



City of Santa Rosa

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

Design Review Board Regular Meeting Minutes - Final

Thursday, November 15, 2018

4:30 PM

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

Present 7 - Chair Michael Burch, Vice Chair Warren Hedgpeth, Board Member Sabra Briere, Board Member Eric Goldschlag, Board Member Scott Kincaid, Board Member Robert Weigl, and Board Member Kevin Zucco

2. APPROVAL OF MINUTES

2.1 October 18, 2018

Attachments: [Draft Minutes](#)

Approved as amended.

3. BOARD BUSINESS

Chair Burch read aloud the Statement of Purpose.

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.)

Item 6.2 will be continued to a date uncertain.

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.

There were no public comments.

5. STATEMENTS OF ABSTENTION

There were no abstentions.

Item 6.2 will be continued to a date uncertain, and was not presented at the meeting.

6. SCHEDULED ITEMS

- 6.1** PUBLIC HEARING - PRELIMINARY & FINAL DESIGN REVIEW -
ROUND BARN VILLAGE - 0 ROUND BARN BLVD - FILE NO.
DR18-069
BACKGROUND: Proposed subdivision of a 40.48-acre site into three
lots and the development of 237-townhouse condominium units.
Project Planner: Broad

Attachments: [Design Review Staff Report](#)
[Attachment 1 - Round Barn Disclosure](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Round Barn Project Description](#)
[Attachment 4 - Full Project Plan set](#)
[Attachment 5 - Exterior Color and Material Design](#)
[Attachment 6 - Planning Commission Minutes August 9, 2018](#)
[Attachment 7 - Resolutions 11909, 11910, 11911, 11912](#)
[Attachment 8 - Initial Study - MND](#)
[Resolution 1 -- Design Review Approval Resolution 18-](#)
[Power Point Presentation pdf](#)

Project Planner Gary Broad gave the staff report.

Charity Wagner, City Ventures, gave a presentation.

Landscape Architect Chris Fotunato gave a presentation.

The project Architect gave a presentation.

Chair Burch opened the public hearing at 5:16 pm.

Duane De Witt - The project does not address affordable housing.
The site is an opportunity to add affordable units.

Chair Burch closed the public hearing at 5:19 pm.

Meeting went into Recess

Chair Burch called a recess at 6:21 pm. The meeting reconvened at 6:28pm.

Meeting Reconvened

A motion was made by Board Member Weigl, seconded by Board Member Briere, approved 6.1 PUBLIC HEARING - PRELIMINARY AND FINAL DESIGN REVIEW - ROUND BARN VILLAGE - 0 ROUND BARN BLVD - FILE NO. DR18-069 with the following conditions: 1) Applicant shall provide detailed landscape plan per the requirements of Preliminary Design Review application requirements, including fence design. 2) Applicant shall provide design for pool and other amenity buildings. 3) Consider simplification of architectural details at porches, canopies, and second/third floor building volumes. 4) Applicant shall provide lighting plan per Preliminary Design Review submittal requirements. 5) Consider enhanced paving at crosswalks leading from main entries. 6) Consider stronger accent colors. 7) Return to the Design Review Board for Final Design Review. The motion carried by the following vote:

Yes: 7 - Chair Burch, Vice Chair Hedgpeth, Board Member Briere, Board Member Goldschlag, Board Member Kincaid, Board Member Weigl and Board Member Zucco

**6.2 CONCEPT DESIGN REVIEW - BURBANK SUBDIVISION - 1780
BURBANK AVE - FILE NO. DR18-059**

BACKGROUND: The proposal includes the subdivision of a four-parcel, approx. 14.6-acre site, into 63 single family lots and 66 multifamily units.
Project Planner: Nicholson

Attachments: [Staff Memo](#)
 [Attachment 1 - Disclosure Form](#)
 [Attachment 2 - Project Description](#)
 [Attachment 3 - Vicinity Map](#)
 [Attachment 4 - AP Map](#)
 [Attachment 5 - USGS Map](#)
 [Attachment 6 - Site Plan](#)
 [Attachment 7 - Apartment Elevations](#)
 [Attachment 8 - Apartment Floor Plans](#)
 [Attachment 9 - Proposed Single Family Dwellings](#)

Item 6.2 was continued to a date uncertain.

7. BOARD MEMBER REPORTS

Board Member Briere gave an update on the Waterways Advisory Committee tour of the Roseland Creek area.

Board Member Weigl gave an update on nonprofit efforts at providing housing.

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.

There were no Department reports.

9. ADJOURNMENT

Chair Burch adjourned the meeting at 6:41 pm.

PREPARED BY:

Patti Pacheco Gregg, Recording Secretary

ATTEST:

Bill Rose, Executive Secretary

APPROVED:

Michael Burch, Chair