
Round Barn Village General Plan Amendment & Rezoning

City Council

February 6, 2018

Planning and Economic Development

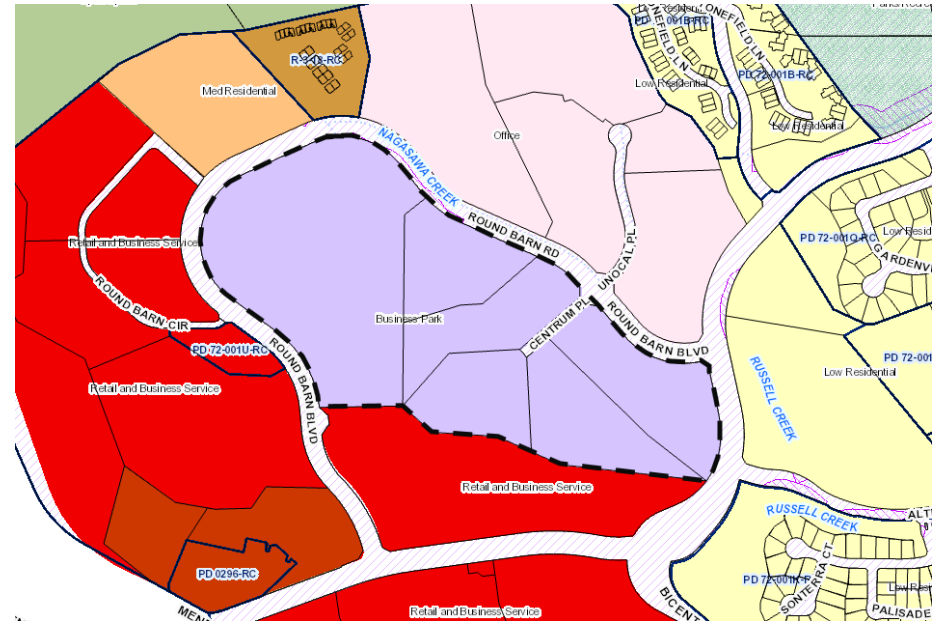
- General Plan Amendment: from Business Park to Medium Low Density Residential and Open Space
- Rezoning: from Fountaingrove Ranch Planned Development to R-1-6 and Open Space Conservation
- No development proposed at this time

Project Location 0 Round Barn Boulevard



- October 26, 2016 – Pre-Application Neighborhood Meeting
- February 1, 2017 – General Plan Amendment and Rezoning applications filed
- November 30, 2017 – Planning Commission voted unanimously to recommend that the Council approve the project
- December 19, 2017 – City Council voted 5-1-1 to continue the project to February 6, 2018, requesting that staff provide an update to the fire prevention enhancements in the area

