

**SANTA ROSA DESIGN REVIEW BOARD MINUTES
REGULAR MEETING
CITY HALL, 100 SANTA ROSA AVENUE
MARCH 16, 2017**

2:30 P.M. (CITY HALL ROOM 7)

1. CALL TO ORDER AND ROLL CALL

Chair Burch called the meeting to order at 2:36 p.m. Board Members Present: Chair Burch, Vice Chair Hedgpeth, Board Members Grogan, Kincaid, Sunderlage, Zucco
Absent: Board Member Anderson absent/recused.

2. APPROVAL OF MINUTES

March 2, 2017 Regular Meeting Minutes – Approved as amended.
February 21, 2017 Regular Meeting Minutes - Approved as submitted.

3. BOARD BUSINESS – Statement of Purpose

4. PUBLIC APPEARANCES - None

5. STATEMENTS OF ABSTENTION BY BOARD MEMBERS

Board Member Anderson abstained from Item 6.1

6. SCHEDULED ITEMS

6.1 FINAL DESIGN REVIEW – D&J CARRIAGE HOMES

818, 819, 824 ASTON AVENUE; FILE NO. MJP15-008

BACKGROUND: This project proposes construction and operation of an 18-unit multifamily development on a 1.18-acre parcel. The project includes three new buildings, a private drive off of Aston Avenue, and extension of Aston Circle.

- Senior Planner Patrick Streeter gave the staff report.
- Architect Ralf Konietzko gave a presentation.
- Chair Burch opened public comments
- Chair Burch closed public comments.

MOVED by Board Member Hedgpeth, seconded by Board Member Sunderlage, and CARRIED 6-0-1 (Chair Burch, Vice Chair Hedgpeth, and Board Members Grogan, Kincaid, Sunderlage, and Zucco voting Aye, and Board Member Anderson absent/recused) to waive reading of the text and adopt:

RESOLUTION NO. 17-949 ENTITLED: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING FINAL DESIGN REVIEW APPROVAL FOR THE D&J CARRIAGE HOMES PROJECT LOCATED AT 818, 819, AND 824 ASTON AVE; APNS 038-202-016, -018, -022; FILE NO. MJP15-008 with the following conditions:

1. Shall specify taller, columnar trees at the north elevation of Unit 1, such as a columnar evergreen Magnolia or Acacia Melanoxylon.
2. Shall add windows at the north elevation of Unit 1 at the stairwell if feasible.
3. Consider substituting a more appropriate shrub in place of Toyon.
4. Shall provide a lighting plan to staff to include code-compliant light standards at the sidewalk-street planting areas between units, and night sky compliant porch lighting at each unit entry.
5. Consider language for parking control plan to specify penalties for violation of policy.
6. Consider moving gas meters away from the north wall of Unit 1 to a public utility code-compliant enclosed location.

Board Member Anderson arrived.

6.2 CONCEPT DESIGN REVIEW – DUTTON AVENUE RESIDENCES

3150 DUTTON AVE, FILE NO. DR16-072

BACKGROUND: This project proposed to construct and operate a 107-unit multi-family residential development on a vacant 5.95-acre parcel. The development will include five buildings with heights ranging from two to four stories. One, two, and three-bedroom units are proposed.

- Senior Planner Patrick Streeter gave the staff report.
- Land Use Consultant Jean Kapolchok gave a presentation
- The Project Architect gave a presentation.
- Owner Mark Garay gave a presentation.

The Board suggested solar panels, and expressed concern about parking locations, lack of building articulation, and placement of the gathering areas. The board suggested the applicant explore trash collection possibilities. The applicant was encouraged to create a sense of entry for the units and the project, and encouraged landscaping to buffer from industrial surroundings. The Board encouraged the applicant to explore landscaping more in-depth for different attractive possibilities. The Board recommended the applicant provide a convenient, secure way for bicycle path access. The Board encouraged that storage be provided to prevent residents from storing belongings on balconies. Permeable paving in parking areas was encouraged. The applicant was asked to reconsider parking locations, create additional gathering areas, and to explore the site plan and building locations/orientations. The applicant was encouraged to consider additional outdoor amenities such as a dog park or picnic tables, and the swimming pool length was discussed.

7. BOARD MEMBER REPORTS – Waterways Advisory Committee vacancy

8. DEPARTMENT REPORT - None

9. ADJOURNMENT OF MEETING – Chair Burch adjourned the meeting at 4:52 p.m. to the 5pm meeting in Council Chambers.

PREPARED BY:



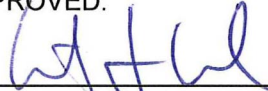
Patti Pacheco Gregg, Recording Secretary

ATTEST:



Bill Rose, Executive Secretary

APPROVED:



Chairman Burch