



# City of Santa Rosa

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

## Design Review Board Regular Meeting Minutes - Final

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Thursday, February 7, 2019

4:30 PM

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

**Present** 5 - Chair Scott Kincaid, Board Member Sabra Briere, Board Member Eric Goldschlag, Board Member Adam Sharron, and Board Member Drew Weigl

**Absent** 2 - Vice Chair Warren Hedgpeth, and Board Member Kevin Zucco

### 2. APPROVAL OF MINUTES

2.1 Draft Minutes - January 17, 2019 - Special Joint Meeting - Design Review Board/Cultural Heritage Board

Approved as submitted.

2.2 Draft Regular Meeting Minutes - January 17, 2019

Approved as submitted.

### 3. BOARD BUSINESS

### 4. PUBLIC COMMENT

Chair Kincaid opened public comments at 4:33 pm.

Duane De Witt - Asked that Dutton Flats also go to Zoning Administrator for Design Review, like Lantana Place.

Chair Kincaid closed public comments at 4:36 pm.

### 5. STATEMENTS OF ABSTENTION

There were no abstentions.

### 6. SCHEDULED ITEMS

6.1 CONCEPT DESIGN REVIEW - DUTTON FLATS - 206-214 W 3RD ST  
- FILE NO. DR19-008

BACKGROUND: Subject to Lot Merger, applicant proposes to construct a 5-story, 41-unit, 100% affordable multi-family project consisting of 11 one-bedroom

units, 15 two-bedroom units, and 15 three-bedroom units, located on the southeast corner of the intersection of Third Street and Dutton Avenue.

Project Planner: Trippel

City Planner Andrew Trippel gave the staff report.

Applicant Loren Brueggemann gave a presentation.

Chair Kincaid opened public comments at 5:44 pm.

Duane De Witt- Asked for reduced parking, as the project is close to bus stops and the train station. He asked that the project move forward with as few adjustments as possible.

David Harris - Asked that the applicant be allowed to reduce parking.

Chair Kincaid closed public comments at 5:52 pm.

The applicant left the meeting at this time for his partners to continue the meeting.

The Board recommended that the applicant provide planting/landscape detail at the next submittal, and to give design attention to the back of the project; the Board encouraged changing floor plan to create open area/den instead of large walk in closet for secondary bedroom; Orchard parking is recommended; consider reducing parking if feasible; The Board encouraged use of durable materials; consider buffering outside spaces with trellises or similar buffer. Present a more developed presentation for the next project presented to Design Review Board.

## **7. BOARD MEMBER REPORTS**

There were no Board Member reports.

## **8. DEPARTMENT REPORTS**

There were no Department Reports.

## **9. ADJOURNMENT**

Chair Kincaid adjourned the meeting at 6:02 pm.

Chair Kincaid read aloud the Design Review Board Statement of Purpose: Zoning Code Chapter 20-52.030 F. Project Review.

**PREPARED BY:**

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**Patti Pacheco Gregg, Recording Secretary**

**ATTEST:**

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**Jessica Jones, Executive Secretary**

**APPROVED:**

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**Scott Kincaid, Chair**