Existing General Plan / Zoning

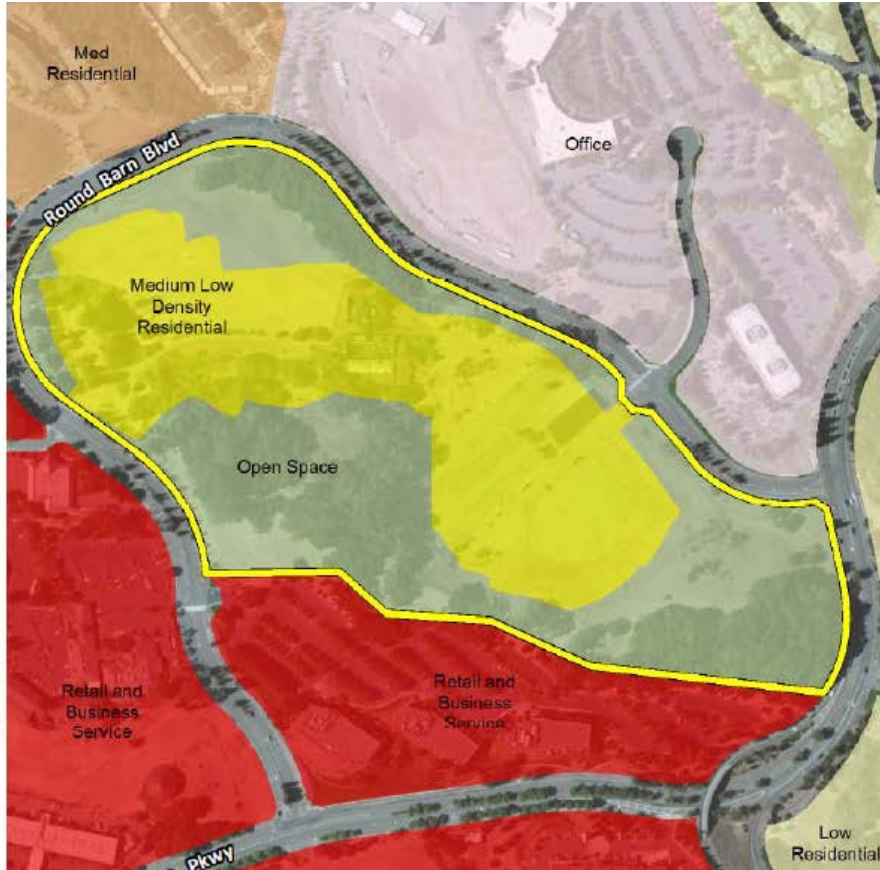


General Plan: Business Park

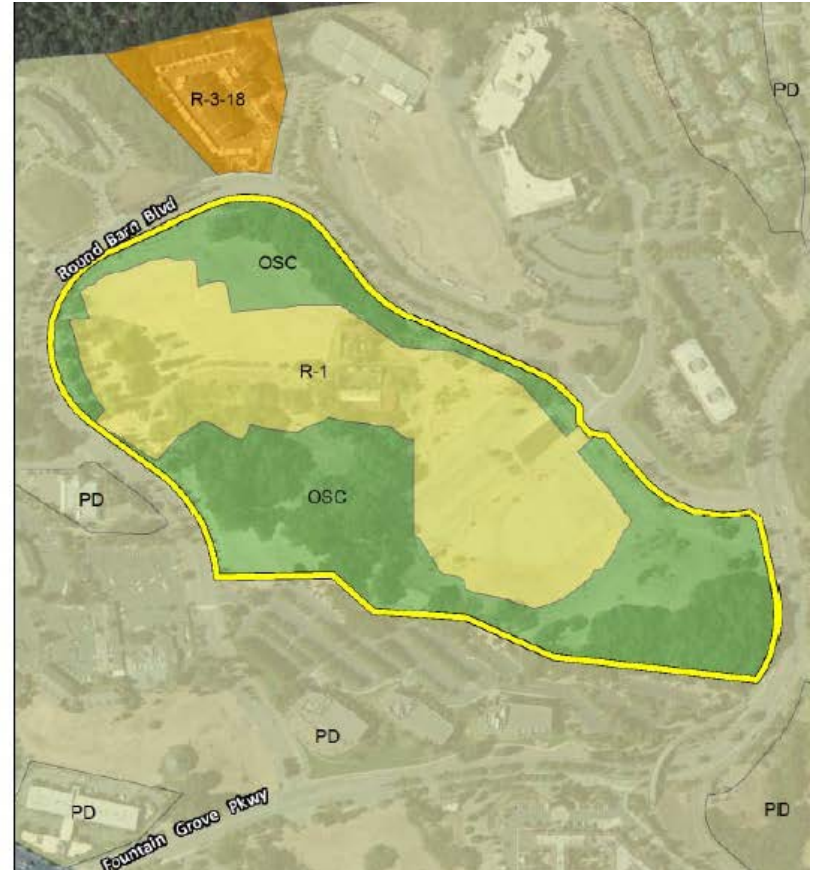
Zoning: Fountaingrove Ranch Planned Development

- Allows hotels, motels, highway/tourist retail stores, restaurants/bars, and professional offices.

