



**Design Review Board
Regular Meeting Minutes - Draft**

Thursday, September 19, 2019

4:30 PM

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

Chair Kincaid called the meeting to order at 4:32 p.m.

2. APPROVAL OF MINUTES

The September 5, 2019 Minutes were approved as submitted.

3. BOARD BUSINESS

Chair Kincaid read aloud the Statement of Purpose

4. PUBLIC COMMENT

Chair Kincaid opened public comments at 4:34 p.m.

Chair Kincaid closed public comments at 4:34 p.m.

5. STATEMENTS OF ABSTENTION

There were no Statements of Abstention.

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

Absent 1 - Board Member Eric Goldschlag

6. SCHEDULED ITEMS

CONCEPT DESIGN REVIEW - COLLEGE CREEK APARTMENTS -
DESIGN REVIEW CONCEPT - 2150 W COLLEGE AVE - FILE NO.
DR19-050

BACKGROUND: The applicant proposes to redevelop the former Sonoma County Water Agency site with a 168-unit mixed income multi-family community complex, on approximately 5.72-acres. The proposed project includes one, two, and three bedroom units, in three buildings, with community center, pool, and other on-site amenities.

Project Planner: Toomians

Senior Planner Kristinae Toomians gave the staff report.

The applicant team gave a presentation.

Chair Kincaid opened public comments at 4:58 p.m.

Chris Grabel- Supported the project.

Mr. Sneider - Navarro Street - Neighbors not receiving many answers; expressed concerns regarding traffic and parking.

Jacob Rich - Supported the project.

Curt Miller - Neighbor - Expressed concern re: parking, and asked about electric car charging at the project.

Chair Kincaid closed public comments at 5:11 p.m.

The Board discussed: possible pool location and orientation to reduce shadows on the pool; explore plantings and benches at pool area; explore options to lower parapet height; at next submittal, show visual effect from different vantage points; explore building massing and orientation to create open space, green space, and place-making; explore color variety and boldness; explore more board and batten siding; consider parking reduction for open space and orchard parking where feasible; consider car-charging stations; consult Design Guideline 3.2.F.1 regarding common open space and grass percentage; consider a dog park and garden; try for multiple purposes for each outdoor amenity; consider unpaved space in lieu of a pool; give accessory structures the same character as main buildings; the trash enclosures may require roofs; provide pedestrian access to trash enclosures; add more bicycle parking at western edge; provide access to creek trail and tie the project into the creek; maximize bioretention to filter water draining to the creek; maximize connection to open spaces.

7. BOARD MEMBER REPORTS

There were no Board Member reports.

8. DEPARTMENT REPORTS

There were no Department reports.

9. ADJOURNMENT

Chair Kincaid adjourned the meeting at 6:03 p.m.