

Concept Design Review Colgan Creek

File No. DR21-040

3011 Dutton Meadow

August 19, 2021

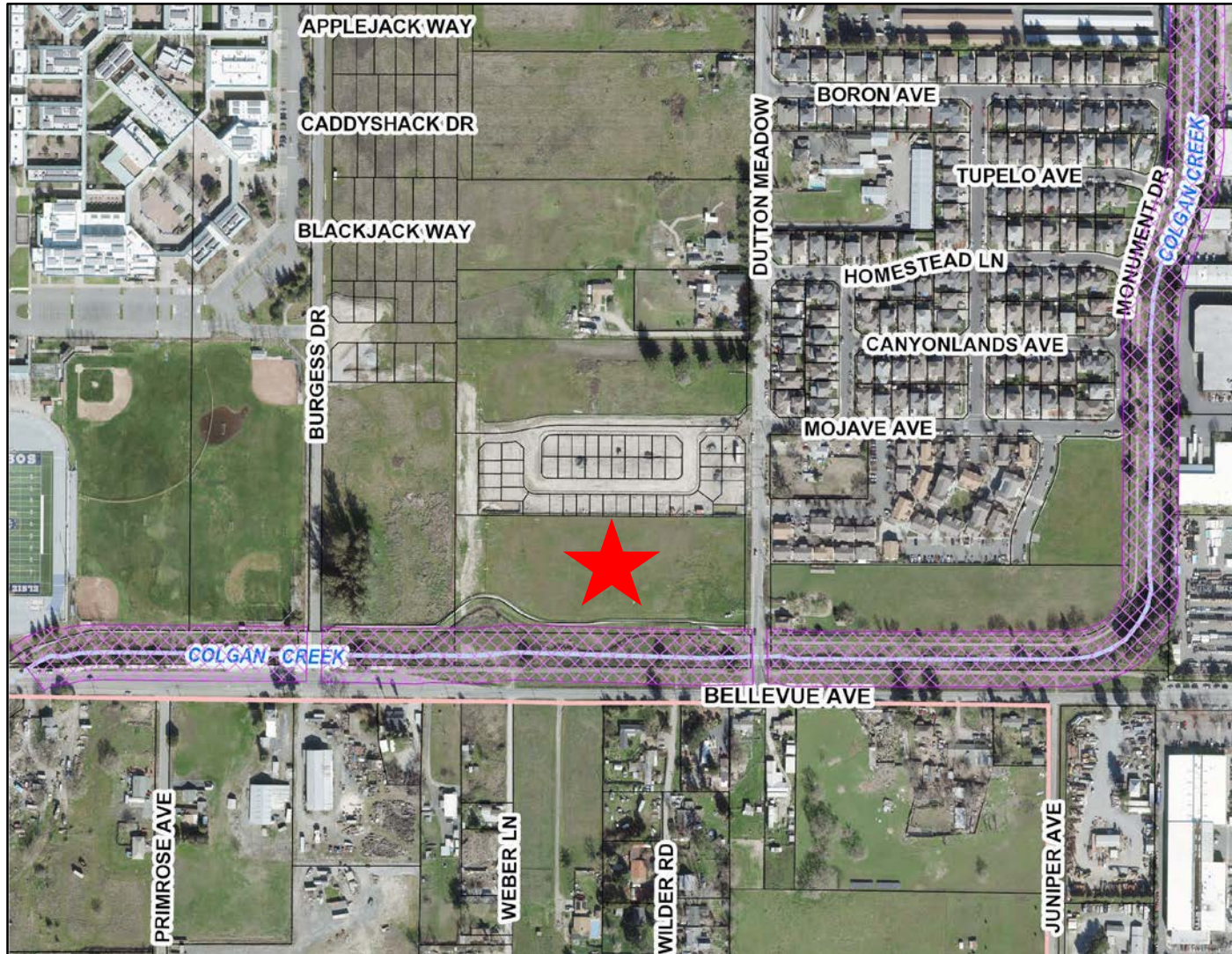
Monet Sheikhal, City Planner
Planning and Economic Development

Concept Design Review for the future development of 65 two-story, attached single-family units with attached ADUs (Accessory Dwelling Units), on an approximately 4.5-acre parcel within the Roseland Priority Development Area.