Proposed General Plan / Zoning

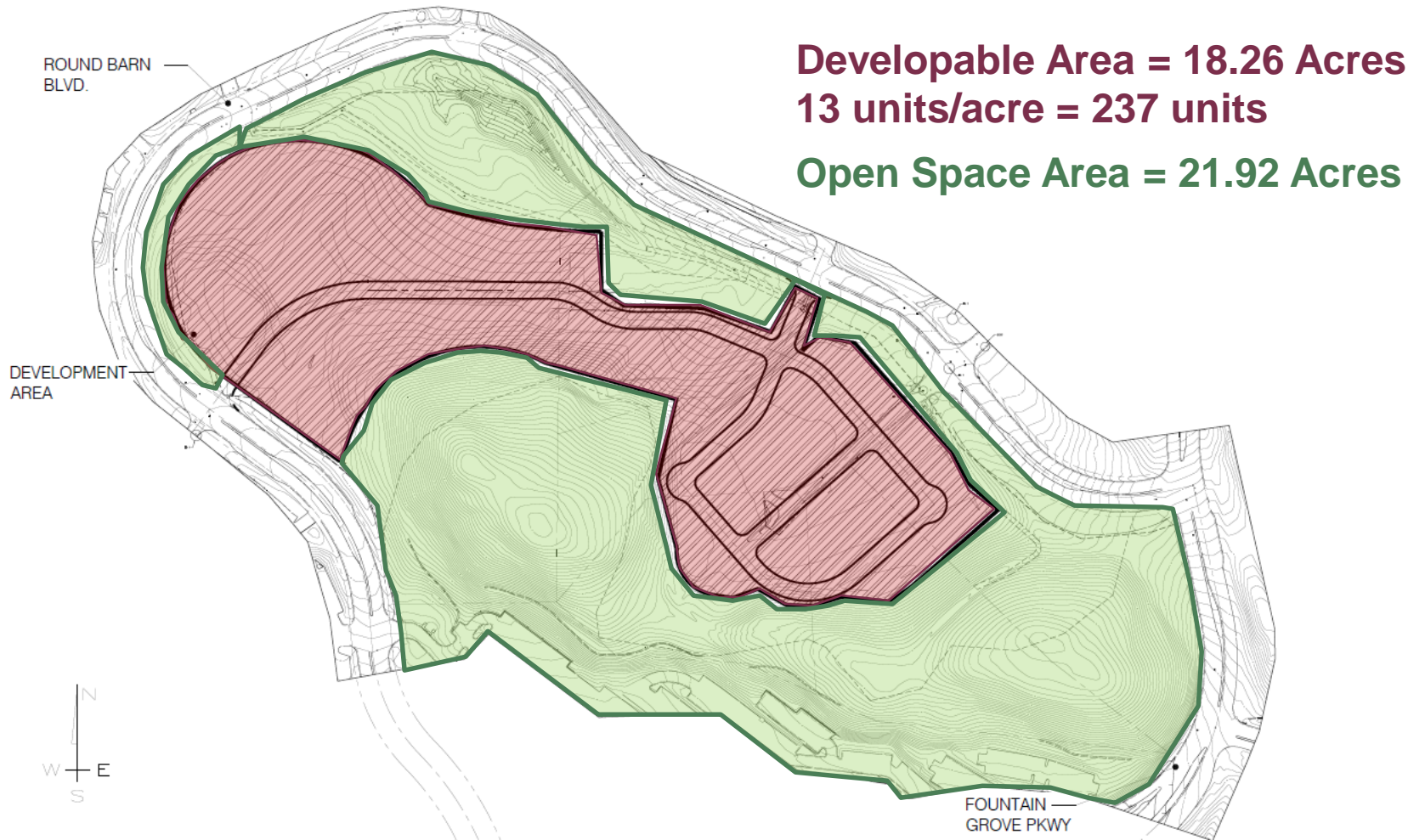


Proposed General Plan: Medium Low Density (8-13 units/acre) and Open Space



Zoning: R-1-6 and Open Space Conservation

