVATION FACILITY - DESIGN REVIEW MAJOR - 800 YOLANDA AVE - FILE NO. DR17-078

BACKGROUND: Proposal to develop a commercial Cannabis facility on a ± 5.5-acre site. Proposed development includes demolition of existing structures and construction of a 3-story, ± 116,700 square-foot (sf) industrial building. Onsite improvements include hardscape for vehicle and pedestrian uses, and landscaping, including tree plantings as mitigation for removal of existing trees. Cannabis Cultivation (86,050 sf), Manufacturing Level 1 (non-volatile) and Level 2 (volatile) (21,505 sf), and Distribution (Type 11) (8,070 sf), with Testing laboratory (1,085 sf) land uses approved by Planning Commission Resolution No. 12052 on April 8, 2021.

Presenter: Andrew Trippel, Senior Planner

ex parte disclosures:

Chair Weigl - Received email from the applicant's law firm.

Board Member Sharron - Received email from the applicant's law

firm.

Supervising Planner Andrew Trippel gave the staff presentation.

The Applicant Team gave a presentation.

Chair Weigl opened the Public Hearing at 5:21 pm.

John Pappas - Expressed concerns about noise, odors, and hours of operation.

Chair Weigl closed the Public Hearing at 5:34 pm.

MOVED BY Board Member Sharron, Seconded by Board Member McHugh, to Adopt: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR THE SANTA ROSA FARM GROUP, LLC CANNABIS FACILITY, CONSISTING OF NEW CONSTRUCTION OF A ± 116,700 SQUARE-FOOT (SF) INDUSTRIAL BUILDING, LOCATED AT LOCATED AT 800 YOLANDA AVENUE, APN: 044-091-063 - FILE NUMBER PRJ17-068 (DR17-078)

The Motion was Withdrawn.

The Board Made the following Recommendations:

1. This Preliminary Design Review shall be valid for a four-year period. If the permit has not been exercised within 48 months following the date on which the permit was granted, this approval shall automatically expire and shall be invalid unless an application for extension is filed prior to expiration.
2. If exercised within the initial or extended approval period, in accordance with all conditions of approval, this Preliminary Design Review shall be valid for the duration of use.
3. Shall diversify the Heritage Tree selection with use of Valley Oak.

4. Consider additional tree palette diversity through use of for example Desert Willow, Black Maple, Toyon Shrub, Northern California Walnut, California Flannel Bush, Western Redbud, and California Buckeye, etc., for both structure and beauty.
5. Applicant shall provide details for utility building and guard building, including plan and exterior elevations.
6. Applicant shall include exterior elevation for garbage enclosure.
7. Applicant shall provide fence design details and fence materials. Consider material alternative such as Corten Steel that will weather naturally.
8. Applicant shall reduce reflectiveness of aluminum skin and provide a palette that is earthy and natural, (e.g.: terra cotta, bronze, cor 10...in matte finish.)

A motion was made by Board Member Burch, seconded by Board Member Wix, to Continue Item 8.1 - SANTA ROSA FARM GROUP, LLC CANNABIS FACILITY, CONSISTING OF NEW CONSTRUCTION OF A 116,700 SQUARE-FOOT (SF) INDUSTRIAL BUILDING, LOCATED AT LOCATED AT 800 YOLANDA AVENUE, APN: 044-091-063 - FILE NUMBER PRJ17-068 (DR17-078) TO A DATE CERTAIN OF JULY 15, 2021. The motion carried by the following vote:

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

Meeting went into Recess at 6:40 pm.
Vice Chair Hedgpeth left the meeting at this time.
Meeting Reconvened at 6:50 pm.

Present: Chair Drew Weigl; Board Members Henry Wix, Adam Sharron, John McHugh, Michael Burch

APARTMENTS - 2268 STONY POINT ROAD - FILE NO. DR21-023

BACKGROUND: This project proposes to construct a new 50-unit affordable multifamily development on an undeveloped 2.9-acre parcel. The project includes the construction of bike storage, laundry facilities, tech center, fitness facilities, and outdoor amenities such as barbecue and playground facilities. Solar panels will be installed on top of the two main residential structures which will allow the project to operate at net zero energy in accordance with Title 24.