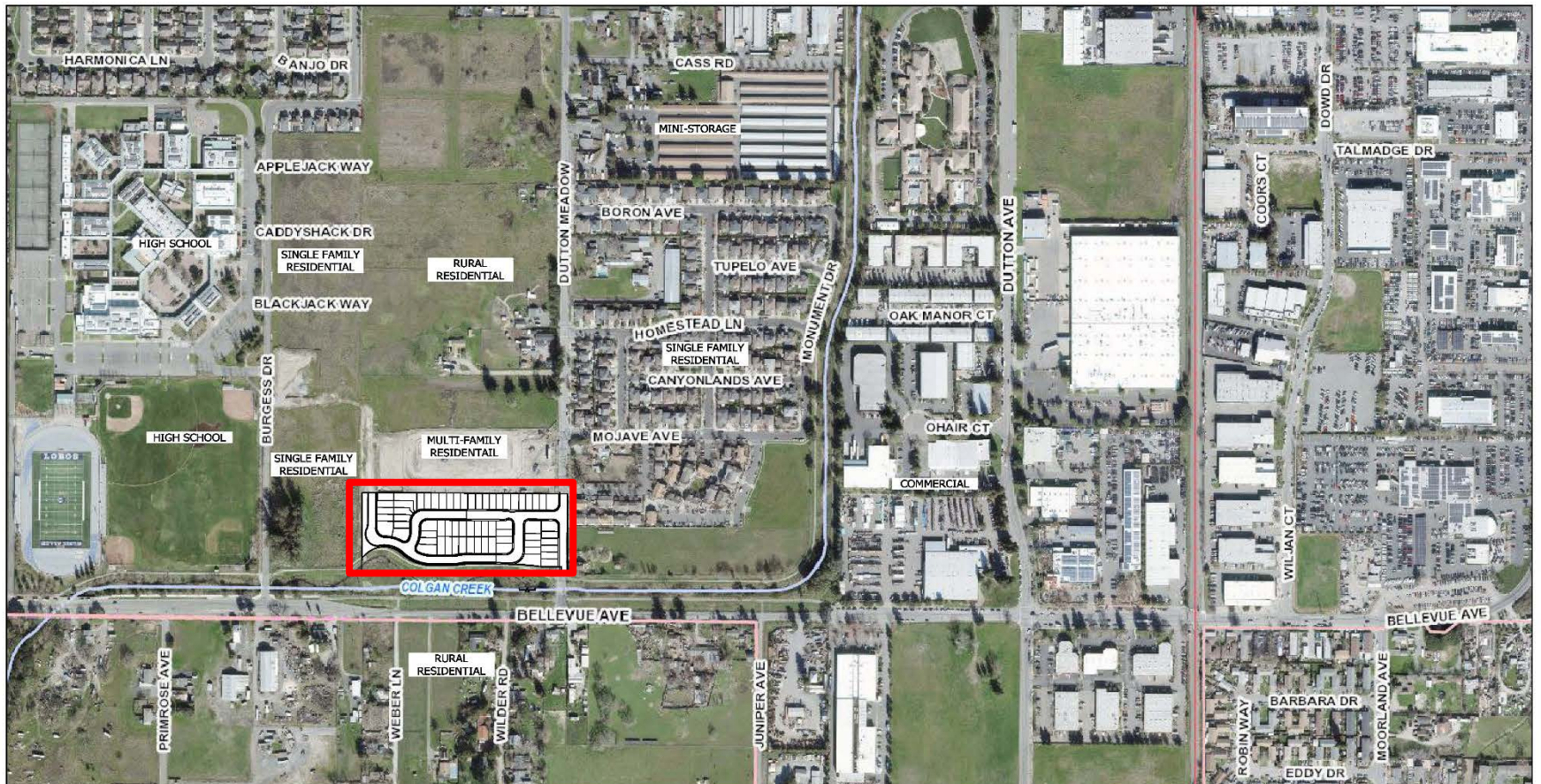
3011 Dutton Meadow



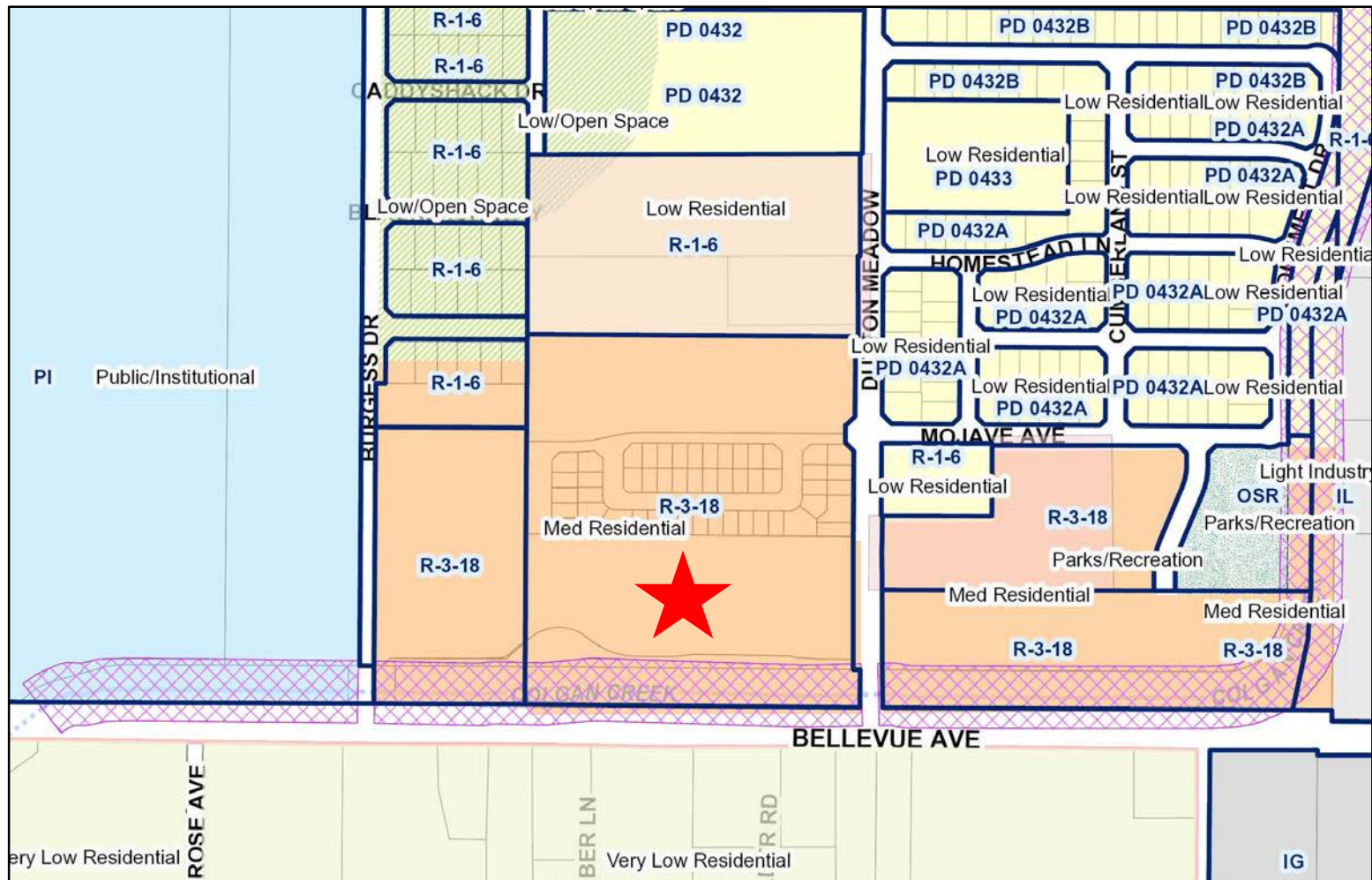
Neighborhood Context



Neighborhood Context

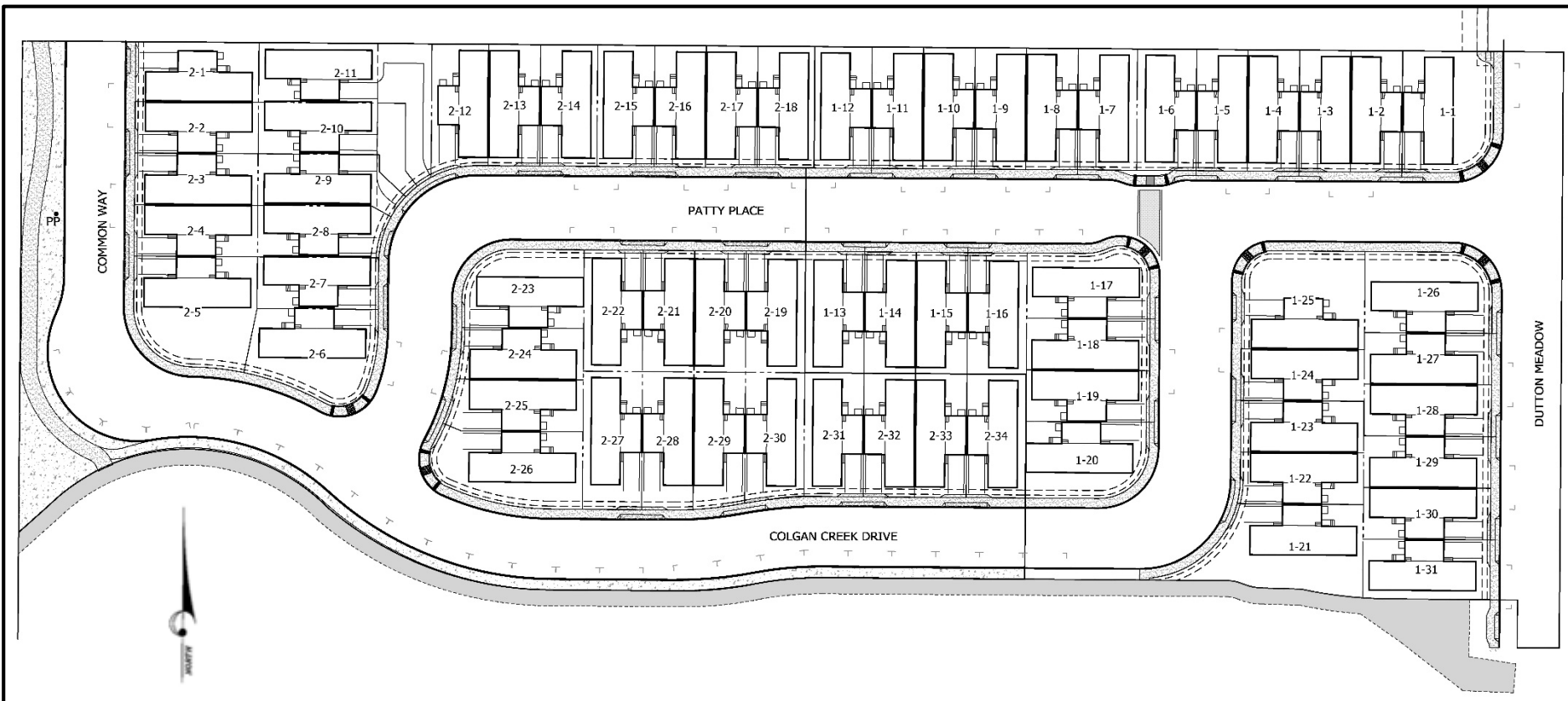


Medium Density Residential and R-3-18 (Multi-Family Residential)



Site Pictures





Street Facing Elevation



FOURPLEX FRONT ELEVATION

SCALE 1/4"=1'-0"



