

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
August 9, 2018

PROJECT TITLE

Round Barn Village

ADDRESS/LOCATION

0 Round Barn Boulevard

ASSESSOR'S PARCEL NUMBER

173-020-030 through 173-020-036

APPLICATION DATE

March 6, 2018

REQUESTED ENTITLEMENTS

Tentative Map, Minor Use Permit, Hillside
Development Permit

PROJECT SITE ZONING

R-1-6 (Single-Family Residential) and
OSC (Open Space – Conservation)

PROJECT PLANNER

Gary Broad

APPLICANT

City Ventures

PROPERTY OWNER

Arterial Vascular Engineering, Inc

FILE NUMBER

PRJ18-015

APPLICATION COMPLETION DATE

June 5, 2018

FURTHER ACTIONS REQUIRED

Design Review

GENERAL PLAN DESIGNATION

Medium Low Density Residential and Open
Space

RECOMMENDATION

Approval

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR EDMONDSON AND MEMBERS OF THE COMMISSION

FROM: GARY BROAD, PLANNING CONSULTANT
PLANNING AND ECONOMIC DEVELOPMENT

SUBJECT: ROUND BARN VILLAGE

AGENDA ACTION: RESOLUTIONS

RECOMMENDATION

The Planning and Economic Development Department recommends that the Planning Commission (Commission), by resolution, adopt an Addendum to the approved Initial Study/Mitigated Negative Declaration and approve a Tentative Map, Minor Use Permit and Hillside Development Permit to allow the development of 237-townhouse condominium units and the division of a 40.48-acre parcel into three parcels on slopes exceeding an average of 10 percent.

EXECUTIVE SUMMARY

The Round Barn Village project proposes the subdivision of a 40.48-acre site into three lots and the development of 237-townhouse condominium units. Tentative Map and Hillside Development Permit approvals are required to allow the proposed subdivision on slopes exceeding an average of 10 percent and a Minor Use Permit has been filed to allow attached units. Since the Tentative Map and Hillside Development Permit require Planning Commission approval, the Minor Use Permit is being brought concurrently to the Planning Commission, rather than to a separate Zoning Administrator hearing.

Staff finds the proposal consistent with the City's Zoning Code, General Plan, and Design Guidelines and therefore recommends approval.

BACKGROUND

1. Project Description

The project applicant, City Ventures, requests approval of a Tentative Map to

subdivide the 40.48-acre project site into a 27.99-acre condominium parcel for 237-airspace townhouse units. Two parcels for private open space purposes of 9.82 acres and 2.66 acres are proposed. A Minor Use Permit to allow construction of attached housing within a R-1-6 (Single-family Residential) zoning district and a Hillside Development Permit for construction on slopes above 10% average have been filed. The proposed 237 for-sale condominiums represent the maximum number of residences allowed for the 18.26 acres of the site designated General Plan Medium Low Density Residential.

The townhouses will be 3-story units, ranging from 1,725 square feet to 1,925 square feet, with 3 to 4 bedrooms and 2-car garages. The project includes a centrally-located community recreation area and several smaller passive open space areas. A Homeowners Association will be established to oversee maintenance of all common area features and common landscape areas.

Two vehicular access points along Round Barn Boulevard will provide access to the development. An internal street will run through the development and connect the two entrances. Loop roads and alleys will extend from the internal street and provide access to subdivision homes. A traffic signal at the intersection of Fountaingrove Parkway and Round Barn Boulevard West will be constructed as part of the project, with City reimbursement of costs beyond the project's fair share contribution.

The project has been designed with fire resistant development practices, including defensible space landscape design, and the project's open space parcels will be maintained consistent with a Santa Rosa Fire Department approved Vegetation Management Plan. Townhouses will be all-electric with solar panels installed on each home with no natural gas to residences. The Conceptual Elevations propose building materials compliant with the current Building and Fire Codes.

The project includes on-site affordable for-sale housing. Twelve homes located throughout the project site, representing five percent of the total number of units, will be priced at below market rate sale prices consistent with the City's sales price guidance for moderate income households. The developer will enter into an affordability agreement with the City's Housing Authority ensuring the continued affordability of the designated units for a period of 30 years.

