



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

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Thursday, July 16, 2020

4:30 PM

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

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

Vice Chair Hedgpeth read aloud information regarding the Provisions of the Governor's Executive Orders pertaining to teleconference meetings.

Vice Chair Hedgpeth called the meeting to order at 4:32 pm.

**Present** 5 - Vice Chair Warren Hedgpeth, Board Member Brett Kordenbrock, Board Member Adam Sharron, Board Member Drew Weigl, and Board Member Henry Wix

**Absent** 2 - Chair Scott Kincaid, and Board Member Eric Goldschlag

**2. APPROVAL OF MINUTES**

2.1 July 2, 2020 Draft Minutes

**3. BOARD BUSINESS**

Vice Chair Hedgpeth read aloud the Design Review Board Statement of Purpose.

**4. PUBLIC COMMENT**

Jeff (voice Mail message) - Spoke in support of the 1 Santa Rosa Ave project, and asked that the City get the project started.

**5. STATEMENTS OF ABSTENTION**

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

**6. SCHEDULED ITEMS**

6.1 PETALUMA HILL ROAD APARTMENTS - DESIGN REVIEW

CONCEPT - 587 COLGAN AVE - FILE NO. DR20-032

BACKGROUND: Proposed future development of a seven-building, ± 147-unit, three-story, multi-family rental housing project consisting of one-bedroom and two-bedroom units, located at the southwest corner of Petaluma Hill Road and Colgan Avenue. (APN #'s 044-021-019, -022, -035, -071, -072).

Presenter: Senior Planner, Kristinae Toomians

Senior Planner Kristinae Toomians gave the staff presentation.

Meeting went into Recess at 5:05 pm.

Meeting Reconvened.

Applicant KirK Mckinley gave a presentation.

Christine Talbot, Quadriga Landscape, gave a presentation.

Jeff Johnson and Tim McGowan gave a presentation.

The applicant team responded to Board Members' questions.

Vice Chair Hedgpeth opened public comments at 6:10 pm.

Mary - Expressed concerns regarding heavy traffic in the area at Santa Ana Drive, Colgan Ave, and Petaluma Hill Rd. Has difficulty turning left onto Santa Ana Drive: also a lot of delivery trucks delivering to Lola's.

Vice Chair Hedgpeth closed public comments at 6:12 pm.

Vice Chair Hedgpeth reopened public comments at 6:31 pm.

Linda - Lives across street from project and expressed concerns re: traffic; appreciates the one color of the building. Parking is a big issue, as people park on Santa Ana Drive. Petaluma Hill Rd is used like Hwy 101 and Santa Rosa Ave during commute hours.

Appreciates that applicant is putting in sidewalks, as people have to walk in the street currently. Concern re: right hand turn only at Petaluma Hill Rd; there have been multiple accidents at Colgan/Petaluma Hill Rd and Breeze and Petaluma Hill Rd. 3-story buildings do not fit in with adjacent neighborhood.

Vice Chair Hedgpeth closed public comments at 6:34 pm.

## BOARD COMMENTS

Circulation and traffic are concerns. The addition of color with shadow boxes and stairwells is appreciated; consider color at the large bands going around the building. At next submittal, show some stone and material options. Bring lightness of color and materials to the stayed facets of the building. Both options for the pool and recreation building locations could work. The tree relief in large areas of asphalt is appreciated; look for opportunities along western edge for street trees. Explore fencing placement and materials at the children's play for safety, as it is near the parking/driving zone; consider adding more space to play area if feasible.

Pursue variance of design, as the project is almost identical to the West College project. Explore facades to fit in with surrounding area. Consider solar panel parking canopies to break up large sections of asphalt, and consider permeable paving in lieu of asphalt. At next submittal, show the recreation building more developed, with color and 3D articulation. Provide sun studies to show shade impact. Consider adding affordable housing if feasible.

Consider designing the buildings to be more distinctive to the location. Although permeable paving is preferred, show connectivity in the parking lot, in the aisles, to connect the buildings. Consider adding speed tables to major circulation aisles along the long west-side stretch. Consider parking reduction Alternate 1) of 1.5 spaces per unit for a parking reduction; with landscaping and outdoor amenities added to the 9 spaces west of Building F; three spaces at Building E with increase landscaping for a softer turn; Lose two spaces at south end of Building C, to avoid parking space intersecting the curve. Also consider parking reduction Alternate 2) go to 2 spaces for the 2-bedroom units, and 1 space for each 1-bedroom unit. Alternate 2a would be a reduction of 25% of required spaces. The location makes the project a good candidate for parking reduction. The pool may not get used if it is in shadows

from the recreation building; provide a sun/shade study for pool/rec room area.

The project is an upgrade for the area. The outside private areas are created by plaster walls that blend with the building and accent areas on the inside are appreciated. The stone work is appreciated. Reducing parking at the 9 stalls to the west of Building F could open a play area. Various designated stall tied to 1 and 2-bedroom units could manage numbers of vehicles. Consider staggered openings in the masonry walls at the pool and rec building area and children's play area; consider adding stone at the pool and rec building area. Consider adding material contrast and speed tables in the parking areas for pedestrian relief.

## **7. BOARD MEMBER REPORTS**

None

## **8. DEPARTMENT REPORTS**

Vice Chair Hedgpeth - Design Review Board will have several meetings in August. Executive Secretary Rose confirmed that several items will come before the Board in August. Staff and Chair Kincaid will review meeting processes.

## **9. ADJOURNMENT**

Vice Chair Hedgpeth adjourned the meeting at 7:03 pm.

PREPARED BY:

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Patti Pacheco Gregg, Recording Secretary