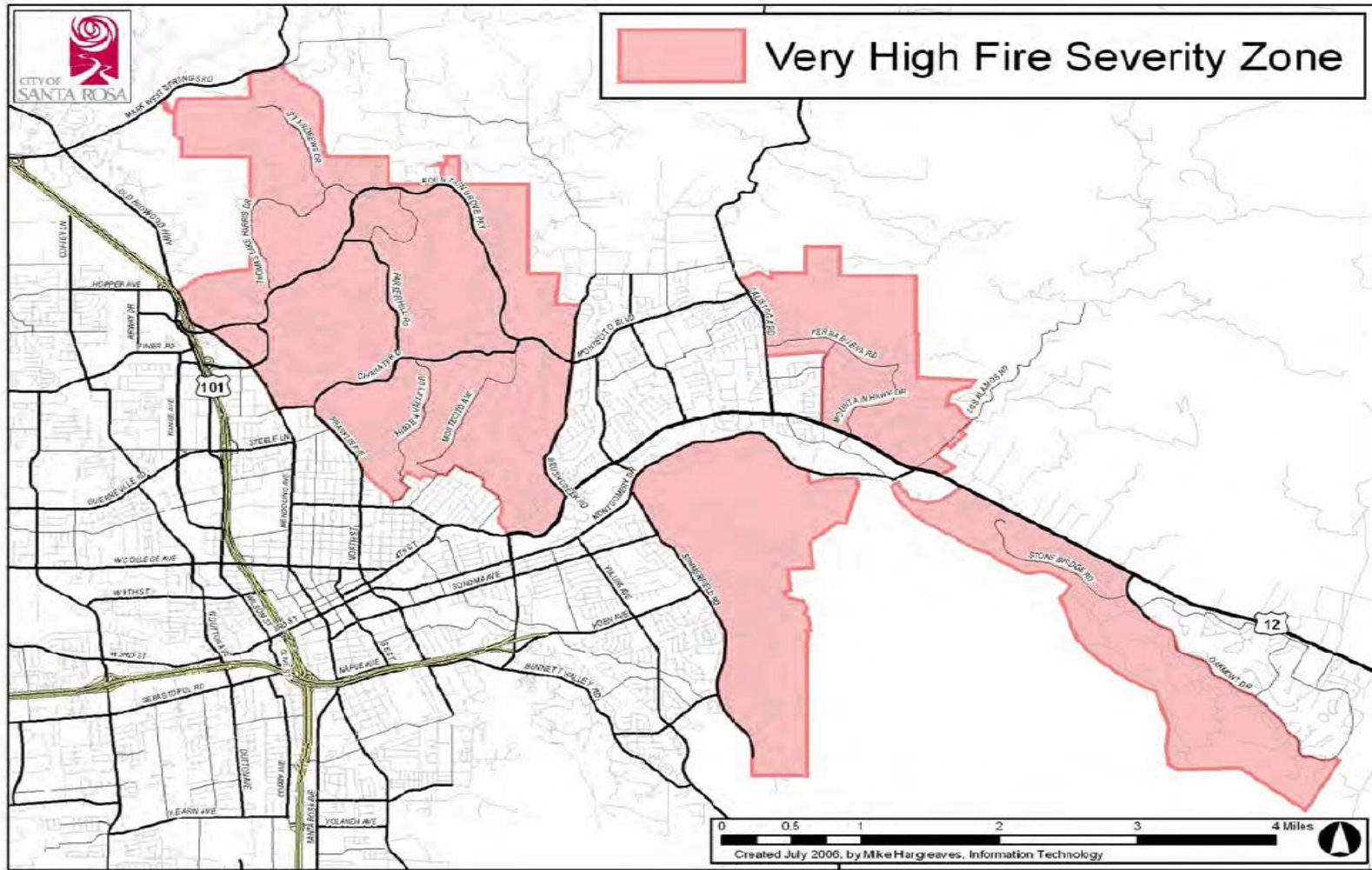
Sample Development Plan



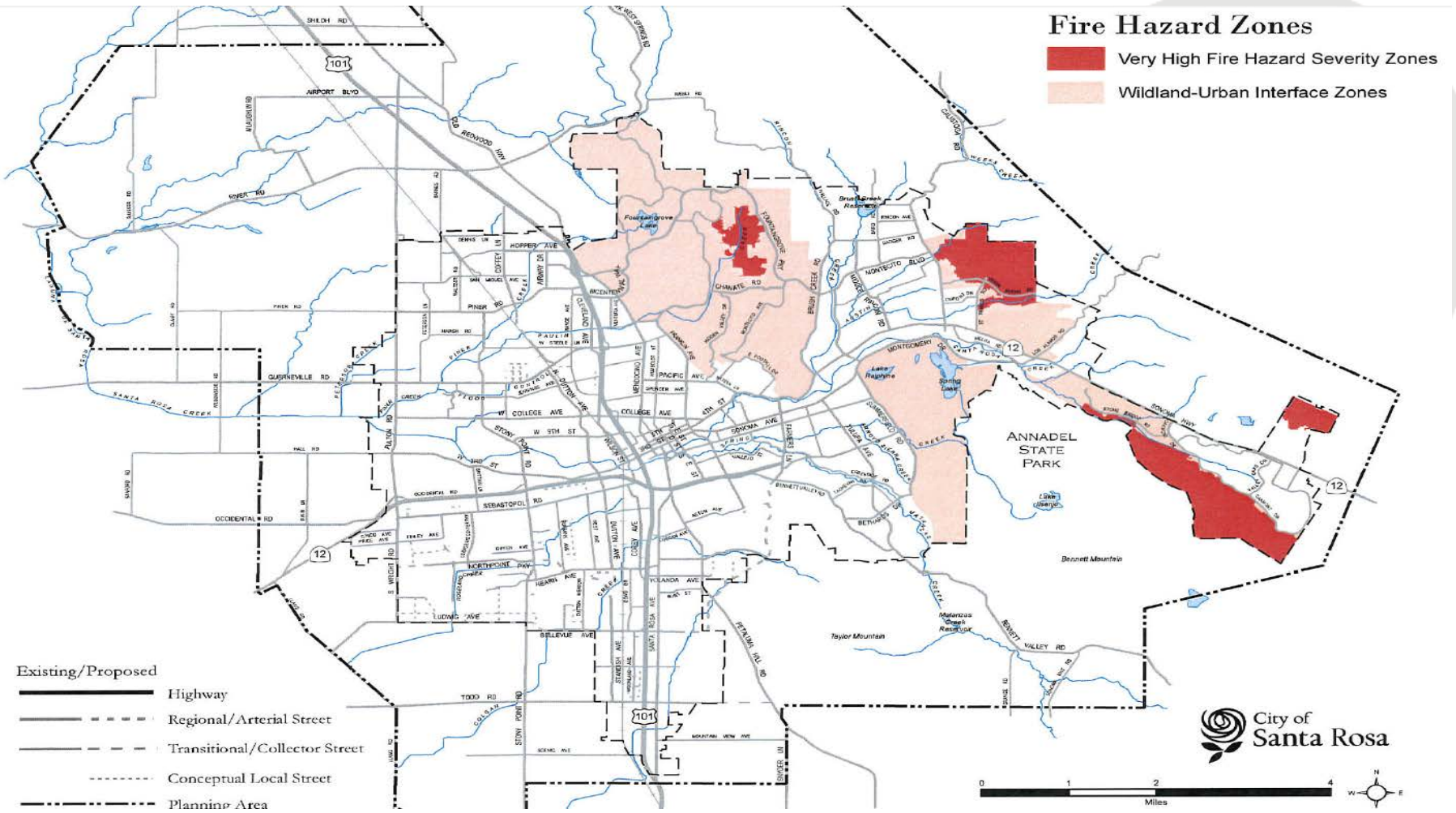
General Plan Amendment / Development Project

