

Round Barn Village Tentative Map, Minor Use Permit & Hillside Development Permit

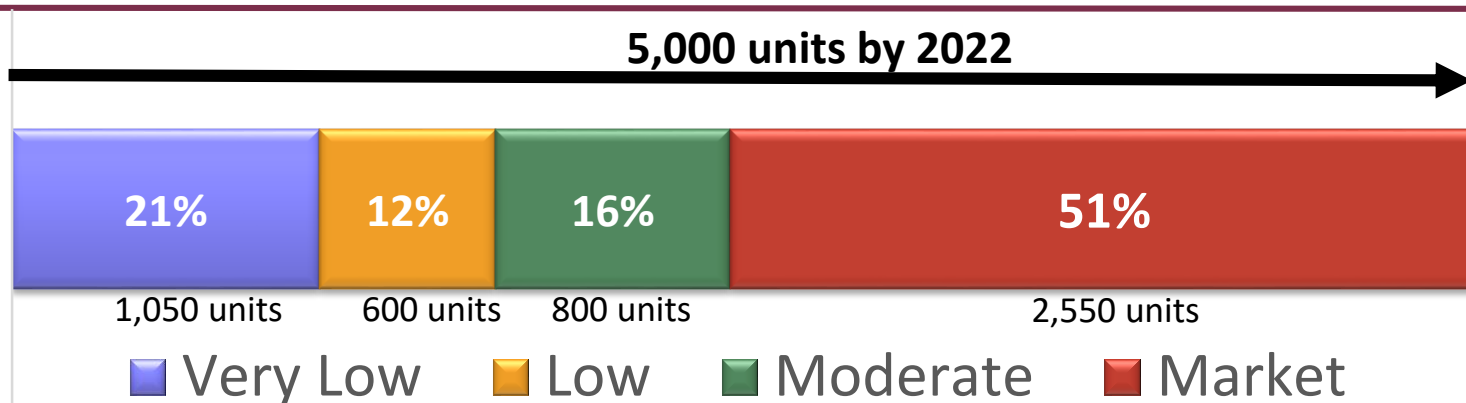
Planning Commission

August 9, 2018

Gary Broad
Planning Consultant
Planning and Economic Development

Housing Action Plan

RHNA/
HAP
Goal



*Regional Housing Needs Allocation (RHNA) 2014 – 2022 and 2016 Santa Rosa Housing Action Plan (HAP)

Round Barn Village: Total 12 units

For Sale (5% moderate):



Market Rate:
225 Units (8.8% of goal)

