

# (Continued) Concept Design Review Colgan Creek

File No. DR21-040

3011 Dutton Meadow

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October 7, 2021

Monet Sheikhali, City Planner  
Planning and Economic Development

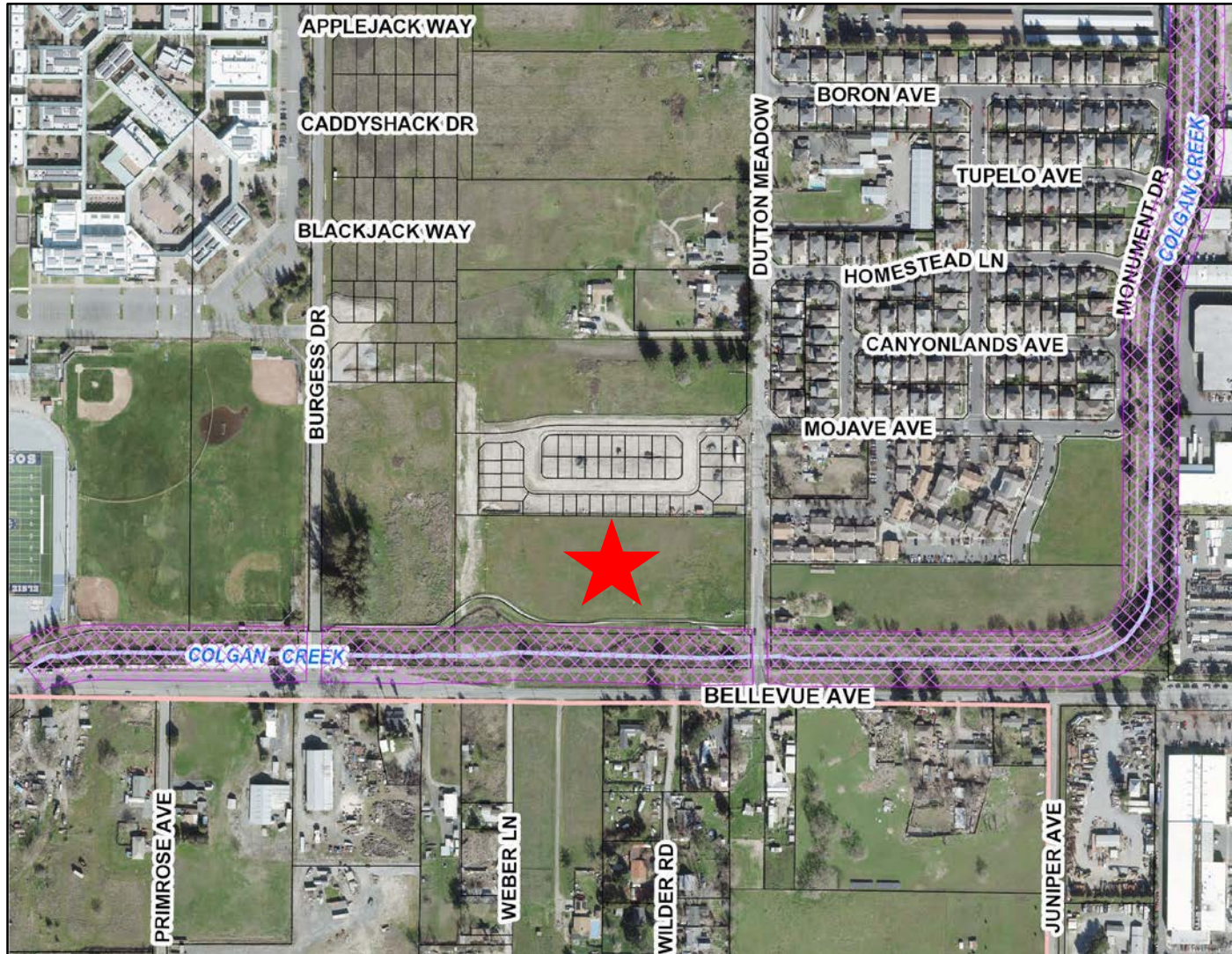
Concept Design Review for the future development of 65 two-story, attached single-family units with attached ADUs (Accessory Dwelling Units), on an approximately 4.5-acre parcel within the Roseland Priority Development Area.

