



3555 Round Boulevard

May 16, 2024

Round Barn Hotel

Concept Design Review

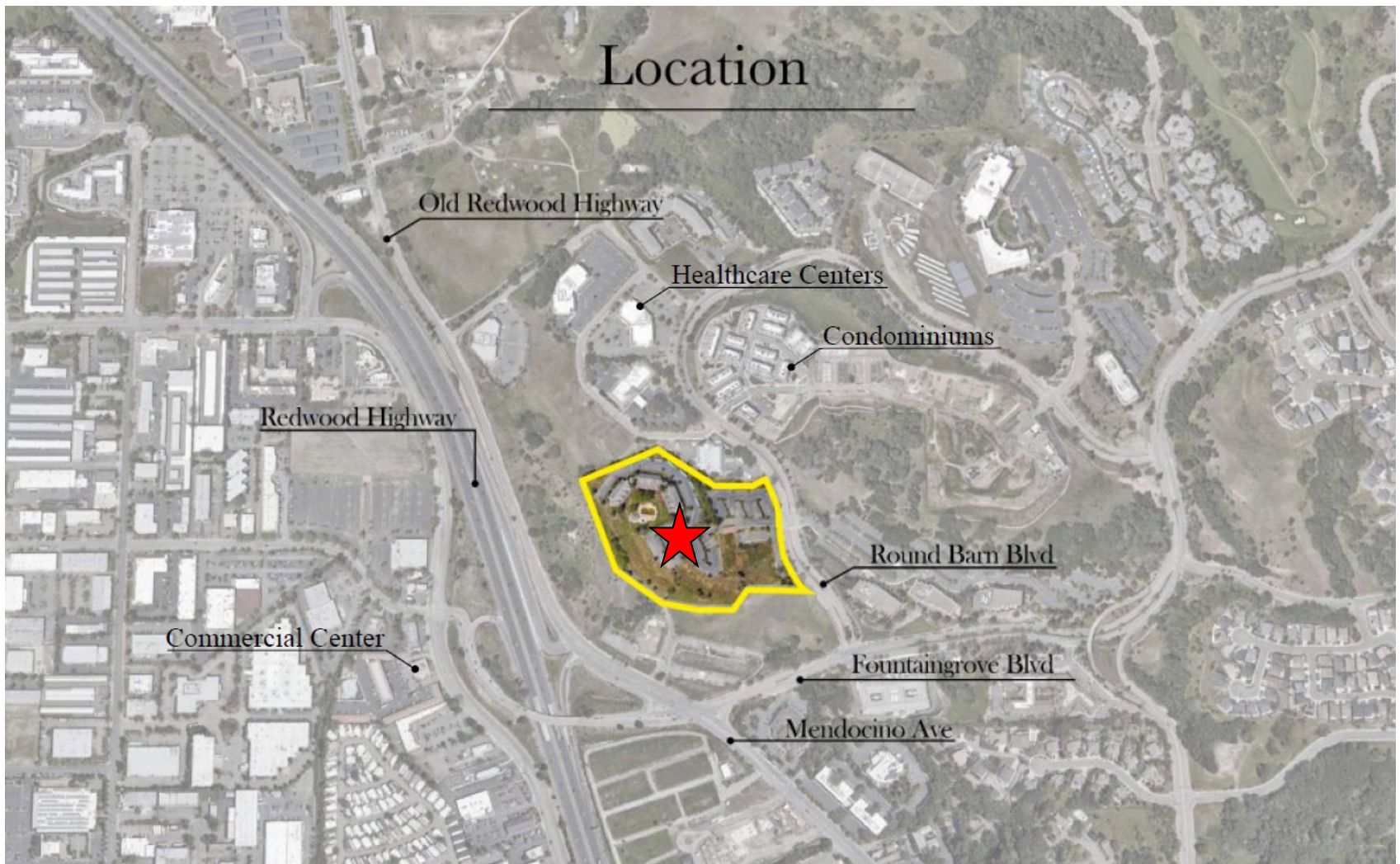
Project No. DR23-043

Suzanne Hartman, City Planner
Planning and Economic Development

Project Location



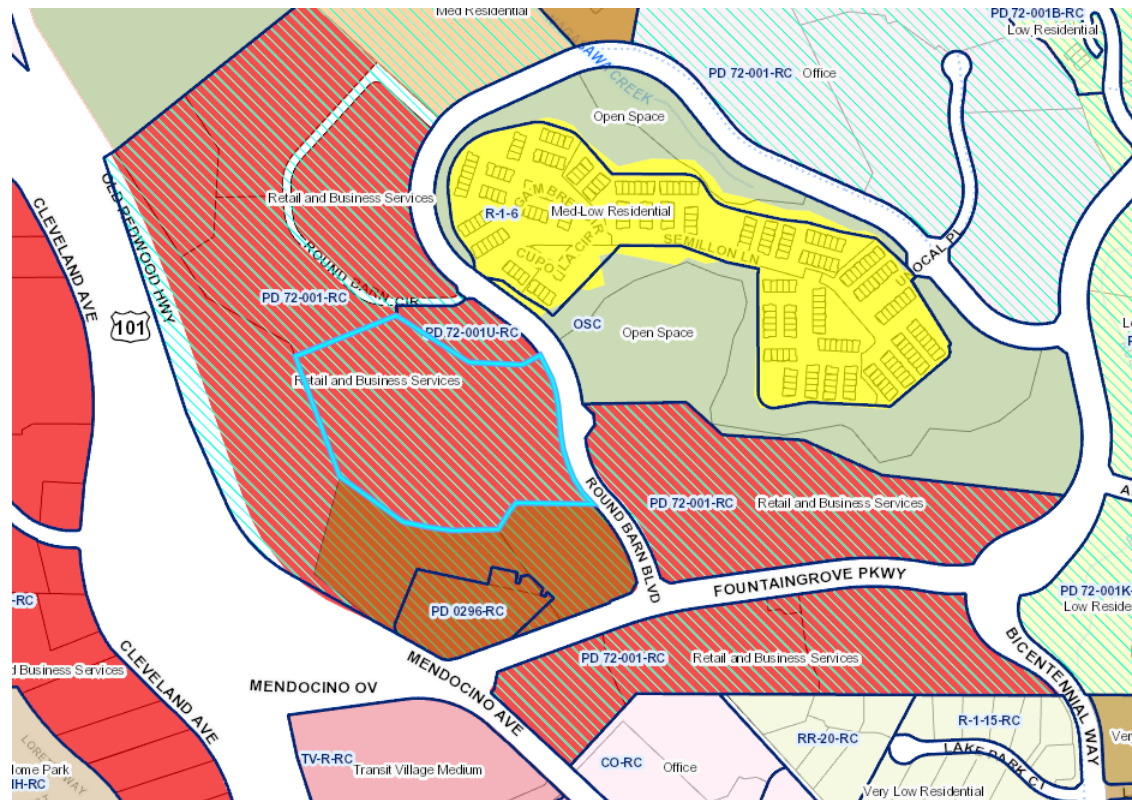
Neighborhood Context





The applicant proposes to construct thirty-nine (39) guest cabins and a new courtyard area with various amenities on a developed 11.22-acre parcel. The courtyard area proposes to include a gym, spa, event space, garden, restaurant and a market space. The project will remove 40,000-square-feet of existing impermeable surface.

- General Plan Land Use Designation: Retail and Business Services
- Zoning District: Planned Development (PD 72-001-RC)