The City Council approved a General Plan Amendment and Rezoning of this site on February 5, 2018, to change the General Plan designation from Business Park to Medium Low Density Residential and Open Space and the zoning from PD72-001 (Planned Development) to Single-Family Residential (R-1-6) and Open Space Conservation (OSC.)

2. Surrounding Land Uses

North: Multi-Family Residential (Apartments and Senior Housing); Business Offices; Medical Services; Open Space

South: Business and Medical Offices/Services; Multi-Family and Single-Family Residential

East: Business and Medical Offices/Services; Medical Laboratory; Open Space

West: Hotel/Resort; Medical Offices/Services; Formerly Fountaingrove Round Barn

The project site is surrounded by a mix of uses – including Medtronic to the east and Vineyard Commons Senior Living to the North. The Hilton Sonoma Wine Country, the Fountaingrove Inn and the Fountaingrove Round Barn were previously located to the west, and the Fountaingrove Center to the south, however, these were destroyed by the 2017 Tubbs Wildfire. The Thomas Lake Harris Open Space is located north and east of the project site. Round Barn Boulevard surrounds the site on the north, east, and west. Project site access originates from Round Barn Boulevard. Fountaingrove Parkway provides regional access to the site via its connection to U.S. Highway 101 approximately 0.4 miles west of the project site.

3. Existing Land Use – Project Site

A paved surface parking lot, previously used as an overflow parking lot for the adjacent office complex, covers approximately 5.5 acres of the 40.48-acre site. The lot is currently fenced off and unused, except as temporary staging for local events. Approximately 27,000 square feet of foundation area from two previous structures is located north of the lot. A pedestrian pathway encircles the exterior of most of the site and used by nearby residents and employees. An existing open space easement occupies 11.6 acres of the south and west portions of the site, which is characterized by steep topography and dense tree cover, including oak woodland found on the ridgeline areas. A small segment of Nagasawa Creek and associated riparian corridor is located near the northeast perimeter of the site. Much of the remainder of the site is occupied by grassland containing non-native grasses and forbs and is relatively flat to gently sloping.

The project site appears to have experienced less fire damage than surrounding areas. Grass areas of the project site exhibit evidence of fire activity, with the most prominently burned areas located on the northern half of the project site. Significant areas of larger vegetation, including trees, surrounding the riparian area of Nagasawa Creek on the northeast side and along Fountaingrove Parkway on the southeast side appear to have been minimally impacted; however, understory vegetation burn may have occurred throughout these

areas. The arborist report for the project assessed the damage to trees in the development area and found that most of the trees that burned in the fire are not dead and do not require removal due to fire damage.

4. Project History

On November 30, 2017, the Planning Commission adopted a resolution recommending a General Plan Amendment and Rezoning to accommodate residential development on the project site.

On February 5, 2018, the Council approved the requested General Plan Amendment and Rezoning and adopted a Mitigated Negative Declaration for the land use changes.

Neighborhood Meeting Application and Conceptual Design Review Applications were submitted on March 2, 2018.

Tentative Map, Minor Use Permit, and Hillside Development Permit Applications were submitted on March 6, 2018.

A conceptual Design Review Board (DRB) meeting was held on April 5, 2018. The DRB expressed support for the overall site plan and initial design concept. DRB offered minor recommendations for applicant consideration on project design, such as considering the use of color to individualize townhouse appearance.

A neighborhood meeting was held on April 18, 2018. Notices were sent to properties within 1,000 feet of the project site. No members of the public attended the meeting.

The applicant re-submitted application refinements to respond to staff comments on April 9, 2018 and June 5, 2018. The application was deemed complete on June 5, 2018.

PRIOR CITY COUNCIL REVIEW

The City Council approved a General Plan Amendment and Rezoning to allow for residential development of this site on February 5, 2018. Specifically, the Council approved a General Plan Amendment from Business Park to Medium Low Density Residential and Open Space and a Rezoning from Planned Development Zoning (with prescribed land uses of Highway/Tourist/Office Commercial) to the R-1-6 and OSC Zones. The applicant's request for approval of a residential subdivision, Minor Use Permit and Hillside Development Permit are consistent with the Council's prior action to establish General Plan and Zoning providing for future residential development on the project site.