- Concerns regarding action on a General Plan Amendment without an associated development project
- Development projects are not required as part of a proposal for a General Plan amendment
- Action on a development project at the same time as a General Plan amendment does not guarantee the development will happen
- Consideration of impacts should be based on the broad range of potential uses and density/intensity

Very High Fire Hazard Severity Zone Map – 1994 to 2008

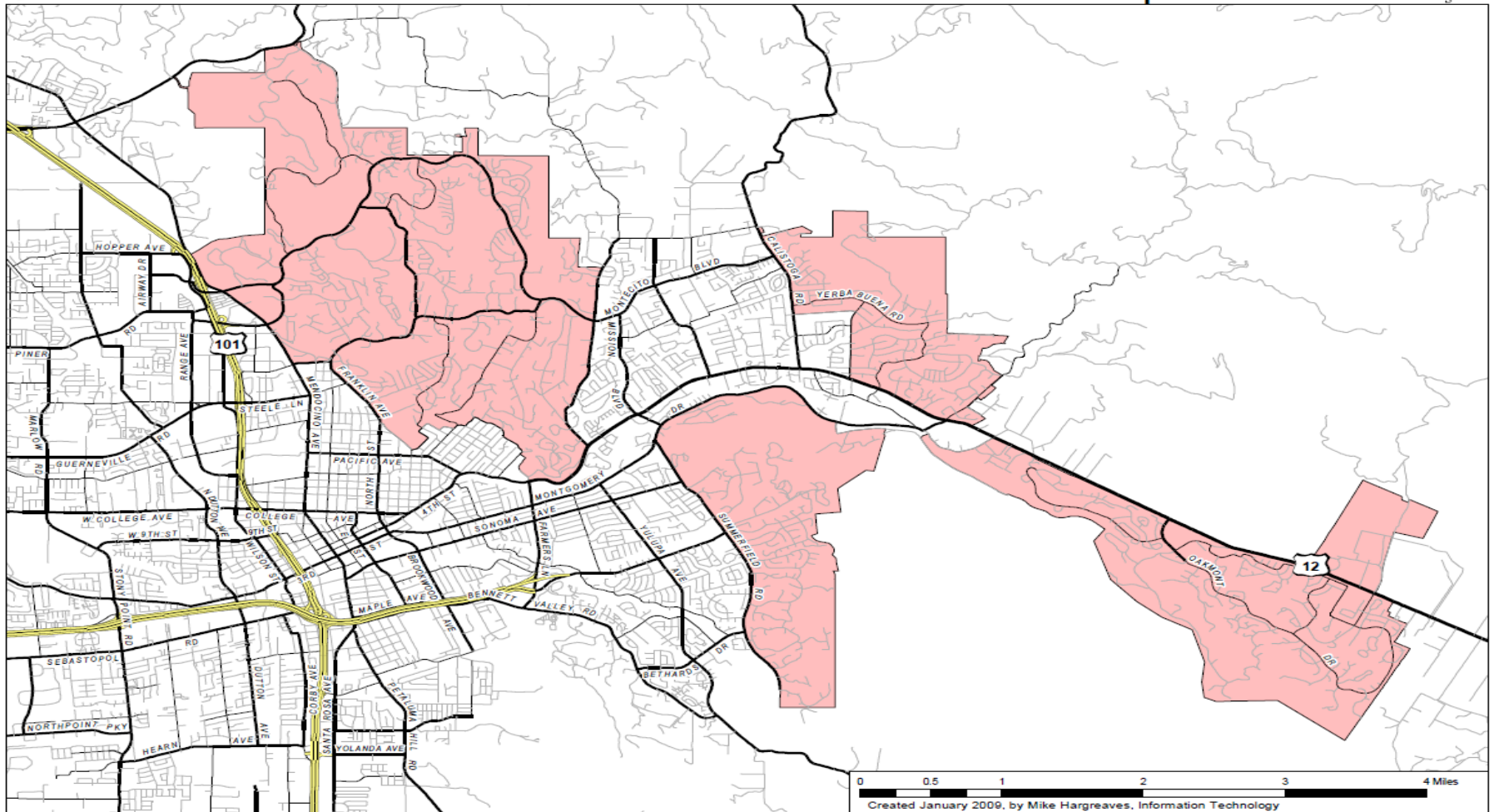


Very High Fire Hazard Severity Zone Map – Proposed by Cal Fire 2007



Wildland-Urban Interface Fire Area Map Post-2009 Local Ordinance

Wildland Urban Interface Fire Area Map



Building Code Chapter 7A Construction Enhancements

CHAPTER 7A [SFM]

MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE

SECTION 701A SCOPE, PURPOSE AND APPLICATION

701A.1 Scope. This chapter applies to building materials, systems and/or assemblies used in the exterior design and construction of new buildings located within a Wildland-Urban Interface Fire Area as defined in Section 702A.

701A.2 Purpose. The purpose of this chapter is to establish minimum standards for the protection of life and property by increasing the ability of a building located in any Fire Hazard Severity Zone within State Responsibility Areas or any Wildland-Urban Interface Fire Area to resist the intrusion of flames or burning embers projected by a vegetation fire and contributes to a systematic reduction in coignition losses.

701A.3 Application. New buildings located in any Fire Hazard Severity Zone within State Responsibility Areas or any Wildland-Urban Interface Fire Area designated by the enforcing agency for which an application for a building permit is submitted on or after December 1, 2005, shall comply with the following sections:

1. 704A.1—Roofing
2. 704A.2—Attic Ventilation

701A.3.1 Alternates for materials, design, tests, and methods of construction. The enforcing agency is permitted to modify the provisions of this chapter for site-specific conditions in accordance with Appendix Chapter 1, Section 104.10. When required by the enforcing agency for the purposes of granting modifications, a fire protection plan shall be submitted in accordance with the California Fire Code, Chapter 47.

701A.3.2 New buildings located in any fire hazard severity zone. New buildings located in any Fire Hazard Severity Zone shall comply with one of the following:

