



City Ventures

# Round Barn Village Residential Project



City Ventures

# Requested Action

**Approve the Tentative Map, Hillside Development Review and Minor Use Permit for Round Barn Village: a 237 all-electric townhome community.**



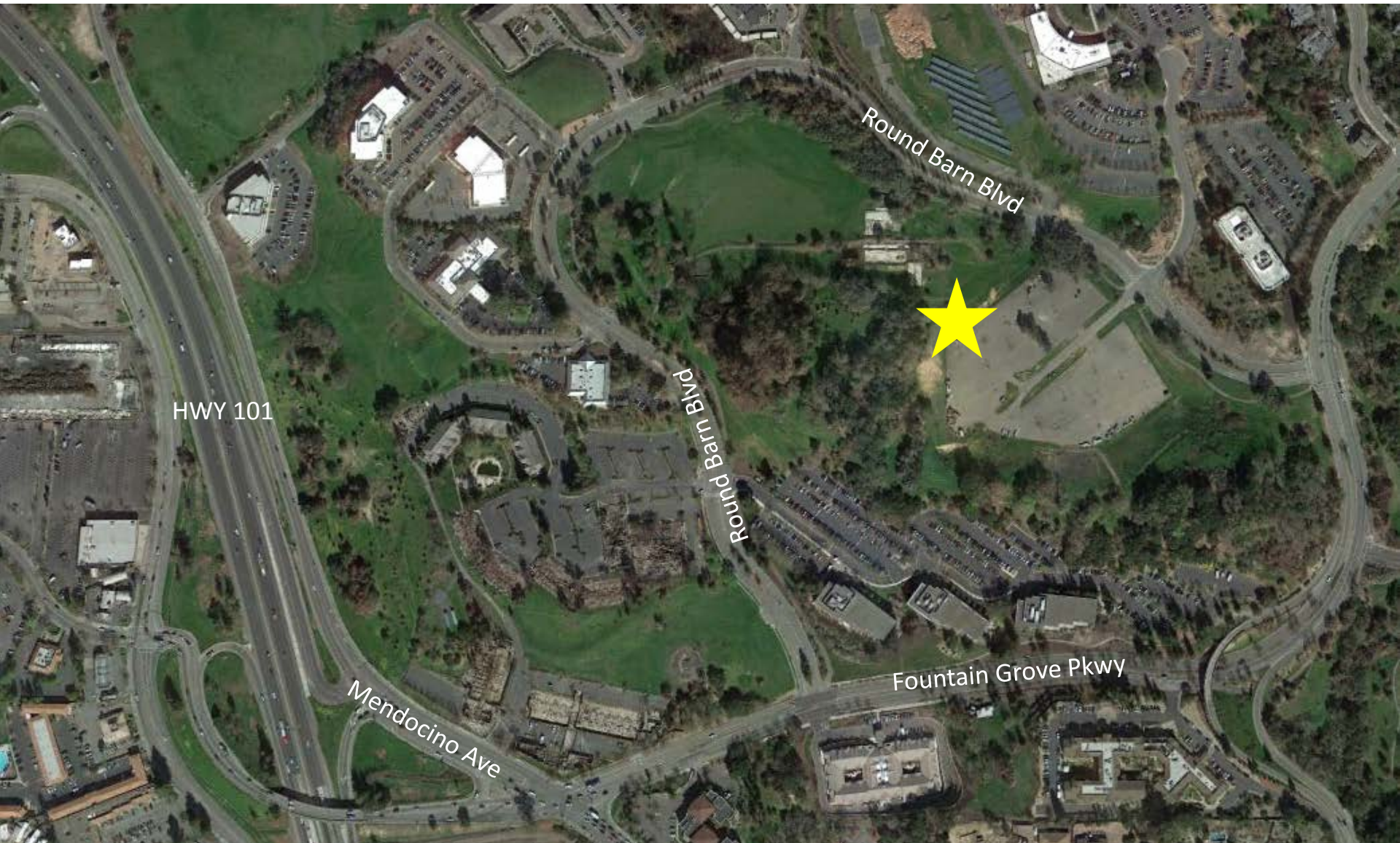
# Project Evolution

- Fall 2014: Initial Meetings with City Staff
- July 2015: Community Meeting – 1 attendant
- August 2016: Pre-Application Filed
- October 2016: Neighborhood Meeting – no attendants
- February 2017: General Plan & Rezone Application filed
- November 2017: Planning Commission Approved GPA & Rezone
- February 2018: City Council Approved GPA & Rezone
- March 2018: Development Application Filed
- March 2018: Neighborhood Meeting – no attendants
- April 2018: Design Review Board Conceptual Review Meeting
- August 2018: Waterways Advisory Committee Meeting
- August 2018: Planning Commission