ANALYSIS

1. General Plan

The General Plan Medium Low Density Residential land use designation allows housing at densities from 8.0 to 13.0 units per gross acre. The classification is intended for attached single-family residential development, but single-family detached housing and multi-family development is permitted.

The General Plan Open Space land use designation is typically found with areas with special environmental conditions or significance, subject to wildfire or geologic hazards, or watershed or important wildlife or biotic habitat.

The following General Plan goals and policies are most relevant to the proposed project:

Land Use

- LUL-F Maintain a diversity of neighborhoods and varied housing stock to satisfy a wide range of needs.
- LUL-F-1 Do not allow development at less than the minimum density prescribed by each residential land use classification.
- LUL-F-2 Require development at the mid-point or higher of the density range in the Medium and Medium High Density Residential categories.
- LUL-F-3 Maintain a balance of various housing types in each neighborhood and ensure that new development does not result in undue concentration of a single housing type in any one neighborhood.

Urban Design

- UD-A Preserve and enhance Santa Rosa's scenic character, including its natural waterways, hillsides, and distinctive districts.
- UD-F-2 Protect natural topographic features such as hillsides, ridgelines and mature trees and stands of trees. Minimize grading of natural contours in new development.
- UD-G-6 To promote social interaction, houses in new developments should contain porches, front gardens, and windows overlooking front yards and sidewalks.
- UD-G-7 Ensure that garages do not dominate streetscapes by setting them back from the front of houses, locating them at the rear of the site,

accessed by an alleyway, or clustering them on shared driveways.

- UD-H Design hillside development to be sensitive to existing terrain, views, and significant natural landforms or features.

Housing

- H-A Meet the housing needs of all Santa Rosa residents.
- H-A-1 Ensure adequate sites are available for development of a variety of housing types for all income levels throughout the City such as single- and multi-family units, mobile homes, transitional housing, and homeless shelters.

Open Space

- OSC-B Conserve the city's opens spaces and significant natural features.
- OSC-B-2 Minimize alteration of the topography, drainage patterns and vegetation of land with slopes of 10% or more. Prohibit alteration of slopes greater than 25%.
- OSC-B-3 Require that new subdivisions, multifamily, and non-residential development abutting creek corridors are appropriately designed with respect to the creek. Development may orient toward the creek as an amenity, but adequate setbacks shall be used to ensure riparian habitat is protected.
- OSC-B5 Require a Hillside Development Permit as part of a proposed subdivision, proposed development or new land on that portion of a site with a slope of 10 percent or greater.
- OSC-H Conserve significant vegetation and trees and plant new trees.
- OSC-H-2 Preserve and regenerate native oak trees.
- OSC-H-2 Require incorporation of native plants into landscape plans for new developments, where appropriate and feasible, especially in areas adjacent to open space areas and along waterways.

Staff Analysis

The proposed land division and townhouse project will result in additional residential development compatible with existing land uses in the area. Site development is proposed for the maximum 237 units based on the 18.26 developable acres at a General Plan maximum density of 13 units/acre. Other

residential uses in the vicinity include multi-family residential located immediately to the north and south of the project site and single-family residential to the south. Existing commercial development in the area will be buffered from residential development areas on the project site via the proposed open space and associated natural features. Site development recognizes and avoids the most sensitive portions of the site—Nagasawa Creek and its surrounding riparian zone, the steepest hillsides and most heavily vegetated lands—and locates development in areas of prior disturbance and/or gentler topography with less vegetation.

2. Zoning

The R-1-6 zoning district is applied to areas of the City intended to be maintained as residential neighborhoods comprised of detached and attached single-family houses, clustered residential hillside projects, and small multi-family projects. The R-1 zoning district is an implementing zoning district of the Medium Low Density Residential General Plan Designation with a density range from 2 to 13 dwelling units/acre. The project is physically suitable for residential development contemplated under by the R-1-6 Zoning District as previously outlined in the above General Plan discussion. Development contemplated under the R-1-6 Zoning District is also expected to be compatible with the adjoining land uses as outlined in the General Plan discussion above.

