

Kevin Skiles, Architect
Urban Building Workshop
111 Janes Street
Mill Valley, CA 94941
Mobile: 415-572-4159
Email: kevin@ubwsf.com

City of Santa Rosa

MAR 30 2017

Planning & Economic
Development Department

Sequoia Green
1299 Glenn Street
Santa Rosa, CA
APN: 180-720-077, 078, 079, 080

3/27/2017
Project Description

Sequoia Green is a proposal to build four homes on the existing four finished lots located at the corner of Glenn Street and Ridgway in Santa Rosa, CA.

Prior approvals:

The four finished lots were created with an approved Tentative Map called 'the Sequoia Green Townhomes' in 2006 (PC Resolution 10947). All site work improvements including sidewalks, storm drainage, grading, utilities and driveway aprons were constructed in 2007 and accepted by the city in 2008. The final map was recorded creating the four finished lots addressed 1297 and 1299 Glenn and 356 and 358 Ridgway. Designs for the four homes on these lots obtained Preliminary and Final Design Review approval in 2006 (DRB Resolution 06-652) and a building permit was submitted in December of that year to complete the construction of the homes. The building permit was never obtained and the great housing recession has made moving forward with construction unfeasible until now. Design review approval has since expired and so our team has resubmitted for Preliminary and Final Design Review in order to re-submit building permit drawings and move forward with construction.

Design Character:

The project has been designed to integrate with the existing residential character of the neighborhood by employing materials, landscaping features and Architectural Details consistent with the other homes in the neighborhood. Since many of the surrounding buildings are single family homes, The Sequoia Green Townhomes will each have their own exterior entrance consistent with the 'Infill Development Guidelines' (Section 4.3-9).

Recognizing the diverse style of architecture found throughout the surrounding neighborhood, each of the four homes has its own distinct style with different exterior siding materials, exterior colors, method of roof venting and roof form. This not only allows the project to blend into the variety of styles found in the neighborhood, but it distinguishes the homes from each other making them feel much more like single family homes rather than a multi-family grouping.

UBW Investments, LLC | 111 Janes Street Mill Valley, CA 94941
Tel 415.572.4159 | kevin@ubwinvestments.com

Architectural details of the proposed homes take cues from many of the surrounding historical homes in the neighborhood. These features include covered front porches, articulated beams and posts, siding with various exposure widths and on the home proposed to have a stucco exterior, clay circular vents and roofing tiles that are similar to the construction details found in Mission revival homes that can be found in the surrounding neighborhood.

Several of the site design features that are already built into the project when the project was approved in 2006 and the site work was completed further implement design guidelines and integrate the project into the existing neighborhood. To promote a pedestrian environment along the street frontages, the homes feature single car garage with tandem visitor parking behind, limiting the amount of driveway paving and vehicular sidewalk crossings. Front porches, with the principal living spaces of the floor plans located directly inside, promote eyes on the street and further increase the active engagement of the street by the future residents.

When finishing the lots, we protected the three redwood trees and the large Walnut tree on the property and were able to preserve this important mature landscaping.

The site design engages each of the two public frontages by locating entry porches and doors to seven of the homes directly off of these frontages. The main living spaces of the homes will be directly behind these entry porches to encourage an active engagement of the streetscape by the residents of the project.

Great care has been taken to design these four new homes to integrate well into the existing neighborhood. We are pleased that after finishing the site work almost ten years ago, we have withstood the economic disruption and are now able to move forward with the design and construction of these homes. We are committed to ensuring the new homes are a thoughtful addition to the neighborhood and will be built to the Superior Design standards set forth in the Design Guidelines published by the City of Santa Rosa.

Very Truly Yours,

Kevin Skiles, Architect and Builder