Scheme 1

COLOR SCHEME #1



Scheme 2

COLOR SCHEME #2



Scheme 3

COLOR SCHEME #3




Scheme 4

COLOR SCHEME #4




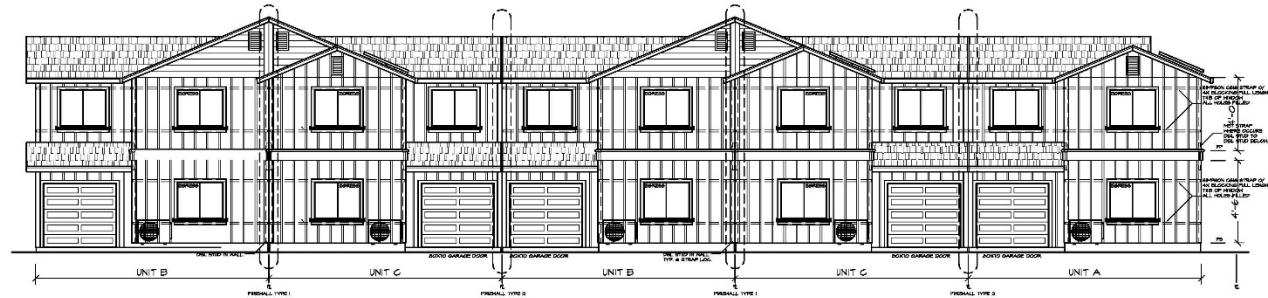
MOIRE BLACK ROOF



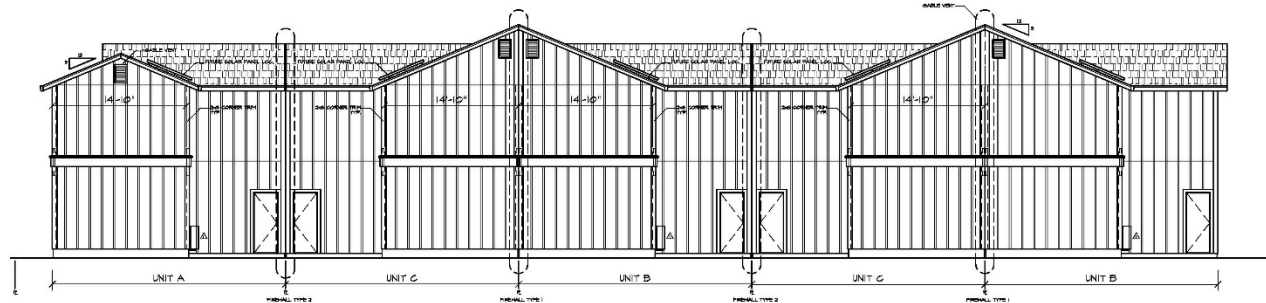
FIVEPLEX LEFT SIDE ELEVATION 
SCALE 1/8"=1'-0"



FIVEPLEX RIGHT SIDE ELEVATION 
BOTH EXTERIOR UNITS
SCALE 1/8"=1'-0"