Setbacks

The R-1-6 requires a 15 foot front yard setback, a 10 foot side yard setback and a 15 foot rear yard setback. As the townhouses are proposed as airspace condominium, each individual townhouse does not sit on a separate legal lot, but all development is sited on the 28.45 acre condominium parcel and is compliant with setback requirements for the entire parcel.

Table 2-4, which lists R-1 District Development Standards, provides that “a garage facing a public or private alley or driveway shall be setback 3 to 5 feet from the alley, property line, back of curb, sidewalk, or pavement edge, whichever is greater.” Site Plan Sheet C-3 calls out a 2.5 foot setback—a condition of project approval will require a detail to be submitted to verify that the required 3 to 5 foot setback is provided.

Lot Size

The Zoning Code requires a minimum lot size of 6,000 square feet within the R-1-6 zoning district, but provides that “a condominium, townhouse, or planned development project may be subdivided for ownership purposes into smaller parcels than allowed by Table 2-3, with the minimum lot area requirement, minimum lot coverage, and dimensions determined through the subdivision review process.” The Tentative Map proposes lot sizes ranging from 2.66 acres to 27.99 acres, compliant with minimum lot size requirements. The proposed

townhouses will be airspace condominiums and therefore are not on individual lots and not part of the Tentative Map application.

Building Height

The maximum allowed building height is 35 feet. Zoning Code Section 20-30-070(D) Height measurement and exceptions provides that, "Towers and similar structures. With Design Review approval, the building height limits of the applicable zoning district may be exceeded by towers, gables, spires, cupolas and similar structures, including mechanical appurtenances, provided that no portion of the structure that is over the height limit shall cover an area greater than 15% of the building footprint area; no tower or similar structure shall be used for sleeping or eating quarters." Plan Sheet A-3 identifies that "area of roof gables & parapet walls above 35' is less than 15% of the total building area." Detailed plans, including building sections, will be required as part of the DRB review to verify that only architectural features totaling less than 15% of building footprint area exceed the 35-foot building height.

Design Guidelines

Approval of a Minor Use Permit requires that the project be of superior design and consistent with the City's Design Guidelines. The following Design Guidelines and goals pertain to the proposed project:

Neighborhood Design:

- 1.1.II.B.1** Serve neighborhoods with an interconnected street system that will diffuse traffic. Minimize use of cul-de-sacs.
- 3.1 I.C** To promote single family projects that feature a variety of lot types, home sizes, housing types, designs and building materials.

Residence Design:

- 3.1 III.B.2** Vary roof forms and pitches when a project includes five or more homes. Incorporate home designs that rotate ridge lines both parallel and perpendicular to the street and utilize a variety of hips and gables. Other elements which add variety and break up the roof, such as dormers and turrets are encouraged.
- 3.1 III.B.3** Include single story elements such as porches, covered entries, and second stories that are set back from the first floor on two story homes. These elements should be varied along the streetscape.
- 3.1.III.C.1** Primary materials for homes should be: horizontal siding, stucco, board and batten style, vertical wood siding, and wood shingles.
- 3.1.III.C.3** Design all four sides of homes. Wrap the siding material from the front on all sides.

3.1.III.C.4 Provide door and window trim or stucco surrounds on all sides of the home.

3.1.III.F.1 Incorporate a variety of features such as overhangs, dormers, bay windows, cantilevers, porches, entries, accent materials, etc., to provide articulation and interest.

The project was brought before the Design Review Board for Concept Design Review. The units offer attractive front facades with the 2-car garages accessed at the rear of the units. While the project proposes 3-story condominium groupings primarily differ in the number of attached units in each cluster, the DRB discussion recommended consideration of the potential use of color to differentiate and individualize units.

3. Parking

Consistent with Table 3-4 of the Zoning Code, a total of 593 parking spaces are required based on a rate of 2.5 spaces per residence. As indicated on the Development Plan, a total of 594 parking spaces have been designed into the project, including 474 covered off-street spaces, 87 parallel spaces and 39 head-in space. The proposed parking layout meets Zoning Code requirements.