Future Meetings: Preliminary & Final Design Review



# Project Location





# Planning Commission & City Council Approved Residential GPA & Rezone

## Key Issues

- Density
- Affordable Housing
- Fire-Wise Design



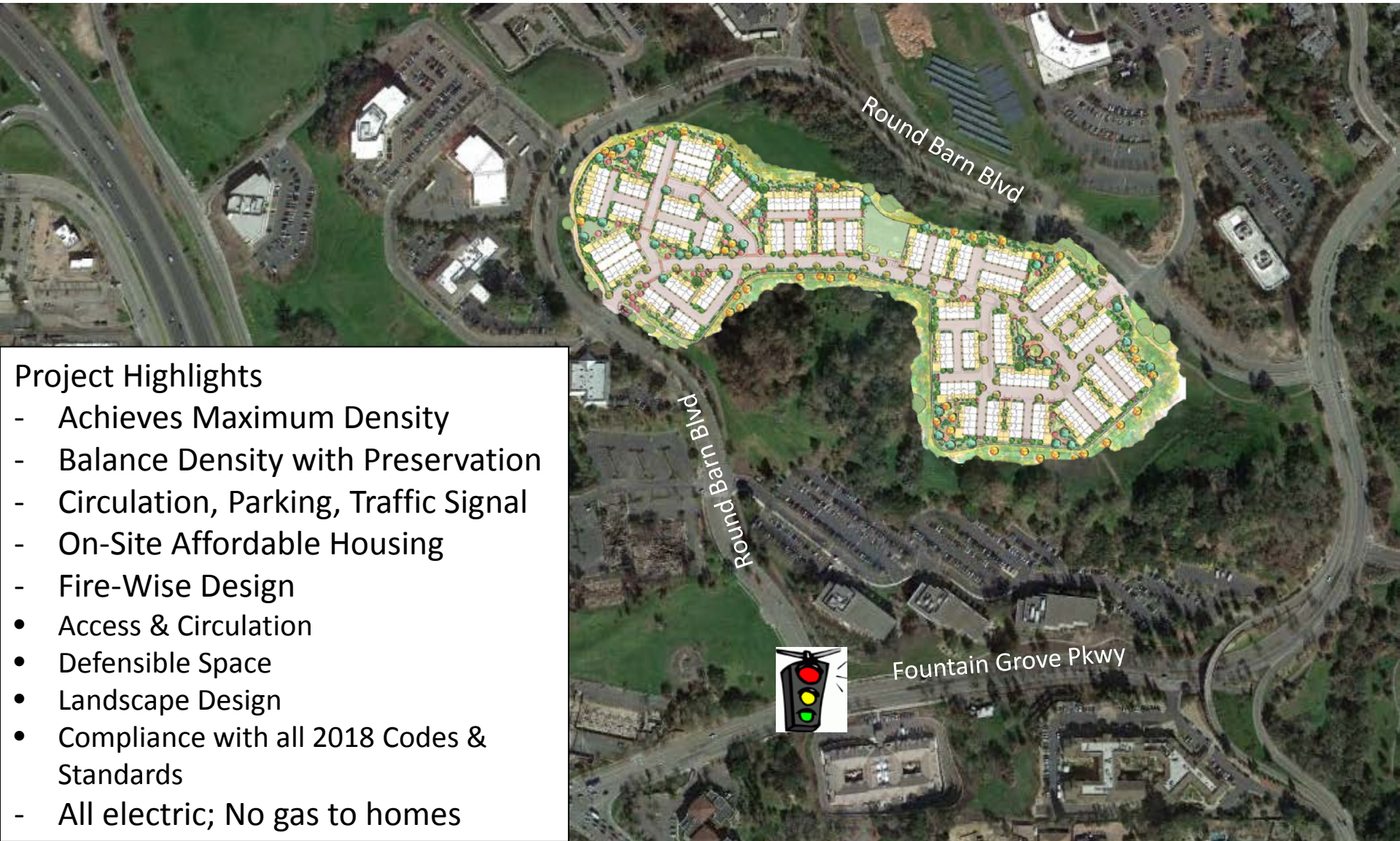


# Round Barn Village: A New Multi-Family Residential Community





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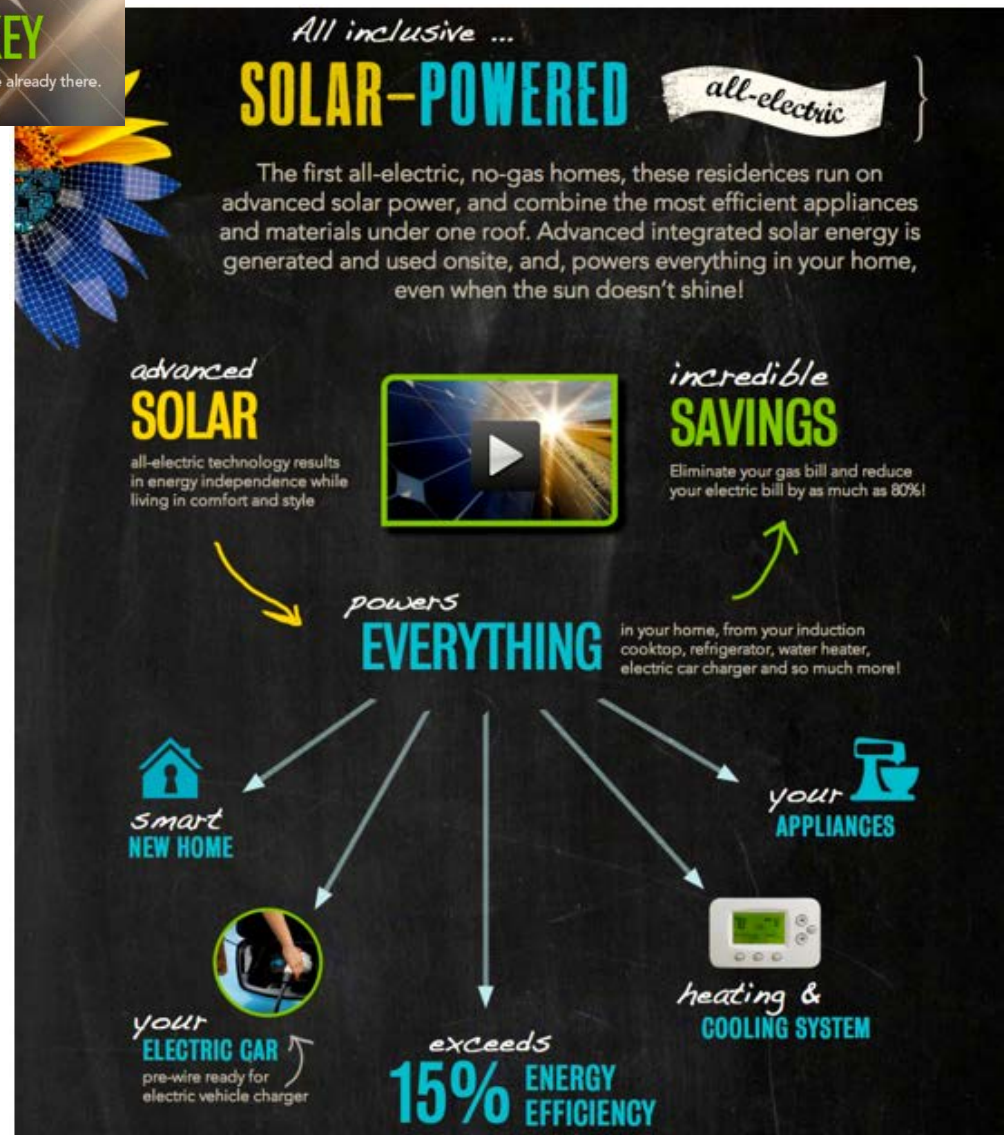
## Project Highlights

- Achieves Maximum Density
- Balance Density with Preservation
- Circulation, Parking, Traffic Signal
- On-Site Affordable Housing
- Fire-Wise Design
- Access & Circulation
- Defensible Space
- Landscape Design
- Compliance with all 2018 Codes & Standards
- All electric; No gas to homes