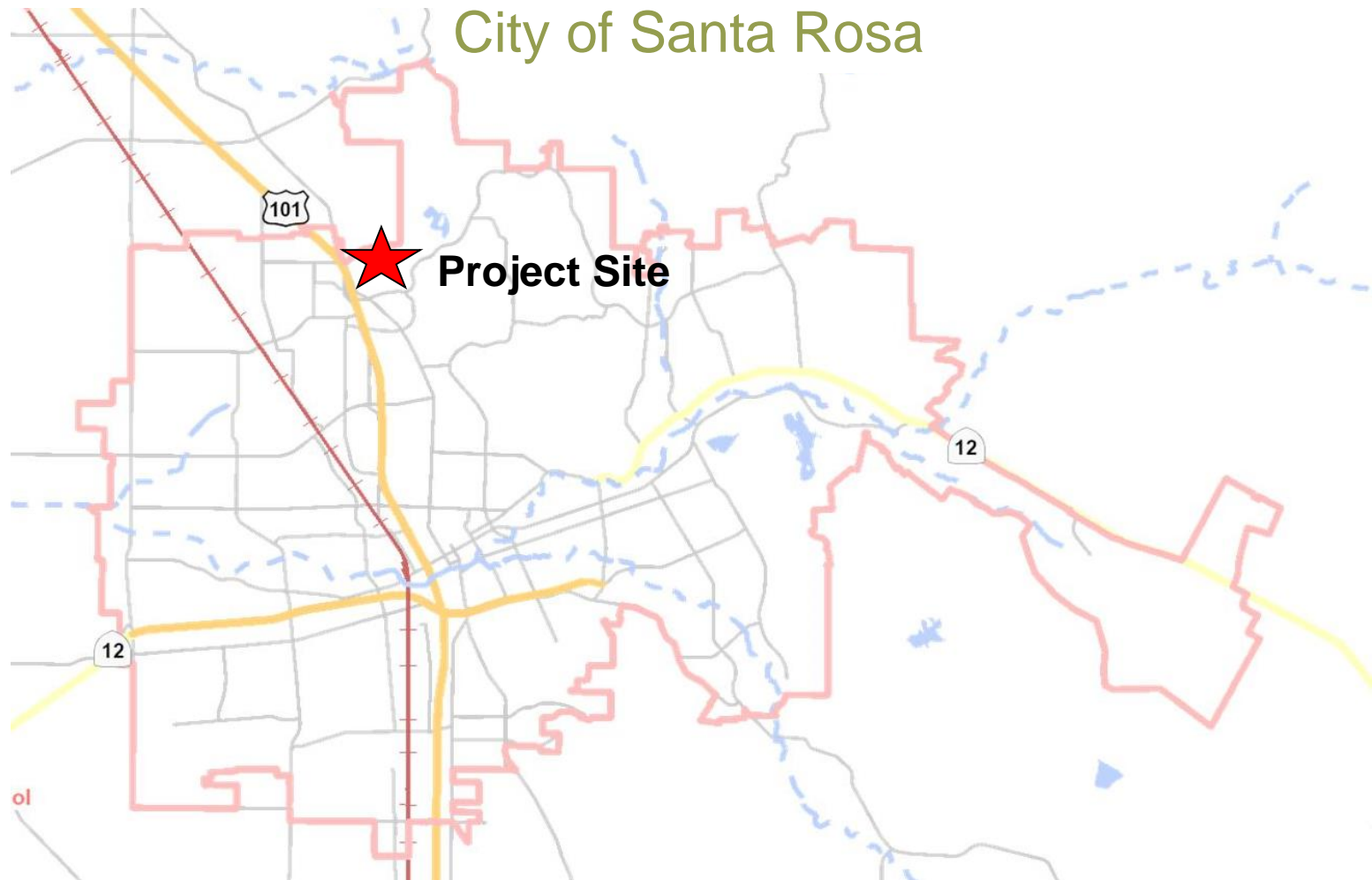


Moderate Income:
12 Units (1.5% of goal)

- Tentative Map for division of 40.48 acres into three lots—one for 237 townhouses and two for open space.
- Minor Use Permit to allow attached housing.
- Hillside Development Permit for slopes above 10% average.