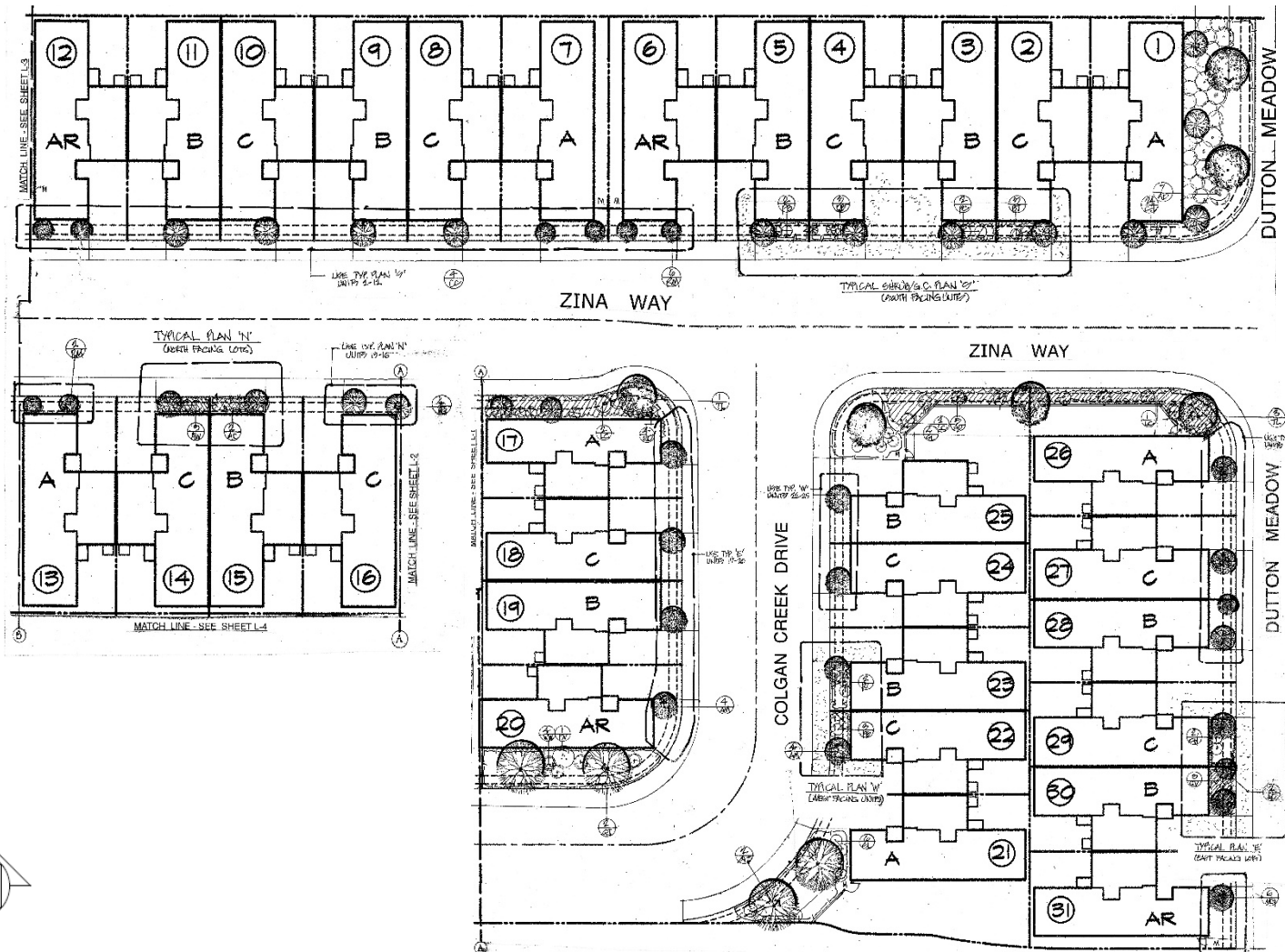


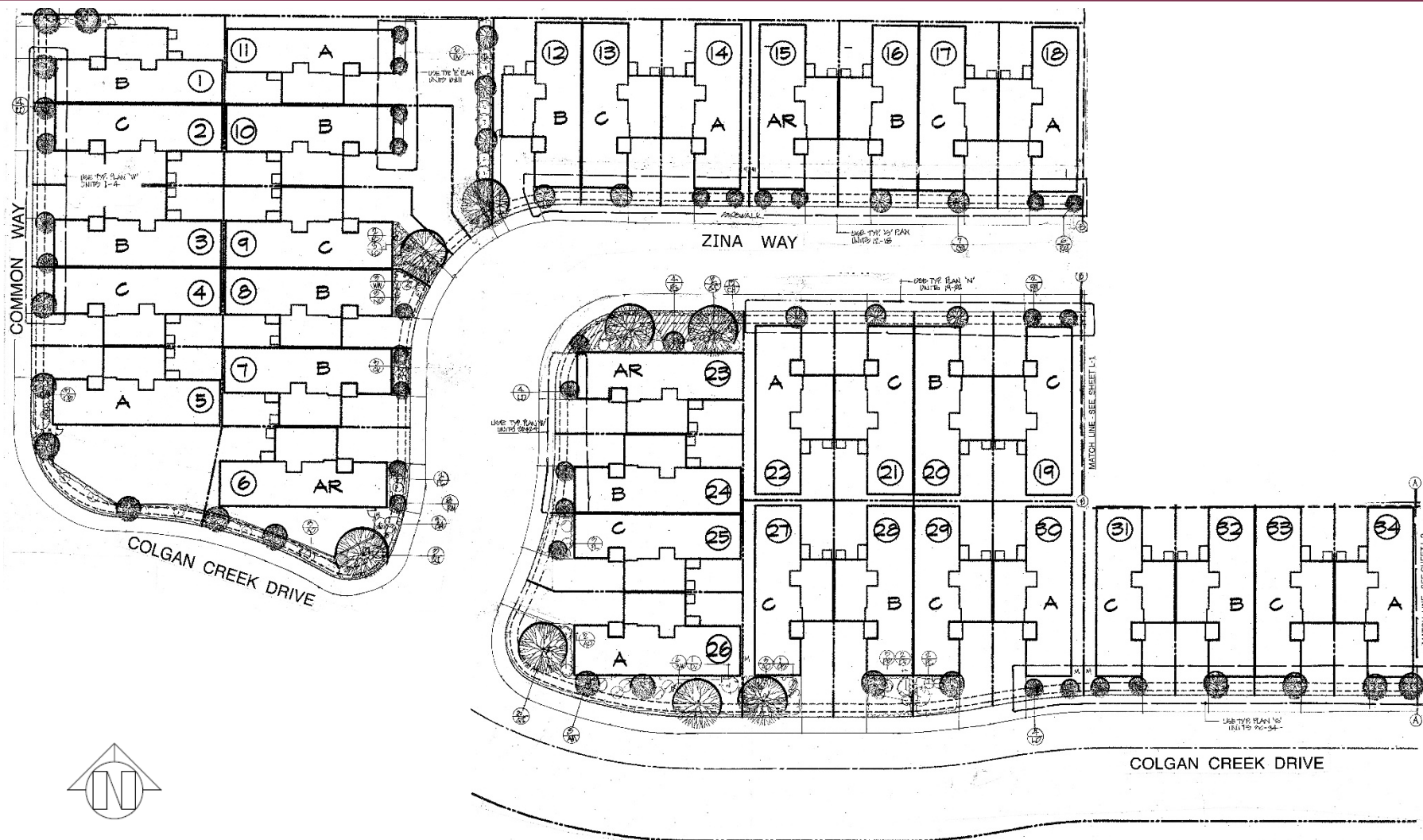
FIVEPLEX FRONT ELEVATION 
SCALE 1/8"=1'-0"