- ✧ 2 kW, monthly electric bill reducing, solar panel system
- ✧ Complete elimination of monthly natural gas bills
- ✧ Cutting edge hybrid high efficient all electric water heater
- ✧ Energy efficient heat pumped heating and cooling system
- ✧ Highly modern all induction cooking appliances
- ✧ Pre-wire ready conduit for gasoline free electric car chargers
- ✧ Environmentally preferred urban infill development
- ✧ Open space friendly compact developments
- ✧ Turf limited and invasive plant-free landscape design
- ✧ High efficiency irrigation and integrated drought tolerant plant layout
- ✧ Heat island radiation reducing shade tree plantings
- ✧ Ocean friendly storm water treatment and runoff prevention system
- ✧ Structurally designed lumber saving beam and header systems
- ✧ Lumber saving roof and floor truss systems
- ✧ Construction materials waste recycling program
- ✧ Copper saving PEX water lines
- ✧ High efficiency water saving plumbing fixtures
- ✧ Heat resistant radiant barrier roof sheeting
- ✧ High solar reflective index roofing materials
- ✧ Thermal envelope leakage prevention system
- ✧ Heat and noise resistant dual glazed windows
- ✧ Low solar heat gain coefficient glass
- ✧ Whole house harmful gas removal ventilation system
- ✧ Programmable climate control thermostat
- ✧ Carbon monoxide pollutant prevention garage seal
- ✧ Environmentally preferred low VOC paints, caulking, adhesives
- ✧ Independent 3<sup>rd</sup> party pressurized duct testing on 100% of homes
- ✧ Independent 3<sup>rd</sup> party cooling refrigerant inspection on 100% of homes
- ✧ Energy star appliances





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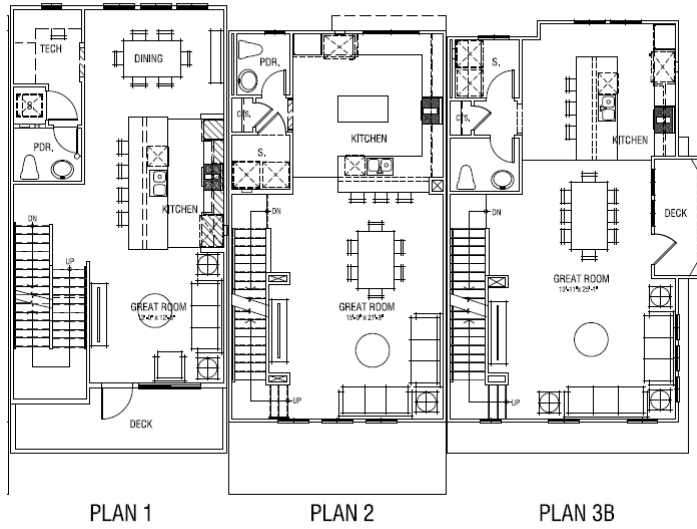


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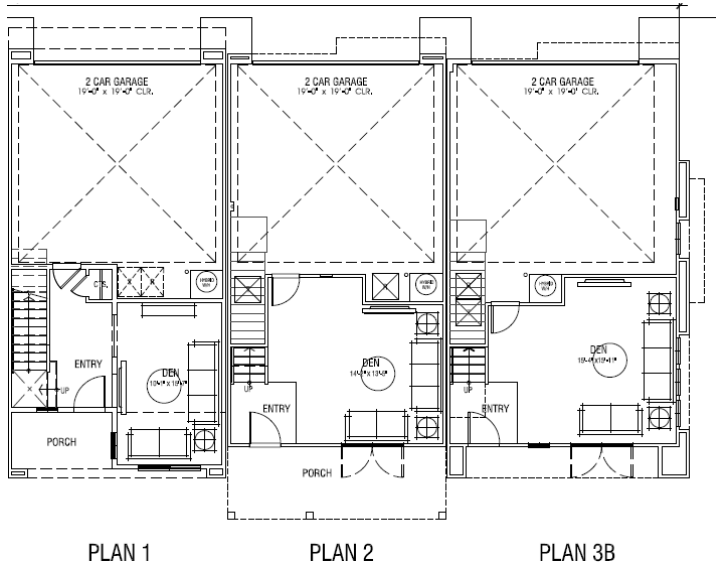