Project Location

0 Round Barn Boulevard



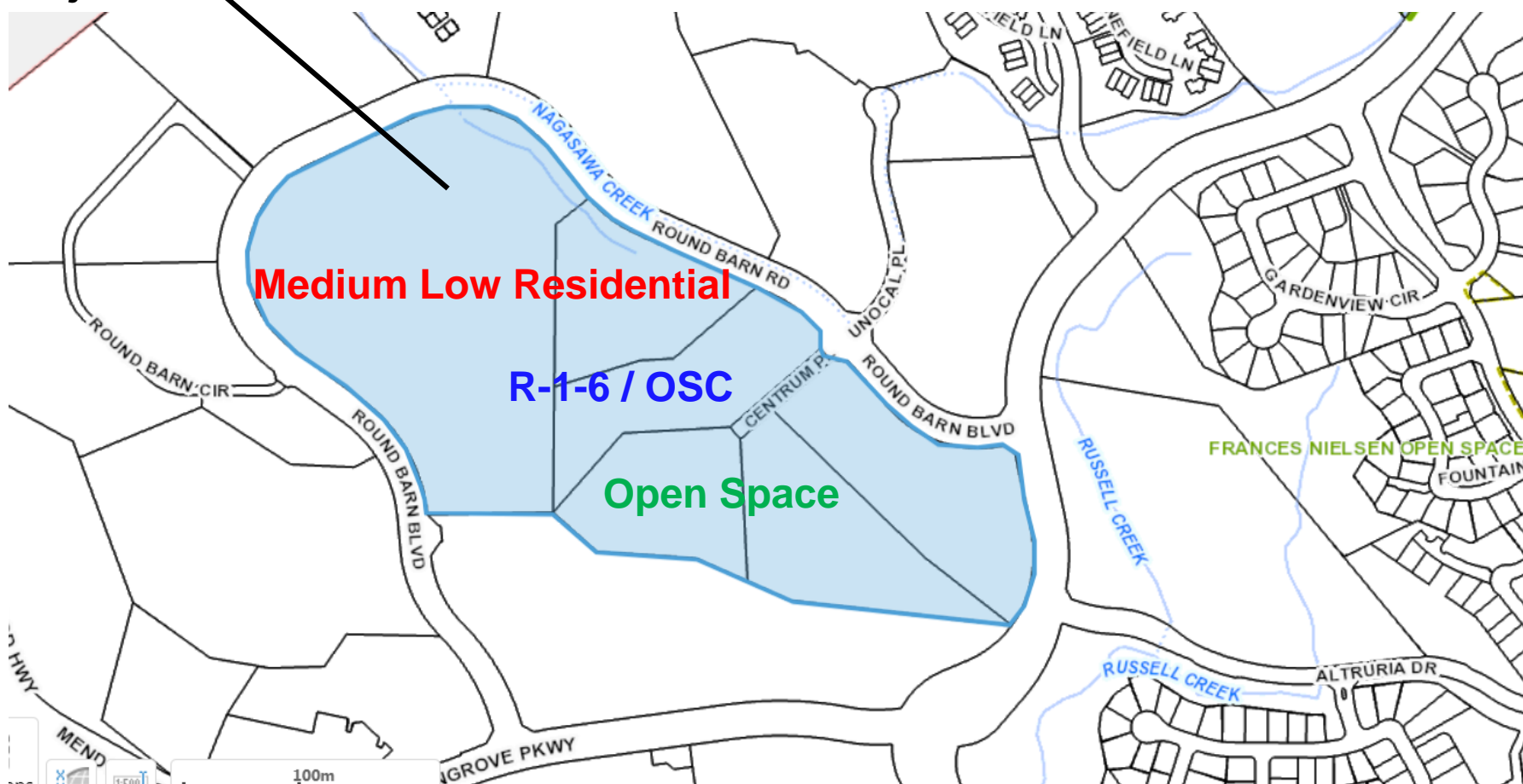
Project Location

0 Round Barn Boulevard



General Plan & Zoning Round Barn Village

Project Site



Neighborhood Context Map

Round Barn Village



NEIGHBORHOOD CONTEXT MAP
ROUND BARN VILLAGE

SANTA ROSA, CA

Site Analysis Round Barn Village



SITE ANALYSIS

ROUND BARN VILLAGE

SANTA ROSA, CA

SP-2

CONCEPTUAL DESIGN

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WHA.
GRANDE COUNTY - LOS ANGELES - SAN ANTONIO



Illustrated Site Plan Round Barn Village



ILLUSTRATIVE SITE PLAN ROUND BARN VILLAGE

SANTA ROSA, CA

Conceptual Elevations Round Barn Village



ELEVATION A



ELEVATION B



ELEVATION C

Conceptual Illustrated Elevations
ROUND BARN VILLAGE
SANTA ROSA, CA

- November 30, 2017 – Planning Commission adopted resolution recommending General Plan Amendment/Rezoning and Mitigated Negative Declaration to accommodate future residential development.
- February 5, 2018 – Council approved General Plan Amendment and Rezoning and adopted a Mitigated Negative Declaration for project.
- March 6, 2018 – Application filed for Tentative Map/Minor Use Permit/Hillside Development
- April 5, 2018 – Concept Design Review Board hearing held.
- April 18, 2018 – Neighborhood meeting held.

Environmental Review

California Environmental Quality Act (CEQA)

- Initial Study prepared and City Council adopted Mitigated Negative Declaration February 5, 2018 for approved General Plan Amendment and Rezone.
- Initial Study/Mitigated Negative Declaration found impacts mitigated to less than significant, including:
 - Air Quality, Cultural Resources, Noise
 - Biological Resources
 - Geology & Soils
 - Hazards & Hazardous Materials

Environmental Review

California Environmental Quality Act (CEQA)

- FirstCarbon Solutions prepared Addendum to the Initial Study/Mitigated Negative Declaration.
- Pursuant to CEQA Guidelines 15162 and 15164, no substantial changes in project, no substantial changes in circumstances and new information.
- Approved IS/MND provided project level analysis. New programmatic analysis, based on total trip generation, submitted with current application.

- Tree Removal/Mitigation
 - 265 trees recommended for removal.
- Grading/Filling/Retaining Walls/Landscaping
 - Substantial grading/filling/retaining walls.
- Traffic Impacts
 - Developer to construct Round Barn Boulevard West and Fountaingrove Parkway signal.
- Attached Housing
 - Design Review required prior to Building Permit.

Public Comments

- No public comment received to date.

Planning and Economic Development Department recommends that the Planning Commission:

1. Adopt an Addendum to the MND/Initial Study.
2. Approve the Tentative Map to create three lots.
3. Approve the Minor Use Permit.
4. Approve the Hillside Development Permit.

Gary Broad
Planning Consultant
Planning and Economic Development
gbroad@srcity.org
(707) 543-4660

