



City of Santa Rosa

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

Design Review Board Regular Meeting Minutes - Final

Thursday, June 21, 2018

4:30 PM

1. 4:30 PM CALL TO ORDER AND ROLL CALL (COUNCIL CHAMBER)

Chair Burch called the meeting to order at 4:30 pm.

Present 4 - Chair Michael Burch, Board Member Sabra Briere, Board Member Eric Goldschlag, and Board Member Scott Kincaid

Absent 3 - Vice Chair Warren Hedgpeth, Board Member Robert Weigl, and Board Member Kevin Zucco

2. APPROVAL OF MINUTES

Draft Minutes - May 3, 2018 Regular Meeting

Attachments: [Draft Minutes](#)

Continued to the next regular meeting.

3. BOARD BUSINESS

Nothing to report.

4. PUBLIC COMMENT

No public comments.

5. STATEMENTS OF ABSTENTION

Vice Chair Hedgpeth abstained from Item No. 6.2, as his firm is the project Architect.

6. SCHEDULED ITEMS

Present 5 - Chair Michael Burch, Vice Chair Warren Hedgpeth, Board Member Sabra Briere, Board Member Eric Goldschlag, and Board Member Scott Kincaid

Absent 2 - Board Member Robert Weigl, and Board Member Kevin Zucco

- 6.1** PUBLIC HEARING - PRELIMINARY DESIGN REVIEW MAJOR -
MARLOW COMMONS - 2199 MARLOW RD AND 2039, 2041, & 2045
GUERNEVILLE RD - FILE NO. DR17-016
BACKGROUND: Marlow Commons is a proposal to subdivide a

4.84-acre area into 44 individual parcels, and develop a 64-unit attached housing complex. The project involves a Tentative Map to subdivide the site, a Conditional Use Permit for a small lot subdivision, and a Design Review to construct 64 attached residential units.

Project Planner: Murray

Attachments: [Staff Report](#)
 [Attachment 1 - Disclosure Form](#)
 [Attachment 2 - Location Map](#)
 [Attachment 3 - Project Narrative](#)
 [Attachment 4 - Project Plans](#)
 [Attachment 5 - Noise Study](#)
 [Attachment 6 -Traffic Study - Marlow Commons](#)
 [Attachment 7 - Biological Resource Report - Marlow Commons](#)
 [Attachment 8 - CAP Worksheet - Marlow Commons](#)
 [Attachment 9 - Private Open Space Exhibit](#)
 [Attachment 10 - CC Resos & Ord](#)
 [Attachment 11 - Public Correspondence](#)
 [Draft Resolution](#)
 [Applicant Presentation](#)
 [DAC Report \(to be attached to the resolution\)](#)
 [Staff Presentation](#)

City Planner Susie Murray gave the staff report.

Applicant Dan Morgan gave an introduction.

Applicant Representative Jean Kapolchok gave a presentation.

Ingrid Anderson of Hedgpeth Architects gave a presentation.

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

Gary Marshalia spoke in support of the project.

Chair Burch closed the public hearing at 5:20pm.

Chair Burch recessed the meeting at 5:40 pm and reconvened the meeting at 5:48 pm.

A motion was made by Board Member Kincaid, seconded by Board Member Briere, to waive reading of the text and adopt as amended to allow flexibility for Parcels 32-35 and allow for a change of unit type; and that the Final Design Review be delegated to staff.

RESOLUTION NUMBER 18-982 ENTITLED: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR MARLOW COMMONS, A 64-UNIT, ATTACHED RESIDENTIAL SUBDIVISION, LOCATED AT 2199 MARLOW ROAD AND 2039, 2041 & 2045 GUERNEVILLE ROAD, ACCESSOR'S PARCEL NOS. 036-061-028, -064, -068 AND -069; FILE NO. PRJ18-022

The motion carried by the following vote:

Yes: 4 - Chair Burch, Board Member Briere, Board Member Goldschlag and Board Member Kincaid

Absent: 2 - Board Member Weigl and Board Member Zucco

Abstain: 1 - Vice Chair Hedgpeth

Vice Chair Hedgpeth joined the meeting at 5:48 pm.

6.2 STUDY SESSION - RESILIENT CITY DEVELOPMENT MEASURES

BACKGROUND: On May 22, 2018, the City Council adopted the ordinance (ORD-2018-012) adding Zoning Code Sections 20-16.060 through 20-16.110 to the newly adopted Chapter 20-16, Resilient City Development Measures. The new ordinance will become effective on June 22, 2018.

Project Planner: Rose

Attachments: [2018-06-21 DRB Memo Resilient City](#)
[CC - ORD-2018-006 - Resilient City Development Measures](#)
[CC - ORD-2018-012 - Resilient City Development Measures - Reduced Review Authority](#)
[Attachment - Map](#)
[Presentation](#)

Supervising Planner Bill Rose gave the staff report.
The Board discussed the Resilient City Development Measures and staff answered Board Members' questions.

7. BOARD MEMBER REPORTS

There were no reports.

8. DEPARTMENT REPORTS

There were no reports.

9. ADJOURNMENT

Chair Burch adjourned the meeting at 6:35 pm.

PREPARED BY:

Patti Pacheco Gregg, Recording Secretary

ATTEST:

Bill Rose, Executive Secretary

APPROVED:

Michael Burch, Chair