1. **State Responsibility Areas.** New building located in any Fire Hazard Severity Zone within State Responsibility Areas, for which an application for a building permit is submitted on or after January 1, 2006, shall comply with all sections of this chapter.
2. **Local Agency Very-High Fire Hazard Severity Zone.** New buildings located in any Local Agency Very-High Fire Hazard Severity Zone for which an application for a building permit is submitted on or after July 1, 2006, shall comply with all sections of this chapter.
3. **Wildland-Urban Interface Fire Area designated by the enforcing agency.** New buildings located in any Wildland-Urban Interface Fire Area designated by the enforcing agency for which an application for a building permit is submitted on or after January 1, 2006, shall comply with all sections of this chapter.

701A.3.2.1 Inspection and certification. Building permit applications and final completion approvals for buildings within the scope and application of this chapter shall comply with the following:

701A.3.2.2 The local building official shall, prior to construction, provide the owner or applicant a certification that the building as proposed to be built complies with all applicable state and local building standards, including those for materials and construction methods for wildfire exposure as described in this chapter.

701A.3.2.3 The local building official shall, upon completion of construction, provide the owner or applicant with a copy of the final inspection report that demonstrates the building was constructed in compliance with all applicable state and local building standards, including those for materials and construction methods for wildfire exposure as described in this chapter.

701A.3.2.4 Prior to building permit final approval the property shall be in compliance with the vegetation clearance requirements prescribed in California Public Resources Code 4291 California Government Code Section 51182.

SECTION 702A DEFINITIONS

For the purposes of this chapter, certain terms are defined below:

CDF DIRECTOR means the Director of the California Department of Forestry and Fire Protection.

FIRE PROTECTION PLAN is a document prepared for a specific project or development proposed for a Wildland Urban Interface Fire Area. It describes ways to minimize and mitigate potential for loss from wildfire exposure.