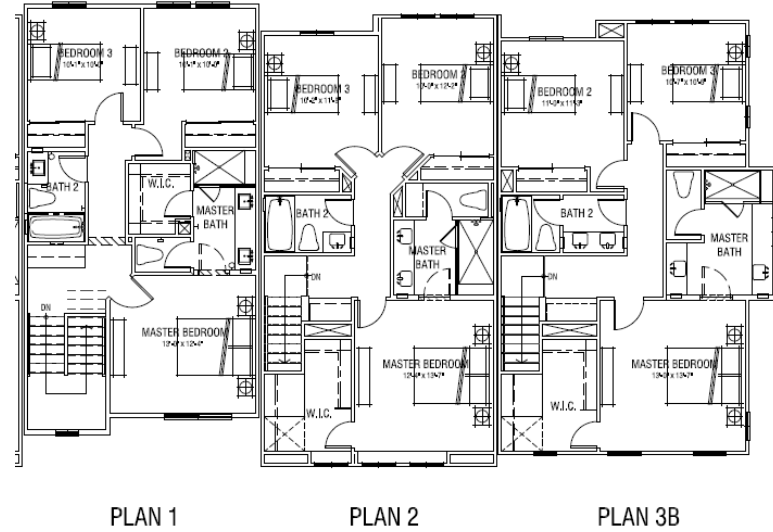
1<sup>st</sup> floor



2<sup>nd</sup> floor



3<sup>rd</sup> floor



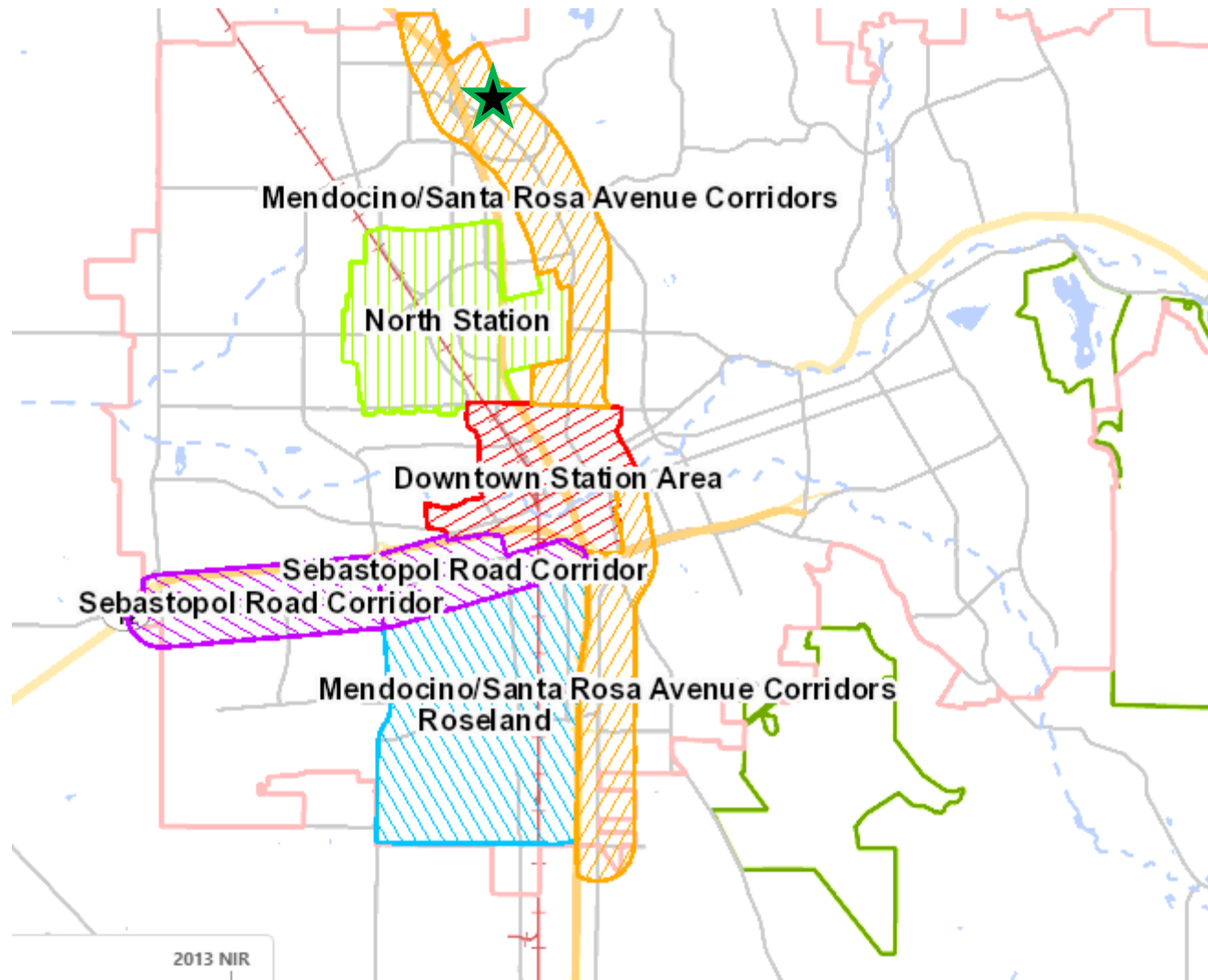






