



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

Thursday, October 18, 2018

4:30 PM

Draft

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

Chair Burch called the meeting to order at 4:30 p.m.

2. APPROVAL OF MINUTES

October 4, 2018

Attachments: [Draft Minutes](#)

Approved as submitted

3. BOARD BUSINESS

Chair Burch read the Board Statement of Purpose

Statement of Purpose: Zoning Code Chapter 20-52.030 F. Project Review. The review authority shall consider the location, design, site plan configuration, and the overall effect of the proposed project upon surrounding properties and the City in general. Review shall be conducted by comparing the proposed project to the General Plan, any applicable specific plan, applicable Zoning Code standards and requirements, consistency of the project within the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans.)

4. PUBLIC COMMENT

This is the time when any person may address matters not listed on this agenda, but which are within the subject matter of the jurisdiction. The public may comment on agenda items when the item is called. Each speaker is allowed three minutes.

There were no public comments.

5. STATEMENTS OF ABSTENTION

Board Member Zucco abstained from item 6.1

6. SCHEDULED ITEMS

PUBLIC HEARING - PRELIMINARY & FINAL DESIGN REVIEW -
DESIGN REVIEW MAJOR - DUTTON AVENUE RESIDENCES - 3150
DUTTON AVE - FILE NO. DR17-074

BACKGROUND: The project proposes to develop a high-amenity, multi-family residential community of 107 rental units on an existing 5.95-acre vacant parcel. Arranged across five buildings (1 two-story; 3 three-story and 1 three/four story) the unit count will consist of 33 one-bedroom, 64 two-bedroom and 10 three-bedroom units. The project will include 237 on-site parking spaces and 104 bicycle lockers

Project Planner: Streeter

Attachments: [Staff Report Dutton Avenue Residences](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - General Plan and Zoning Map](#)
[Attachment 4 - Design Concept Narrative 10-19-18](#)
[Attachment 5 - Final Plan Set-reduced](#)
[Attachment 6 - Preliminary Grading and Drainage Plan 9-27-2018](#)
[Attachment 7 - IS MND 2018-09-27](#)
[Attachment 8 - Biological Baseline Summary Charles Peterson 4-27-17](#)
[Attachment 9 - Environmental Noise Assessment IllingworthRodkin 4-4-17](#)
[Attachment 10 - Final Biological Resource Assessment Ted Winfield 8-14-2017](#)
[Attachment 11 - Final Traffic Impact Study W-Trans 7-20-18](#)
[Attachment 12 - Initial Storm Water Low Impact Development Submittal Adobe 9-19-18](#)
[Attachment 13 - Response to Issues Charles Peterson 2-26-17](#)
[Attachment 14 - Caltrans Letter 12-6-17](#)
[Attachment 15 - Response to Caltrans 1-22-18](#)
[Attachment 16 - DRB - MINUTES - 2017-03-16](#)
[Attachment 17 - Fire Alternate Methods or Materials 4-5-18](#)
[Resolution 1 - MND](#)
[Resolution 2 - Design Review](#)
[Exhibit A 10.8](#)
[Staff Presentation - Dutton Ave Residences](#)
[Late Correspondence - 2018-10-15 Manor Dev Co](#)

Senior Planner Patrick Streeter gave the staff report and answered Board Members' questions.

Chair Burch suggested that the Board discuss and vote on the Mitigated Negative Declaration before discussing Final Design Review.

The Applicant Team gave a brief presentation.

Chair Burch opened the Public Hearing.

CJ, representing property owners north of the project - asked what divides the properties.

Chair Burch closed the Public Hearing.

A motion was made by Board Member Kincaid, seconded by Board Member Weigl, to waive reading of the text and adopt RESOLUTION NO. 18-894 ENTITLED: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE DUTTON AVENUE RESIDENCES PROJECT, ALSO KNOWN AS THE VIBE APARTMENTS, LOCATED AT 3150 DUTTON AVENUE; APN: 043-133-013; FILE NUMBER DR17-074. The motion carried by the following vote:

Yes: 6 - Chair Burch, Vice Chair Hedgpeth, Board Member Briere, Board Member Goldschlag, Board Member Kincaid and Board Member Weigl

7. BOARD MEMBER REPORTS

Board Member Briere reported that the Waterways Committee will be touring Roseland Creek to look at the possible impact of new development in that area.

8. DEPARTMENT REPORTS

This time is reserved for City staff to provide a briefing on issues of interest. No action will be taken on these matters except to possibly place a particular item on a future agenda for consideration.

There were no Department Reports.

9. ADJOURNMENT

Chair Burch Adjourned the meeting to the next regular meeting of the Design Review Board.