The Fire Protection Plan shall be in accordance with this chapter and the California Fire Code, Chapter 47. When required by the enforcing agency for the purposes of granting modifications, a fire protection plan shall be submitted. Only locally adopted ordinances that have been filed with the California Building Standards Commission or the Department of Housing and Community Development in accordance with Section 101.8 shall apply.

FIRE HAZARD SEVERITY ZONES are geographical areas designated pursuant to California Public Resources Codes Sections 4201 through 4204 and classified as Very High, High, or Moderate in State Responsibility Areas or as Local Agency Very High Fire Hazard Severity Zones designated pursuant to California Government Code, Sections 51175 through 51189. See California Fire Code Article 86.

CALIFORNIA DEPARTMENT of FORESTRY and FIRE PROTECTION OFFICE OF THE STATE FIRE MARSHAL



WILDLAND URBAN INTERFACE (WUI) PRODUCTS

Published by **CAL-FIRE**
FIRE ENGINEERING DIVISION
BUILDING MATERIALS LISTING PROGRAM

Revised 08/10/09

<http://osfm.fire.ca.gov/structfireengineer/pdf/bml/wuiproducts.pdf>

Building Code Chapter 7A Construction Enhancements



Phase 1 - Effective December 1, 2005:

- Roof coverings
- Attic vents

Gutter protection - provided to prevent leave and debris accumulation.

Roof covering requirements - underlayment must meet specific criteria and covers shall be a designated Class for the WUI areas.

Building Code Chapter 7A

Construction Enhancements



Vent requirements – there shall be modifications to structural vent openings as to resist building ignition through the intrusion of burning embers and flames through the ventilation openings. There are specific criteria that must be met for compliance with these requirements.

Building Code Chapter 7A

Construction Enhancements

Phase 2 – Effective July 1, 2008:

- Exterior siding
- Exterior wall vents
- Exterior doors
- Windows
- Decking surfaces
- Floor projections



NOTE: The delay in implementation for Phase 2 components was to allow for manufacturers to test and modify (if necessary) their products, and to move these products to market. Chapter 7A applies to new buildings either residential or non-residential (commercial).

Exterior Covering – Materials and material assemblies shall be tested in accordance with specific qualifications and standards or meet SFM approval or listing.

Building Code Chapter 7A Construction Enhancements



Window Requirements – Exterior glazing and tempered requirements.

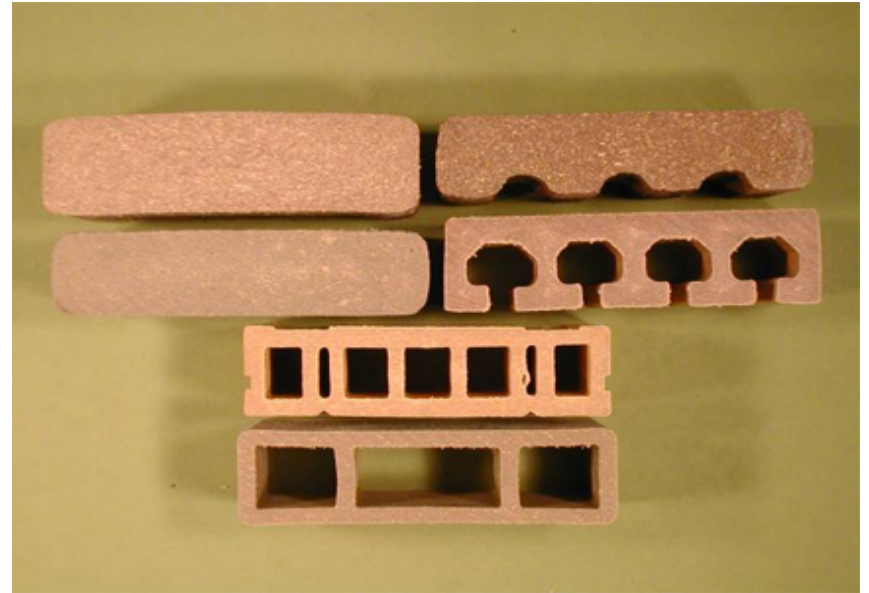


Skylights – New language added to the express terms for specific requirements for skylights. Effective 7/1/2018

Doors – must be non-combustible, solid core wood that complies with specific requirements, have a 20 minute rating in accordance with testing to NFPA 252 or meet the performance requirements of SFM Standard 12-7A-1.