The Proposal



Landscape

- Common Name Water
- Grass and Lavendar - meadow with waves of grass and color
 - Provence Lavendar Low
 - Breeze Dwarf Mar. Rush Low
 - Autumn Moor Grass Low
 - Shells De Oro Daylily Mod
 - Black Pearl Kangaroo Paw Low
 - W. Blue California Gray Rush Low
 - Small Blue Squal Low
 - Islayon Montreaux Low
 - Bank Planting - between former parking lots
 - Time Dance Loropetalum Low
 - MT. Tambor Greedies Low
 - Golden Bay Day Low
 - PK. Flower Carpet Rose Mod
 - Centennial Feather Reed Grass Mod
 - Forest Pansy Western Redbud Mod
 - Event Spaces at Main Building
 - Arroyo Turf None
 - Muscogee Crapemyrtle Low
 - Olives Low
 - Time Light Comandra Low
 - Shells De Oro Daylily Mod
 - Green Beauty Rosewood Mod
 - Kyoto Dwarf Mondo Grass Mod
 - Building Foundation - around guest units
 - Shells-Golden Camellia Mod
 - Time Light Comandra Low
 - Muscogee Crapemyrtle Low
 - Dwarf Burford Holly Low
 - Golden Bay Day Low
 - Goat Oak Low
 - Olives groves
 - Olives Low
 - Muscogee Crapemyrtle Low
 - Time Light Comandra Low
 - Lyons Low
 - Black Pearl Kangaroo Paw Low
 - Kyoto Dwarf Mondo Grass Mod
 - Golden Beauty Rosewood Mod
 - Main Building Entry - Sun and Shade
 - Olives Low
 - Muscogee Crapemyrtle Low
 - Provence Lavendar Low
 - Time Light Comandra Low
 - Shells De Oro Daylily Mod
 - Kyoto Dwarf Mondo Grass Mod
 - Golden Beauty Rosewood Mod
 - Parking
 - Valley Oak Low
 - Chinese Pistache Low
 - Time Light Comandra Low
 - MT. Tambor Greedies Low
 - Outer Edge Planting
 - Goat Oak Low
 - Chinese Pistache Low
 - Barberry Rose Low
 - Time Dance Loropetalum Low
 - MT. Tambor Greedies Low
 - Black Rebarbery Low
 - Green Roof
 - Time Light Comandra Low
 - Black Pearl Kangaroo Paw Low
 - Jack Spratt Dwarf Blue Low
 - Muscogee Grass Low
 - Lyons Low
 - Black Rebarbery Low
 - Screen Planting
 - Carolina Laurel Cherry Low
 - Dwarf Strawberry Tree Low
 - Time Dance Loropetalum Low
 - Garden
 - Dancy Tangerine Mod
 - Imperial Maple Lemon Low
 - Santa Rosa Plum Low
 - Lucy Persimmon Low
 - Black Jackfig Low



- Parking Shade Trees
 - Goat
 - Pistache
- Grid Trees
 - Olives
 - Crapemyrtle
- Street Trees
 - Goat
- Dead Trees to be removed

The feel of the planned landscape will be of a native grass landscape and meadow edges but with other native California plants or Mediterranean plants that meet the seasonal water requirements of California plants. The plants identified as "High the Mace" plants by the University of California Cooperative Extension/Cropsciences, are resistant. They will be more intense and structured to enhance the building and living areas. Olive groves will be added. The roofs of the Cabins will be planted with a Green Roof. The plants shown in the list on this page are in order of importance in each specific area. Additional plants may be added in small amounts if specific accents or needs arise in each area.

Hydrozone Type	Area Number	Irrigation Method	Plant Use Type	Hydrozone Area (sq. ft.)	Plant Under	Plant Under
Grass & Lavender	1	rotator	Low/Mod	48,700	18,875	18,875
Banks	2	rotator	Low/Mod	15,000	15,000	15,000
Events	3	drp	Mod	5,000	10,000	10,000
Foundations	4	drp	Low/Mod	25,000	25,000	25,000
Olives	5	drp	Mod	6,000	20,000	20,000
Site Entry	6	rotator	Mod	1,000	1,000	1,000
Screening	7	drp	Low	4,000	4,000	4,000
Shade	8	rotator	Low	20,000	38,275	38,275
Screening	9	drp	Low	20,000	20,000	20,000
Screens	10	drp	Low	14,000	14,000	14,000
Garden	11	drp	High	3,000	0	0
				175,000	14,200	14,200

Water Use Percentage of Area	Area	Percentage
Garden	3,000	1.7%
Low Water Area	123,000	70.3%
Med. Water Area	48,500	27.6%
High Water Area	0	0.0%
Total Area	175,000	

“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 Planning and Economic Development Department recommends that the Design Review Board provide comments on the proposed Round Barn Hotel project, located at 3555 Round Barn Boulevard.