# 3011 Dutton Meadow



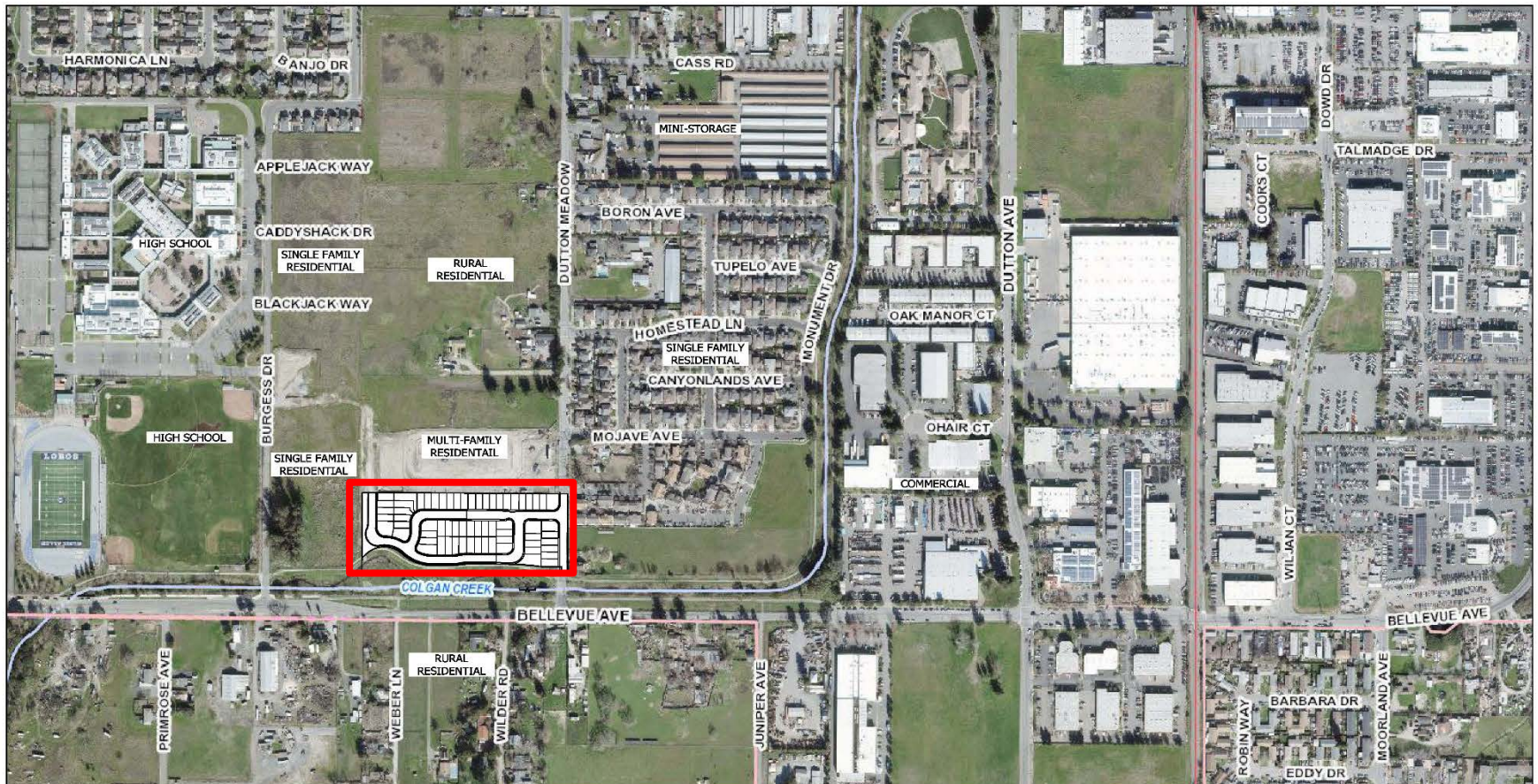


# Neighborhood Context