Building Code Chapter 7A Construction Enhancements



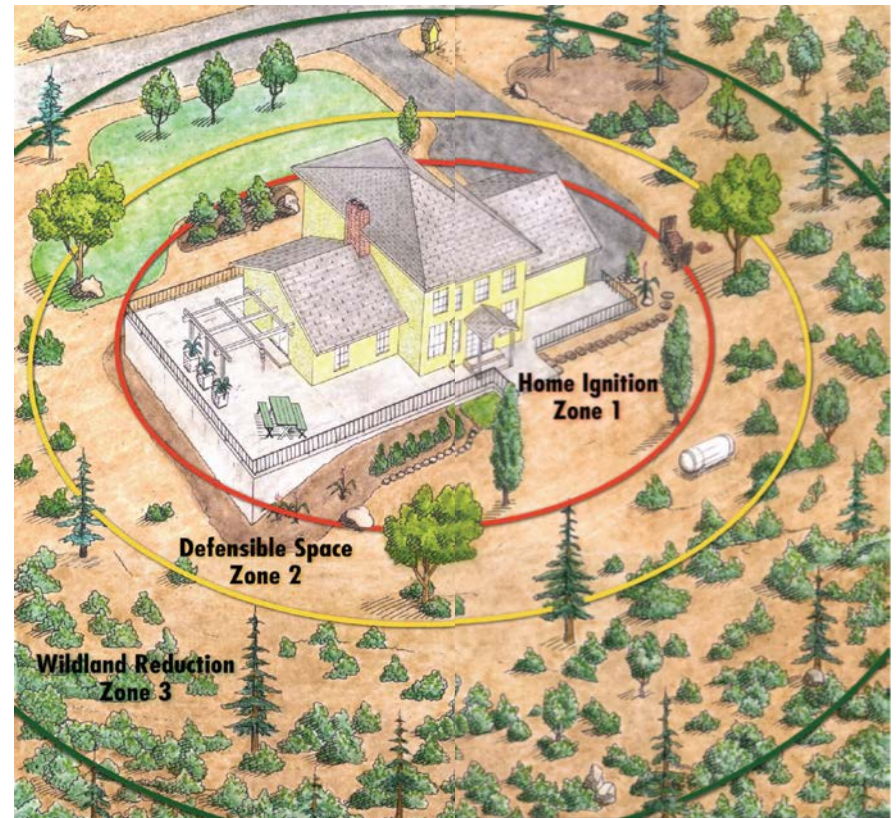
Decking Material and Floor Projection requirements – when located within 10 feet of the building the materials shall meet specific testing criteria as outlined in Chapter 7A or the SFM Standards 12-7A-4A.

Vegetation Management

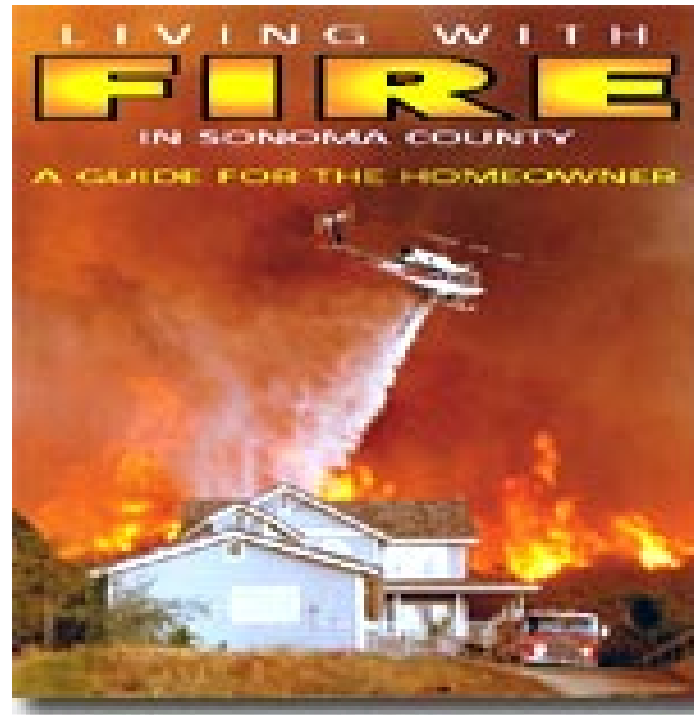
HOME IGNITION ZONE
(The home plus 10 feet distance)

DEFENSIBLE SPACE ZONE
(100 feet + away from home
or to the property line)

**WILDFIRE FUEL
REDUCTION ZONE**
(*The outlying area
beyond the required
defensible space)



Vegetation Management



For additional information you can visit the City of Santa Rosa Fire Department Web page at:

<https://srcity.org/596/Wildland-Urban-Interface>

It is recommended by the Planning Commission and Planning and Economic Development Department that the City Council:

- Adopt a Mitigated Negative Declaration;
- Approve a General Plan Amendment to Medium Low Density Residential and Open Space; and
- Introduce an Ordinance Rezoning the property to R-1-6 and Open Space-Conservation