



**Design Review Board
Meeting Minutes - Final**

Thursday, August 19, 2021

4:30 PM

1. CALL TO ORDER AND ROLL CALL

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

Present 5 - Board Member Michael Burch, Board Member John McHugh,
Board Member Adam Sharron, Board Member Drew Weigl, and
Board Member Sheila Wolski

Absent 2 - Board Member Warren Hedgpeth, and Board Member Henry Wix

2. STUDY SESSION

None.

3. APPROVAL OF MINUTES

3.1 Draft Minutes - July 15, 2021

Approved as submitted.

4. PUBLIC COMMENTS

None.

5. BOARD BUSINESS

5.1 STATEMENT OF PURPOSE

Chair Weigl read the Statement of Purpose.

5.2 COMMITTEE REPORTS

None.

5.3 BOARD MEMBER REPORTS

None.

5.4 OTHER (i.e. VICE CHAIR ELECTION, NEW MEMBER INTRODUCTIONS)

None.

6. DEPARTMENT REPORTS

Amy Nicholson, DRB Liaison, presented.

7. STATEMENTS OF ABSTENTION

None.

8. CONSENT ITEMS

None.

9. SCHEDULED ITEMS (REPORT, CONCEPT, AND PUBLIC HEARING ITEMS)

Chair Weigl reordered the agenda as follows: 9.2, 9.1, and then 9.3.

9.1 CONCEPT DESIGN REVIEW - COLGAN CREEK Not a Project - DESIGN REVIEW - 3011 DUTTON MEADOW - DR21-040

BACKGROUND: Concept Design Review for 65 attached single-family units with ADUs. The proposed homes are approximately 1029 SF and the attached ADUs are 706 SF.

PROJECT PLANNER: Monet Sheikhal

Monet Sheikhal, Project Planner, presented.

The applicant made a presentation.

Chair Weigl opened public comment at 5:15 p.m.

Jennifer LaPorta spoke regarding the amount of development in the area. Concerns about fire evacuation with the added units to the area. Concerns about increase of traffic on streets and added pollution from cars. Concerns about loss of wildlife along the creek, as well as increase in garbage.

Chair and staff explained concept design review process, as well as when the California Environmental Quality Act review (CEQA) would take place.

Tom LaPorta spoke concerning the color scheme and lack of

parking. Consider putting a park there instead of housing.

Judy Ervice spoke regarding not having proper noticing including lack of other languages and for those without computers.

Chair Weigl closed Public Comment at 5:33 p.m.

Staff spoke regarding entitlement process and both the staff and applicant responded to Board Member questions.

Summarized Board Comments:

Would have like something with more articulation and visual interest in design. Create more outdoor space, which will help to create a friendlier, more livable space. Consider removing one bedroom to open more space. Concerned about roof color and overall color scheme, especially in regard to the amount of sun exposure. Urban heat island effect with lots of structures and pavement. Would like more open space and space for trees. Walking distance doesn't reflect the walk ability features of this project. Cannot see front door from the street, only garages. Consider canopy or landscaping gesture to indicate front door. Would like to have this project come back to DRB.

A motion was made by Board Member Burch, seconded by Board Member Sharron, to continue the item to a date certain of October 7, 2021.

The motion carried by the following vote:

Yes: 4 - Board Member Burch, Board Member Sharron, Board Member Weigl and Board Member Wolski

No: 1 - Board Member McHugh

Absent: 2 - Board Member Hedgpeth and Board Member Wix

Chair Weigl recessed the meeting at 6:28 p.m. and reconvened the meeting at 6:35 p.m. to Item 9.3.

9.2* CONCEPT DESIGN REVIEW - RIDLEY AVENUE FAMILY APARTMENTS - CEQA: NOT A PROJECT (NO ACTION REQUIRED) - 1801 RIDLEY AVE - DR21-044

BACKGROUND: This is a Concept Design Review for a proposed of a 50-unit affordable apartment complex. The site plan includes two- and three-story structures offering one-, two-, and three-bedroom units and associated amenities. The Design Review Board is being asked to provide comments and direction to the applicant and staff

PROJECT PLANNER: Susie Murray

Susie Murray, Project Planner, presented.

Chair Weigl opened Public Comment at 4:43 p.m.

Sandra Stone spoke regarding height of development and possible visual impact.

Diane Reed shared concerns with the project being low income housing and suggests having the project be geared towards seniors or first time home buyers. Also shared concerns regarding parking.

Trevor Ham shared concerns of how this project will effect his quiet space, well water, air quality, and view. Would also like to see the shape and design of the project. Is disappointed that the project is 3 stories high.

Chair Weigl closed Public Comment at 4:51 p.m.

A motion was made by Board Member Sharron, seconded by Board Member McHugh, to continue the item to a date certain of September 2, 2021.

The motion carried by the following vote:

Yes: 5 - Board Member Burch, Board Member McHugh, Board Member Sharron, Board Member Weigl and Board Member Wolski

Absent: 2 - Board Member Hedgpeth and Board Member Wix

Chair Weigl recessed the meeting at 4:54 p.m. and reconvened the meeting at 5:00 p.m. to Item 9.1.

9.3* CONCEPT DESIGN REVIEW - AVIARA - CEQA NOT A PROJECT (NO ACTION REQUIRED) - 1385 W COLLEGE AVE - DR21-043

BACKGROUND: This is a Concept Design Review for a proposed 136-unit, affordable apartment complex. The site plan includes 3-story apartment buildings comprised of 84 two-bedroom units, 52 three-bedroom units and associated amenities. The Design Review Board is being asked to provide comments and direction to the applicant and staff.

PROJECT PLANNER: Susie Murray

Susie Murray, Project Planner, presented.

Applicant representatives made a presentation.

Chair Weigl opened Public Comment at 7:01 p.m.

Judy Ervice spoke regarding lack of parking and had questions regarding where affordable housing is located in Santa Rosa.

Greg Ervice spoke regarding lack of parking and dangerous road conditions in area.

Andrew Lucero thanked design team for the sensitivity of the design. However, there are parking issues in the area.

Natalie Mattei, representative for Safeway, requested to know the address that the notices were mailed to Safeway. Wants to know process for concept design review. Site plan lacking. Concerned about parking deficit.

Jean Hebenstreit shared concerns about W College not being bicycle friendly. Concerns about ingress/egress on Manhattan. Site too small to have this high of density. Concerns about height of project blocking out the sun to their property.

Steve Hebenstreit shared concerns about parking and traffic, especially on Manhattan.

Chair Weigl closed Public Comment at 7:19 p.m.

Staff and applicants responded to Board Member inquiries.

Summarized Board Comments:

Keep roof architecture to one style. Consider location of play areas, sitting areas, and eating areas and their proximity to the trash enclosure. Look to place them in a more open space area. Likes the open-air hallway, as well as the open light aspect of project. Likes the livability and emphasis on family, as well as the teenage centered space. A multi-purpose area would also be an asset to the site. Likes the trees and shade. Consider using horizontal siding not C shape. Add a gable element on front elevation on Plan two.

10. ADJOURNMENT

Chair Weigl adjourned the meeting at 8:09 p.m.

Approved on: September 16, 2021

S/Michelle Montoya, Recording Secretary