4. Housing Allocation Plan

The project description includes the following related to affordable housing:

- “City Ventures is well-aware of the City’s goals for increased affordable housing, and we are pleased to provide a creative on-site inclusionary housing solution. The project will accommodate affordable housing in two ways. First, given the attached medium-density nature of the project, all of the homes will be priced below a typical single-family home with sizes ranging from 1,729 to 1,925 square feet. Second, the project will include 12 for-sale homes deed restricted to moderate income households. City Ventures will finance and build these 12 homes without any local, state or federal subsidies.
- The Zoning Code requires for-sale projects to comply with the Housing Action Plan by a simple in-lieu fee payment equal to 2.5% of the sales price of each home within the project. Rather than just pay the in-lieu fee payment, City Ventures is committed to financing and building for-sale inclusionary units on-site. The homes will average 1,729 square feet with 3- to 4-bedroom and 2.5 to 3 bathrooms. The 12 homes will be priced at below market rate sale prices consistent with the City’s sales price guidance for moderate income households. In lieu of the fee payment, the project provides 12 on-site affordable homes with a recorded deed

restriction that will ensure that the homes are affordable in perpetuity. In this way, the homes will be affordable to the initial homeowner, as well as, all subsequent homeowners.”

The City’s Housing Action Plan identifies a Regional Housing Needs Allocation/HAP goal of 5,000 units by 2022, including 2,550 market rate units and 800 moderate rate units. The development of this 237-unit project will provide 12 moderate-level income units (1.5% of goal) and 225 market rate units (8.8% of goal.)

The proposal is consistent with the City of Santa Rosa Housing Allocation Plan (HAP), including City Code Section 21-02.070(D), providing for alternatives to payment of housing impact fees, including “other innovative approaches endorsed by the review authority for the residential development.” HAP Section 21-02.070 Alternative Compliance subsection (D) Innovation Encouraged, provides that “innovative alternatives to providing affordable housing not outlined in this chapter shall be evaluated by staff and considered on a case-by-case basis.” Staff is supportive of the applicant’s innovative alternative to develop 12 affordable on-site units. The Director of Planning and Economic Development is the review authority for determining compliance with the HAP.

Development Advisory Committee Exhibit A conditions require that 12 units designated for moderate-level income and that be dispersed throughout the project. The developer is required to enter into an affordability agreement with the Housing Authority to ensure the continued affordability of the units for a period of 30 years, the maximum period allowed.

5. Nagasawa Creek

A small segment of Nagasawa Creek, a tributary of Piner Creek, and an associated riparian corridor, is located along the northeast perimeter of the site. The creek is situated within one of the two open space parcels and on-site development will be situated outside of the building setback line for the creek. The Santa Rosa Creek Master Plan Planning Watershed Area, Paulin and Piner Creek (Map 1 of 3), includes Nagasawa Creek. It shows a Class 3 Bikeway along Round Barn Boulevard and does not require any additional improvements along the creek at this location. The plan identifies that “habitat replacement is recommended throughout the reach, involving the removal of invasive species and replacement with native vegetation.” The City Design Guidelines and the Santa Rosa Creek Master Plan contain relevant language related to creek protection as outlined below.

Citywide Creek Master Plan Policies:

HA-3 Restore creek areas that have become degraded due to channelization, erosion, or removal of creekside vegetation.

- HA-6-2 Consistent with federal, state, and local regulations, impacts to existing habitat will be avoided if possible. Minimization and mitigation of any unavoidable impacts will be required.
- SW-1 Maintain hydraulic capacity of creeks.
- EC-1 Implement policies for development adjacent to waterways as stated in the City's General Plan, Zoning Code, Design Guidelines, Santa Rosa Creek Design Guidelines manual, and the Citywide Creek Master Plan.
- EC-1-1 Where discretionary approval for new development is sought adjacent to a creek, that development shall, to the extent possible, be consistent with and support the Master Plan. The overall intent of this policy is to incorporate the creek into the project design.
- PR-1 Where discretionary land use approvals are sought, development shall to the extent possible, be consistent with the Master Plan.

By setting development back from the creek to avoid adversely impacting the creek and surrounding vegetation and by orienting some townhouses toward the creek, the project is consistent with the creek guidelines and policies.