Presenter: Conor McKay, City Planner

City Planner Conor McKay gave the staff presentation.

The Applicant Team gave a presentation.

Chair Weigl gave a reminder of Concept Item procedures and Design Review Board (DRB) purview. Asked that public keep comments relevant to the item on the table and to DRB purview. Due to the large number of public attending, public comments will be limited to 2 minutes each.

Chair Weigl opened public comments at 7:17 pm.

Ryan Schwab - Expressed concerns regarding wildlife; the community is very concerned with the parcel being developed. Asked that design be redrawn to preserve the seasonal wetland. Asked that the applicant replace any removed trees, including heritage trees, for birds of prey and other wildlife, and for privacy and sound mitigation. Asked for additional greenery to offset the hardscape; asked for permeable pavers to avoid runoff into the creek; requested stucco with tile roofs to blend in with the neighborhood.

Stevan Hunter - Opposes removal of 70-ft Eucalyptus tree; it is home to red tail hawks and hundreds of other birds. Northpoint Parkway improvement should be conditional to the project, for traffic access to a signal-light intersection instead of traffic making u-turns near the school. Concern re: potential balcony noise. Opposes chain link fences. Wants taller trees for

screening; wants stucco exterior to match the rest of the area. His neighbor is concerned about loitering.

Erin Rineberg - NE Quadrant along Burbank Ave - Building height is out of place with surrounding areas; please lower it. Concern re: environmental impacts on the creek; wants permeable pavers, not concrete or asphalt in parking areas. Wants fence heights raised to 8-10 ft, especially the good neighbor fences, with mature trees planted along the fence lines. Preserve all trees, especially heritage Oaks and Redwoods. Mitigate land area similar to what other projects have done. Traffic concerns for in/out traffic; wants hardie board siding for fireproofing. Opposes project.

Luke Lindenbusch - Generation Housing - Supports the project for low-income housing, and thanked the applicants. Thanks Planner McKay for addressing community concerns.

Nick Rineberg - Concern re: the late document added to agenda and possible Brown Act violation. Opposes project for various reasons including environmental impact; project will impact tiger salamanders and other endangered species. Wants hardie board siding and colors that blend in with neighborhood. Concerns re: ADA access for upper levels. Lower height of the project to two-stories. Concern re: water table and creek; permeable pavers. Concerns re: traffic study that may have been done during Covid and not accurate to normal traffic; there could be potential fire evacuation hazards without additional ingress/egress.

Jennifer L - Opposes the project for environmental reasons: hardscape, impact on Roseland creek. She is a Creek Steward, and garbage in the creek is already bad and will get worse with the big development; project will impact endangered species; concurs that traffic study was done during Covid. Project will cause evacuation hazards with only one way out. Egress/ingress by only by going north on Stony Point Rd and u-turn going south.

Elizabeth Vasquez - Lives north of and adjacent to the project. Concerns: problems as in past developments; property has flooded from prior developments, and she lost oak trees; drainage problems.

Jorge - Lives in Roseland. Supports project for affordable housing for young families to have affordable housing and services. Traffic could be impacted; make an effort for more parking, as parking is difficult in the area. People dump their trash on the property. Clean up the property before developing.

Lizette Burtis - Lives close to project site. Concerns: environment, traffic impact; not best place for project.

Jaime Hunter - Within a 900-ft radius, there will be 4 affordable housing projects. Hopes that traffic study was not done during pandemic. Her street will be used for u-turns where children are playing. Traffic is already horrendous. Without specified lanes for people to pull in or out, there is a fire evacuation hazard. Traffic blocks up to Hearn/Stony Pt Rd. Opposes chain link fence-replace trees instead.

Ryan Schwab - No parking study is being done; Concern: maintenance of parking lot and residents parking on the street which is already blocked up. Asked for fewer units, more greenery, and more parking.

Elizabeth Vasquez - Northpoint Parkway extension was supposed to provide access for thousands of cars going to the Parkway Industrial Park, which was a failure. The City told her the extension would never be built.