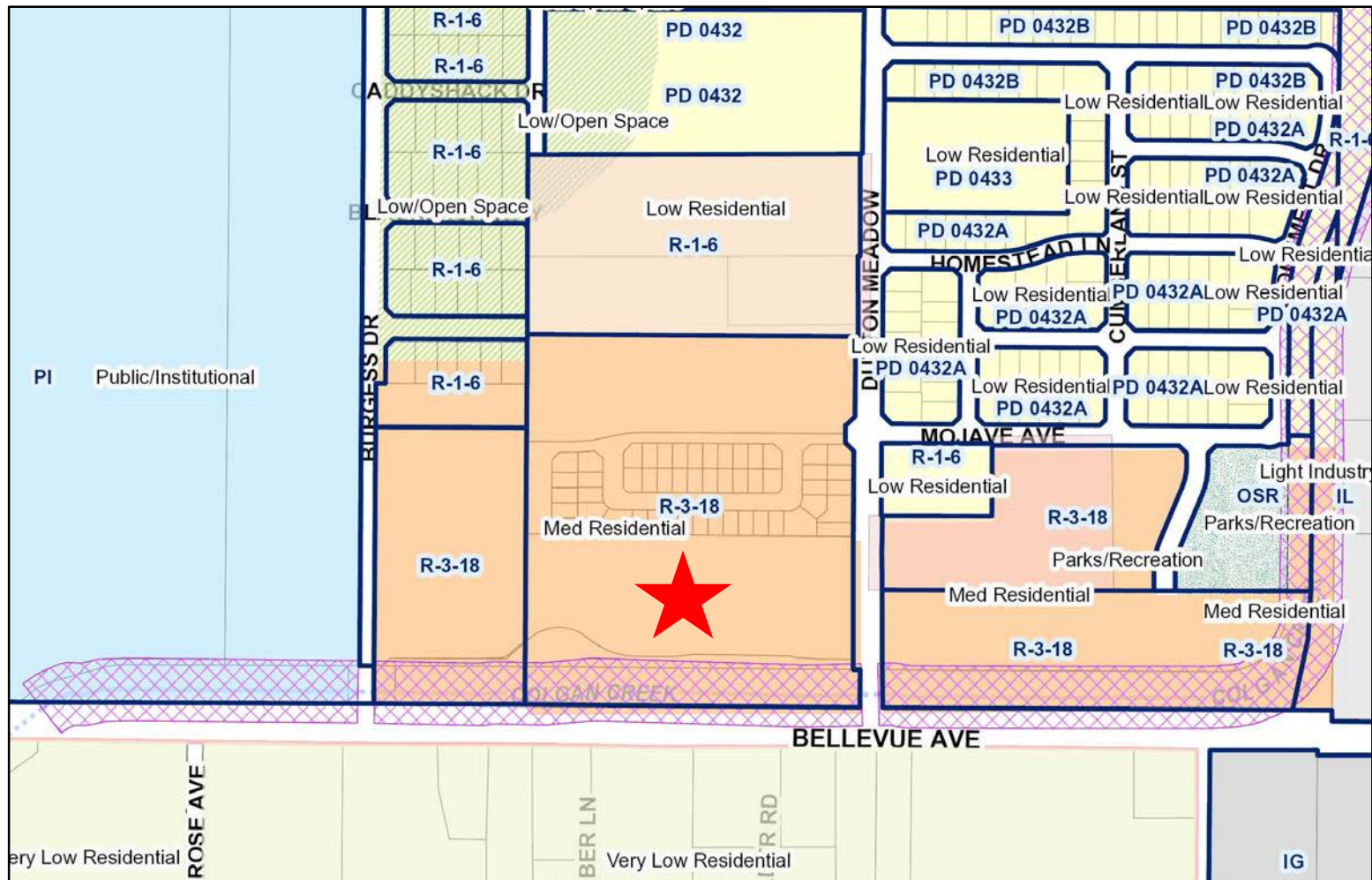


# Neighborhood Context