Additionally, the OSC zoning district is applied to important open space areas of the City including wetlands, waterways, hillsides, ridgelines, scenic areas, significant vegetation areas, wildlife habitat and corridors, community separators, watersheds, geologic features, natural hazards areas, agricultural land, and areas that functionally link open space areas. The property's OSC zoning, which includes the Nagasawa Creek area, ensures additional protection of the creek and associated riparian corridor and implements the Open Space land use classification of the General Plan.

6. Neighborhood Comments

No neighborhood comments have been received at the time of report writing.

7. Public Improvements/On-Site Improvements

No off-site or on-site public improvements are proposed (see Traffic Impacts below for recommended traffic signal fair share contribution.)

ENVIRONMENTAL IMPACT

An Initial Study was prepared in compliance with the California Environmental Quality Act (CEQA) on September 20, 2017, for the proposed General Plan Amendment and Rezoning of this site. A Mitigated Negative Declaration was posted with the California State Clearing House and the Sonoma County Clerk's Office, initiating a thirty-day public comment period beginning September 25, 2017, and ending October 25, 2017. Potentially significant impacts related to Air Quality, Biological Resources, Cultural Resources, Hazards & Hazardous Materials, Noise, and Transportation/Traffic, were

mitigated to a less than significant level through mitigation measure implementation or compliance with existing Municipal Code requirements or City standards. The IS/MND prepared for the project concluded that the General Plan Amendment and Rezone would not result in direct or primary environmental effects. The City Council adopted the IS/MND at its February 6, 2018, Council meeting.

FirstCarbon Solutions, who prepared the IS/MND for the General Plan Amendment and Rezoning, has additionally prepared the attached Addendum to the Initial Study/Mitigated Negative Declaration for this proposed development application. They recommend that an Addendum can be adopted for the proposed Round Barn Village based on the following conclusion:

“The IS/MND provides project level analysis for all CEQA topical areas, with the exception of transportation, for which a programmatic analysis, based on total trip generation, was provided. The project-specific transportation study conclusions are consistent with the findings of the IS/MND and no new or more severe mitigation measures are required. Consistent with the 2017 IS/MND, the project would not cause a substantial delay along major corridors or increase the existing average delay at an intersection. The City fully analyzed development of residential uses and mitigated potential impacts to a level below significance within the IS/MND. The project would not cause new significant environmental effects or substantial increases in the severity of significant effects beyond those previously identified as part of the City’s environmental review process. None of the circumstances under CEQA Guidelines Section 15162 are triggered; therefore, no additional analysis is required.”

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

None.

NOTIFICATION

The project was noticed as a public hearing per the requirements of Chapter 20-66 of the City Code. Notification of this public hearing was provided by posting an on-site sign, publishing notice in a newspaper of general circulation, mailed notice to surrounding property owners, electronic notice to parties that had expressed interest in projects taking place in this geographic area of Santa Rosa, and bulletin board postings at City Hall and on the City website.

ISSUES

Staff has no unresolved issues with this development application—some issues were previously discussed and addressed during the review of the prior General Plan and rezoning project, including the absorption rate/demand for business park uses.

Tree Mitigation

A Tree Preservation and Mitigation Report for the Round Barn Village, dated March 28, 2018, was prepared by John C. Meserve, Consulting Arborist and Horticulturist. The report evaluated 265 trees in the development footprint area—it did not evaluate trees in areas that will not be developed. The report found native trees on-site including Coast Live Oak, California Bay, Black Oak and Coast Redwood, as well as non-native species and Eucalyptus trees. The report recommends removal of all 265 trees in the project area because of either poor species characteristics or significant development impacts.

Per the requirements of the Santa Rosa Tree ordinance, the total trunk diameter of trees to be removed is divided by 6 and multiplied by 2 to determine the total number of trees required as mitigation. The appropriate number of fifteen-gallon replacement trees, or suitable equivalent per the ordinance, are therefore required to be planted as mitigation. A fee of \$100 per replacement tree may be paid in-lieu of planting trees if the developer is unable to accommodate the full mitigation onsite. The report indicates that the Eucalyptus are an “exotic evasive species” and indicates that the report author would “consider asking for a mitigation waiver from the City.”