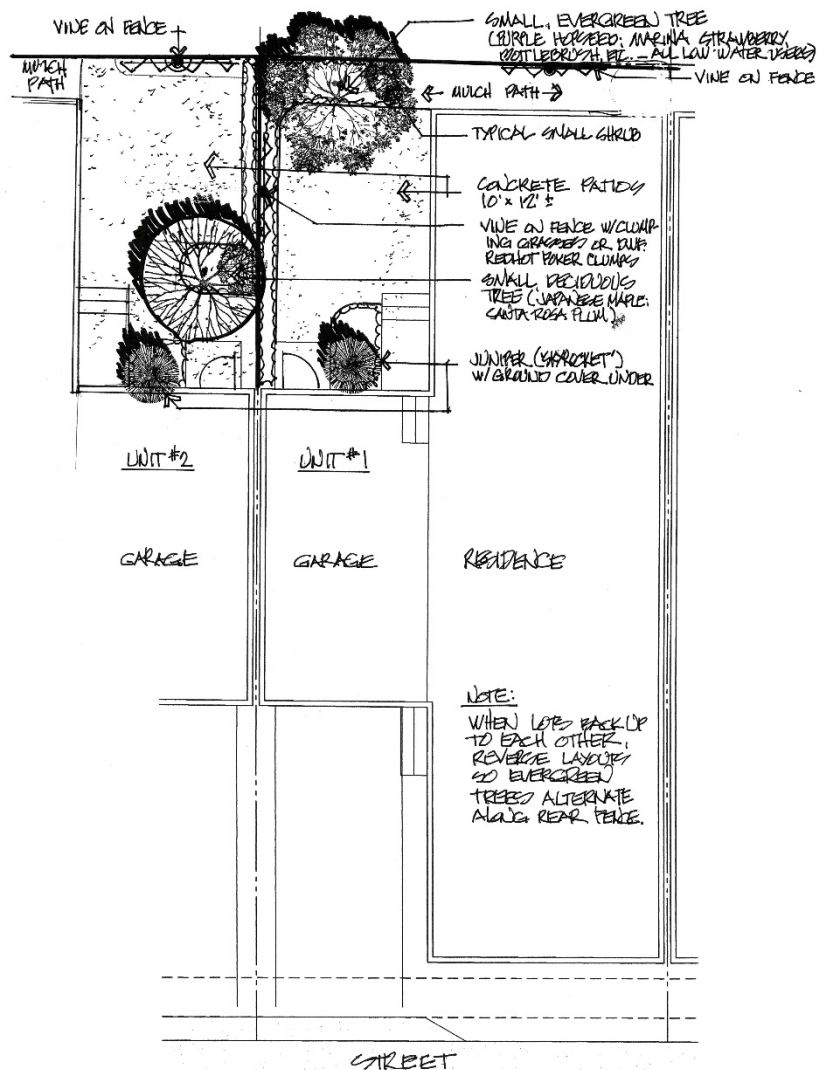
FIVEPLEX REAR ELEVATION 
SCALE 1/8"=1'-0"

Landscape Plans





Rear Yard Landscape Plans



One email received (as of 8/11/21):

- Traffic Impacts
- Infrastructure Concerns
- Overpopulation of area with Limited Parks and Reduced Open Space

California Environmental Quality Act

“Not A Project”

The request for the Design Review Board to provide comments and direction for a concept design review item is exempt from the California Environmental Quality Act (CEQA) because there is no possibility that the action will have any effect on the environment (CEQA Guidelines Sections 15061(b)(3) and 15378).

Recommendation

The Applicant and the Planning and Economic Development Department are requesting that the Design Review Board provide comments and direction for the Colgan Creek project.



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