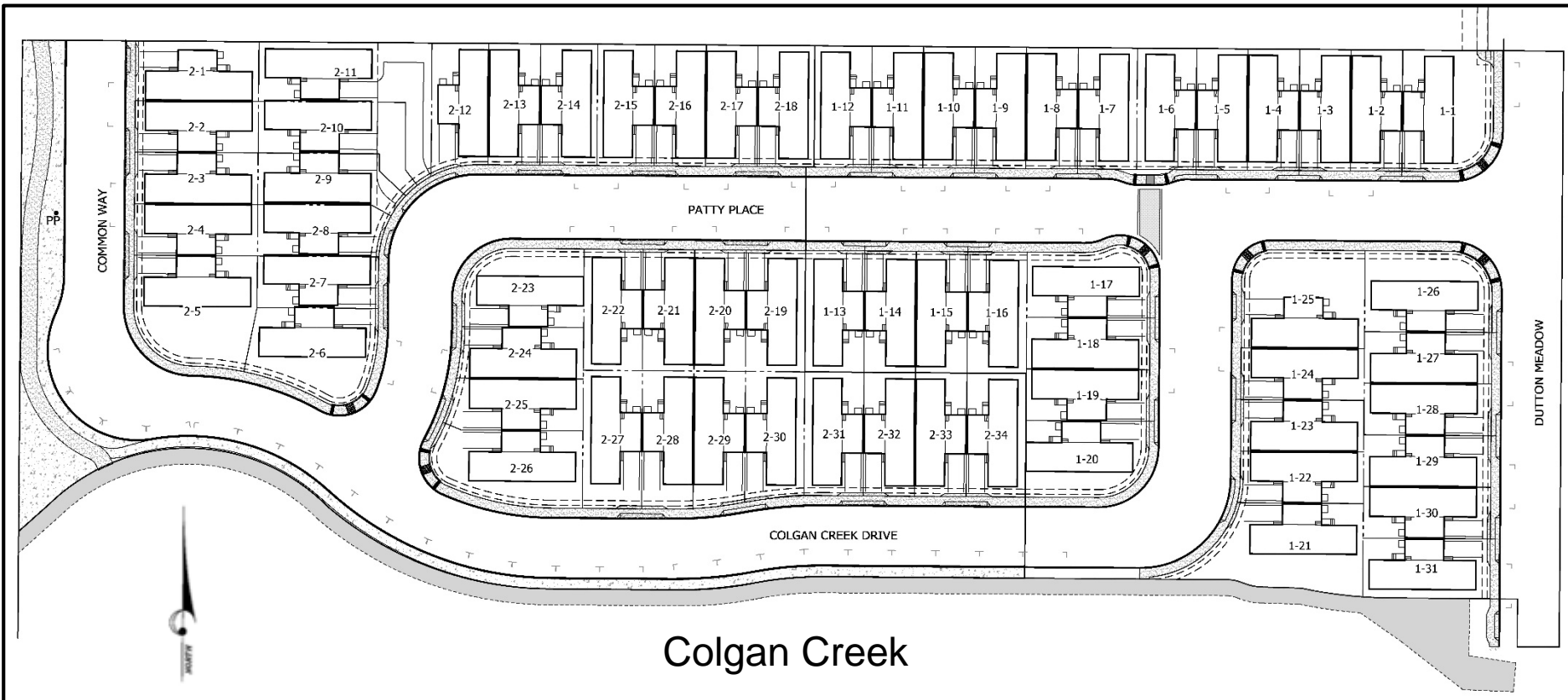
## Medium Density Residential and R-3-18 (Multi-Family Residential)