Grading/Filling/Retain Walls/Landscaping

Tentative Map grading plans Sheets C-5 and C-6 indicate that the project will require 80,500 cubic yards of raw cut and 94,800 cubic yards of raw fill. The plans show a substantial network of single and tiered on-site retaining walls, with a wall height of up to 20 feet proposed proximate to the Community Recreation Area on Lot 1. The longest expanse of retaining walls are tiered walls between southeast units and the adjacent hillside ranging from 2 4-foot high walls to 2 7-foot high walls. Submitted plans do not show a typical detail of retaining wall construction or design. The project submittal shows street tree layout as part of Sheet SP-3 Illustrative Site Plan, but does not include a landscape plan for the project. The applicant has indicated that they have intentionally provided room for plantings between tiered retaining walls and are amenable to provide landscaping to soften retaining wall appearance. As part of future Design Review Board final project review, plans submittal should include the above information related to retaining wall design, landscape screening of walls and a landscape plan for the entire development.

Traffic Impacts

AMG, Advanced Mobility Group, prepared a traffic analysis for proposed 237-unit townhouse project. AMG concluded that three of the five study intersections in the project area currently operate at LOS E or worse and that under Existing Plus Project Conditions, all study intersections are expected to experience a minimal change in delay due to the Project. The project proposes installation of a traffic

signal at the intersection of Round Barn Boulevard West and Fountaingrove Parkway as part of the project, with City reimbursement of costs beyond the project's fair-share contribution and the Engineer Department has required the following as a condition of project approval:

- The intersection of Round Barn Boulevard West and Fountaingrove Parkway is to be signalized. The Project Traffic Engineer shall provide a preliminary intersection design based on the design parameters determined by the City Traffic Engineer prior to submittal of the Subdivision Improvement Plans. The design shall include but not be limited to a 6-phased traffic signal design with interconnect to the Intersection of Mendocino Avenue and Fountaingrove Parkway, any street modifications for the median islands on both intersections of Round Barn Boulevard East and West and Fountaingrove Parkway. The proposed intersection design shall be included in the Subdivision Improvement Plans approved and signed by City Engineer. The Developer shall construct the signal approved for Round Barn Boulevard West and Fountaingrove Parkway.
- The applicant shall be responsible to extend the left turn median queue lengths 65 feet to the south for Round Barn Boulevard East on Fountaingrove Parkway, and 100 feet to the west for Round Barn Boulevard West on Fountaingrove Parkway, and related median modifications. No plantings will be required in the modified medians.

Attached Housing

The project proposes 237-townhouse units in over 40 clusters. A Minor Use Permit is required for attached housing in the R-1-6 zoning district. Staff believes that the presence of attached residential units within the project diversifies the housing stock, allows for clustering development into less environmentally sensitive portions of the site, and does not negatively impact the neighborhood. Specific findings have been provided in the Minor Use Permit resolution to approve the proposed attached housing.

Design review is required for attached housing. A condition of approval has been added requiring that the applicable design review approval will be obtained prior to issuance of a building permit.

RECOMMENDATIONS

It is recommended by the Planning and Economic Development Department that the Planning Commission adopt an Addendum to an approved Mitigated Negative Declaration/Initial Study, approve a Tentative Map to subdivide a 40.48-acre parcel into one condominium lot and two open space lots, approve a Minor Use Permit to construct

237-townhouse units as attached housing and approve a Hillside Development Permit to allow development on average slopes about 10%.

ATTACHMENTS

Attachment 1 – Disclosure Form
Attachment 2 – Location Map
Attachment 3 – Neighborhood Context Map
Attachment 4 – Site Analysis
Attachment 5 – Tentative Map
Attachment 6 – Illustrative Site Plan
Attachment 7 - Conceptual Illustrated Elevations
Attachment 8 – Development Plan Submittal
Attachment 9 – Project Description June 2018
Attachment 10 -- Tree Preservation and Mitigation Report
Attachment 11 – Addendum to the Initial Study/MND (Including Traffic Study)
Attachment 12 – Initial Study - MND
Attachment 13 – Site Conditions Post Fire
Resolution 1 – Addendum to IS/MND
Resolution 2 – Tentative Map, DAC Exhibit to Tentative Map
Resolution 3 – Minor Use Permit
Resolution 4 – Hillside Development Permit

CONTACT

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