Lorna McBade - Thanked the Design Review Board for their sensitivity to aesthetics and compatibility. The project looks contemporary, but is more for an urban environment. Structure is obtrusive, monolithic. Colors too bright. 3-stories will dwarf the

adjacent 2-stories. Take out the pool (drought) and lower the 3-story. Concerns re: chain link fence. Previously asked for sound wall and trees. Should be more trees along north and eastern sides for sound barrier. Parking lot lighting will glare to adjacent parcels. Fencing is an issue - requested 10ft-high fencing with graffiti abatement.

Stevan Hunter - Project is immediately north of Roseland Creek and the trail where people with children walk and ride bikes. Wants to make sure trail is preserved and improved. Make sure in front of structure to get it out of floodway; the more screening trees the better; ideally balconies only on south side.

Lorna McBade - Concern re: pool being placed on the project site during a drought. Lack of parking - overflow will go into adjoining neighborhood, which already has inadequate parking.

Nick Rineberg - Appreciates Planner McKay's efforts in his communication with the public.

Chair Weigl closed public comments at 7:54 pm.

BOARD COMMENTS

Design is possibly too rural - The blend of contemporary and rural works on the residential buildings, but not on the pool house and leasing office. Is the applicant considering fence besides chain link, such as hog wire or post? The pool house out of character with residential. Explore less-dark colors. The residential proportions work well; Possibly integrate the flavor of the residential to the pool house and leasing office; consider adding one of the green elements on the end and rework staircase.

The rural aspect is more reflective of mountainous than coastal Sonoma County. Explore colors; consider dusky greys of the Sonoma coast in lieu of deep dark browns. Everything is lined up, linear, flat; Explore more pop-outs, maybe with balconies. Bring

roundness to some of the areas, i.e., at long sidewalk possibly move things to create contrast with the length of the site. Appreciates that there is no proposed fencing or walls at the creek. Appreciates the applicant rethinking fencing strategy at the north side, which is sparse - add buffer for headlights at night. Rhythm can be brought in through use of trees; trees as presented are uniform - create size and width variety and diversity of Oaks. This is an important resource-rich area: fauna, bird life; bring in some of the natural rhythm. The fan palms in pool are not native to Sonoma County. Reference plant species that are already in the area. Seasonal wetlands are vastly disappearing in Sonoma County and the Santa Rosa plain. Make linear bio-meds, but make more of a reference to seasonal wet plains and Laguna de Santa Rosa. Reference what you are impacting, and make it site-specific with design and layout. The housing will be an asset.

The rural contemporary aspect - design, colors, is appreciated, and the housing is needed; asked that applicant consider public comments regarding design, to make it more in keeping with surrounding neighborhoods.

Compliments to applicant for bringing affordable housing to the neighborhood. Affordable housing becomes a neighborhood asset, to integrate people of all income levels, needs, etc. for overall health and well-being of the community. Likes the openness. Mature landscaping could help mitigate flatness. The leasing and pool buildings seem unfinished with less character than the residential buildings. The less fencing the better; find the sweet spot between site security and openness to the creek trail.

Concurs re: pool building. On the color palette, the shingle color is too close to the siding color; create some contrast. Consider a high-albedo metal roof for a net zero building. Use materials more conducive for Cal Green and Title 24. Stair towers need contrast between stair tower and brown; consider a third color, maybe grey. Carry elements to pool building and leasing center.

No need to eliminate fences, but design the fences to meet character of the project. Consider covered parking if feasible to reduce heat island effect. Utilize permeable paving, as the public has spoken to drainage issues.

Ingress/egress: Rob Sprinkle, Deputy Director of Transit and Public Works-Traffic Engineering: The ingress/egress study is not complete. Proposing to widen driveway for ease of access and egress; cars will u-turn at Giffen Ave. or Pear Blossom Dr. Applicant will be asked to add a u-turn lane.

Andrew Trippel - Traffic counts were collected in 2019 and adjusted with an ambient growth rate of 1% per year for 2021, with another adjustment for 2022.

Chair Weigl - The project will come back to Board and there will be another opportunity for public comment.

Bill Rose thanked the Board Member for their input, and the public for their comments. Asked that the public continue to forward their comments to Planner McKay.

9. ADJOURNMENT

Chair Weigl adjourned the meeting at 8:39 pm.

PREPARED BY:

Patti Pacheco Gregg, Recording Secretary