# Site Pictures









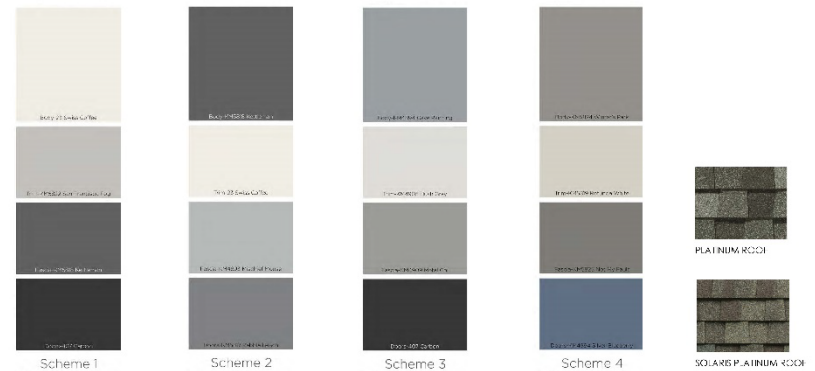




# Street Facing Elevation



**FOURPLEX FRONT ELEVATION**  
SCALE: 1/4"=1'-0"



**COLOR SCHEME #1**

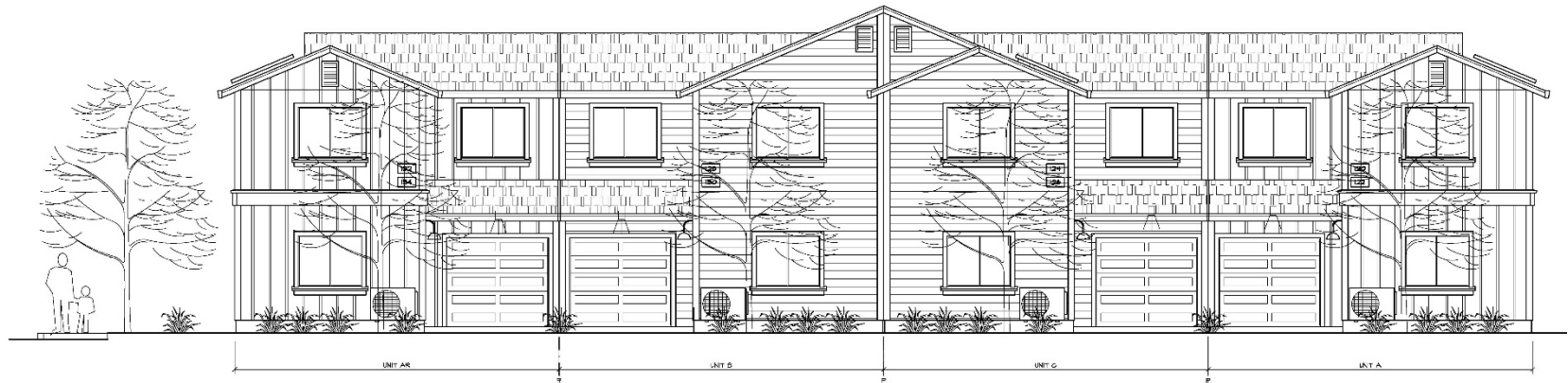
**COLOR SCHEME #2**

**COLOR SCHEME #3**

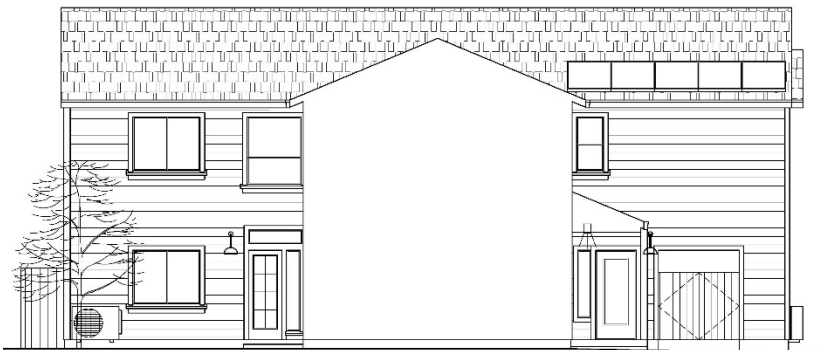
**COLOR SCHEME #4**

NOTE: ACTUAL COLORS MAY VARY SLIGHTLY FROM PRINTED REPRESENTATION

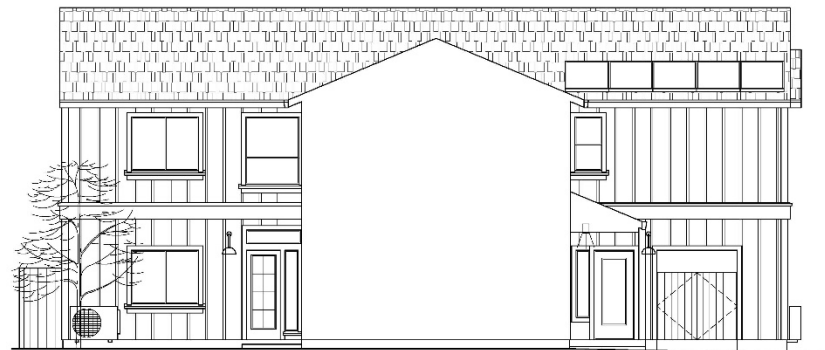




**FOURPLEX FRONT ELEVATION**  
SCALE 1/4"=1'-0"



**FOURPLEX LEFT SIDE ELEVATION**  
UNIT B & C  
SCALE 1/4"=1'-0"



**FOURPLEX LEFT SIDE ELEVATION**  
UNIT A  
SCALE 1/4"=1'-0"

# Rear Yard Landscape Plans





Public comments received to date:

- Traffic Impacts
- Lack of parking spaces
- Infrastructure Concerns
- Overpopulation of area
- Limited Parks and Reduced Open Space

## “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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