



City of Santa Rosa

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

Design Review Board Regular Meeting Minutes - Final

Thursday, October 18, 2018

4:30 PM

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

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

Present 6 - Board Member Michael Burch, Vice Chair Warren Hedgpeth, Board Member Sabra Briere, Board Member Eric Goldschlag, Board Member Scott Kincaid, and Board Member Drew Weigl

Absent 1 - Board Member Kevin Zucco

2. APPROVAL OF MINUTES

October 4, 2018

Approved as submitted

3. BOARD BUSINESS

Chair Burch read the Board 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.)

4. PUBLIC COMMENT

There were no public comments.

5. STATEMENTS OF ABSTENTION

6. SCHEDULED ITEMS

- 6.1 PUBLIC HEARING - PRELIMINARY & FINAL DESIGN REVIEW -
DESIGN REVIEW MAJOR - DUTTON AVENUE RESIDENCES - 3150
DUTTON AVE - FILE NO. DR17-074

BACKGROUND: The project proposes to develop a high-amenity, multi-family residential community of 107 rental units on an existing 5.95-acre vacant parcel. Arranged across five buildings (1 two-story; 3 three-story and 1 three/four story) the unit count will consist of 33 one-bedroom, 64 two-bedroom and 10 three-bedroom units. The project will include 237 on-site parking spaces and 104 bicycle lockers
Project Planner: Streeter

Senior Planner Patrick Streeter gave the staff report and answered Board Members' questions.

Chair Burch suggested that the Board discuss and vote on the Mitigated Negative Declaration before discussing Final Design Review.

The Applicant Team gave a brief presentation.

Chair Burch opened the Public Hearing.

CJ, representing property owners north of the project - asked what divides the properties.

Chair Burch closed the Public Hearing.

A motion was made by Board Member Kincaid, seconded by Board Member Weigl, to waive reading of the text and adopt:

RESOLUTION NO.18-894 ENTITLED: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE DUTTON AVENUE RESIDENCES PROJECT, ALSO KNOWN AS THE VIBE APARTMENTS, LOCATED AT 3150 DUTTON AVENUE; APN: 043-133-013; FILE NUMBER DR17-074. The motion carried by the following vote:

Yes: 6 - Board Member Burch, Vice Chair Hedgpeth, Board Member Briere, Board Member Goldschlag, Board Member Kincaid and Board Member Weigl

Absent: 1 - Board Member Zucco

A motion was made by Board Member Weigl, seconded by Board Member Kincaid, to waive reading of the text and adopt as amended:

RESOLUTION NO. 18-985 ENTITLED: RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY AND FINAL DESIGN REVIEW APPROVAL FOR THE DUTTON AVENUE RESIDENCES PROJECT, ALSO KNOWN AS THE VIBE APARTMENTS LOCATED AT 3150 DUTTON AVENUE; APN: 043-133-013; FILE NUMBER DR17-074 with the following conditions: 1.) Shall provide metal roof on trash enclosures. 2.) Shall provide design of carport structures for review and approval. Match structure represented in project renderings and materiality from material board. 3.) Perimeter fencing at North, East and South sides of property Shall match design aesthetic. Fence design shall be of at least current standard of North fence or better. 4.) Shall provide fencing design for pool, fire pit and BBQ areas to match aesthetic of surrounding buildings. 5.) Consider alternate shades of red or other bold accent colors. 6.) Consider more intrusion or light blocking resistant fencing on east side of project. 7.) Final Design Review is deferred to staff. The motion carried by the following vote:

Yes: 6 - Board Member Burch, Vice Chair Hedgpeth, Board Member Briere, Board Member Goldschlag, Board Member Kincaid and Board Member Weigl

Absent: 1 - Board Member Zucco

7. BOARD MEMBER REPORTS

Board Member Briere reported that the Waterways Committee will be touring Roseland Creek to look at the possible impact of new development in that area.

8. DEPARTMENT REPORTS

There were no Department Reports.

9. ADJOURNMENT

Chair Burch Adjourned the meeting to the next regular meeting of the Design Review Board.

PREPARED BY:

Patti Pacheco Gregg, Recording Secretary

ATTEST:

Bill Rose, Executive Secretary

APPROVED:

Michael Burch, Chair