



**Design Review Board
Meeting Minutes - Final**

Thursday, October 7, 2021

4:30 PM

1. CALL TO ORDER AND ROLL CALL

Present 7 - Board Member Michael Burch, Board Member Warren Hedgpeth, Board Member John McHugh, Board Member Adam Sharron, Chair Drew Weigl, Board Member Henry Wix, and Board Member Sheila Wolski

2. STUDY SESSION

None.

3. APPROVAL OF MINUTES

September 16, 2021 - Draft Minutes.

Approved as submitted.

4. PUBLIC COMMENT

None.

5. BOARD BUSINESS

5.1 STATEMENT OF PURPOSE

Chair Weigl read aloud the Statement of Purpose.

5.2 BOARD MEMBER REPORTS

None.

5.3 OTHER (i.e. VICE CHAIR ELECTION, NEW MEMBER INTRODUCTIONS)

None.

6. DEPARTMENT REPORTS

Amy Nicholson, Staff Liaison, presented.

7. STATEMENTS OF ABSTENTION

None.

8. CONSENT ITEMS

None.

9. SCHEDULED ITEMS

9.1 CONCEPT DESIGN REVIEW - RECESS STORAGE - 4465 & 4480 STREAMSIDE DRIVE; DR21-049

BACKGROUND: This is a proposal to construct three new self-storage buildings along Streamside Drive. The first is a three-story structure adjacent to the Santa Rosa Creek Path, and the other two are single-story structures adjacent to existing residential uses. This project is intended to supersede the previously approved multifamily housing project. The Design Review Board is being asked to provide comments and direction to the applicant and staff. This Concept Design Review is exempt from the requirements of the California Environmental Quality Act (CEQA) in that it does not meet the definition of a project because no action is being taken.

PROJECT PLANNER: Susie Murray

Susie Murray, Project Planner, presented.

Applicant representatives gave a presentation.

Chair Weigl opened Public Comment.

Monique Pearl spoke on the project.

Chair Weigl closed Public Comment.

Staff and Applicant representatives responded to Board Member inquiries.

Summarized Board Comments:

Look at security measures that can be taken at back of project to avoid vandalism. Consider a trellis fence between two loading zones, as well as another fence in between the two westerly

buildings. Make sure to show fencing details. Wants detail on interface on 20-foot buffer & layers and height of landscaping area near residences. Wants more detail of plantings along creek to provide security, larger trees to mesh with riparian corridor (valley oaks), trees of size between residential units and storage units, as well as a mature robust landscaping. Creek trail and neighbors to west are front of project & should be screened. Likes the setback from residential units to single-story storage structures, the matching of previously used materials, the palette and materials/colors are set and look nice. All of this will help the new buildings flow into residential neighborhood next door. Overall, well done for a storage unit and is looking forward to more detail with landscape plans that will be submitted for formal design review. Work to keep angular wire trellising on building facades and try to carry design through this new phase.

9.2 CONCEPT DESIGN REVIEW - COLGAN CREEK - DESIGN REVIEW - 3011 DUTTON MEADOW - DR21-040

BACKGROUND: Concept Design Review for 65 attached single-family units with ADUs. The proposed homes are approximately 1029 SF and the attached ADUs are 706 SF.

PROJECT PLANNER: Monet Sheikhal

Monet Sheikhal, Project Planner, presented.

Applicant representatives gave a presentation.

Chair Weigl opened Public Comment.

Paloma Williams spoke regarding the project.

Chair Weigl closed Public Comment.

Staff and Applicant representatives responded to Board Member inquiries.

Summarized Board Comments:

Would like to see a less bland color palette, spice up the colors and add creativity. Go to 6 colors that are more vibrant/ lifelike colors. This would help give it more identity, as well. Likes the change from black to gray asphalt shingle. Increase windows and look at adding skylights where possible to add more natural light to the living space. Also look at shortening the wall of bedroom 3 to give more light and moving door location to achieve exterior light. Reducing size of third bedroom would also make it less bare. There is an understanding of this project being affordable by size, however, it makes you can feel the tightness of the design/layout. Consider livability versus meeting standards. Appreciates the creek context and sensitivity to project area, including parks and parking. Appreciate the updates/changes to materials, including the varying siding. Consider units with a band having a siding change above the band where feasible. Likes pavers up to doorways to help enhance the project. Consider adding windows into garage doors as to avoid using garage as a living space as parking is critical. Would like to have seen design of fences. Look at making fencing more interesting and add variation in fenestration to front elevation.

10.. ADJOURNMENT

Chair Weigl adjourned the meeting at 7:11 p.m.

Approved on: November 4, 2021

s/Michelle Montoya