



City of Santa Rosa

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

DESIGN REVIEW BOARD REGULAR MEETING AGENDA AND SUMMARY REPORT OCTOBER 18, 2018

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

2. APPROVAL OF MINUTES

October 4, 2018

Attachments: [Draft Minutes](#)

3. BOARD BUSINESS

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.

5. STATEMENTS OF ABSTENTION

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

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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 9-2](#)
 [Attachment 7 - IS MND 2018-09-27](#)
 [Attachment 8 - Biological Baseline Summary Charles Peter](#)
 [Attachment 9 - Environmental Noise Assessment Illingworth](#)
 [Attachment 10 - Final Biological Resource Assessment Te](#)
 [Attachment 11 - Final Traffic Impact Study W-Trans 7-20-1](#)
 [Attachment 12 - Initial Storm Water Low Impact Developme](#)
 [Attachment 13 - Response to Issues Charles Peterson 2-2](#)
 [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](#)

7. BOARD MEMBER REPORTS

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.

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9. ADJOURNMENT

The City of Santa Rosa does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings are available by calling (707) 543-3200 one week prior to the meeting. TDD (707) 543-3063

Any writings or documents provided to a majority of this meeting body prior to this meeting regarding any item on this agenda are available for public review in Planning and Economic Development, Room 3, City Hall, 100 Santa Rosa Ave, during normal business hours.