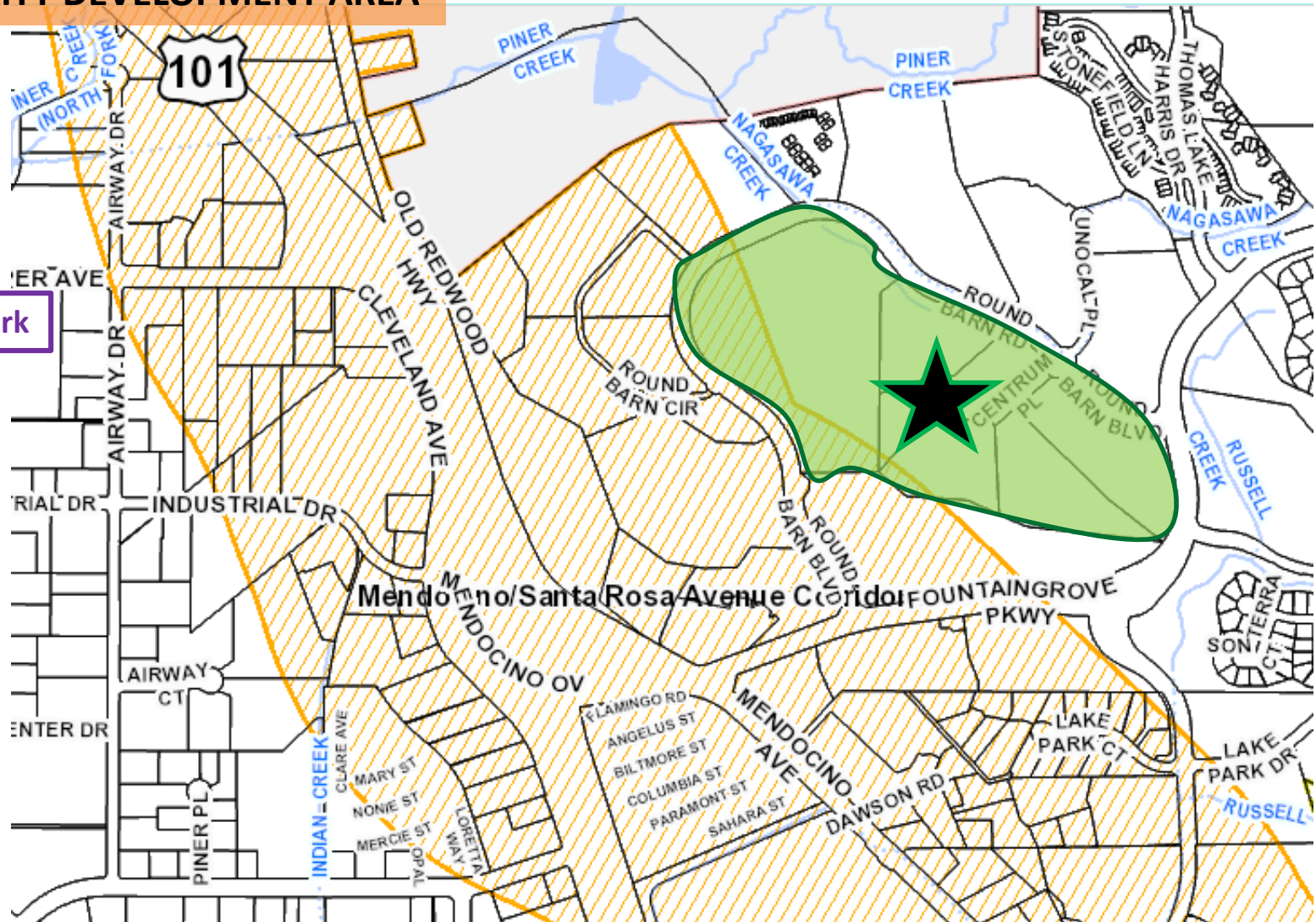


# City Priority Development Areas



# Mendocino-Santa Rosa Ave PRIORITY DEVELOPMENT AREA

Coffey Park

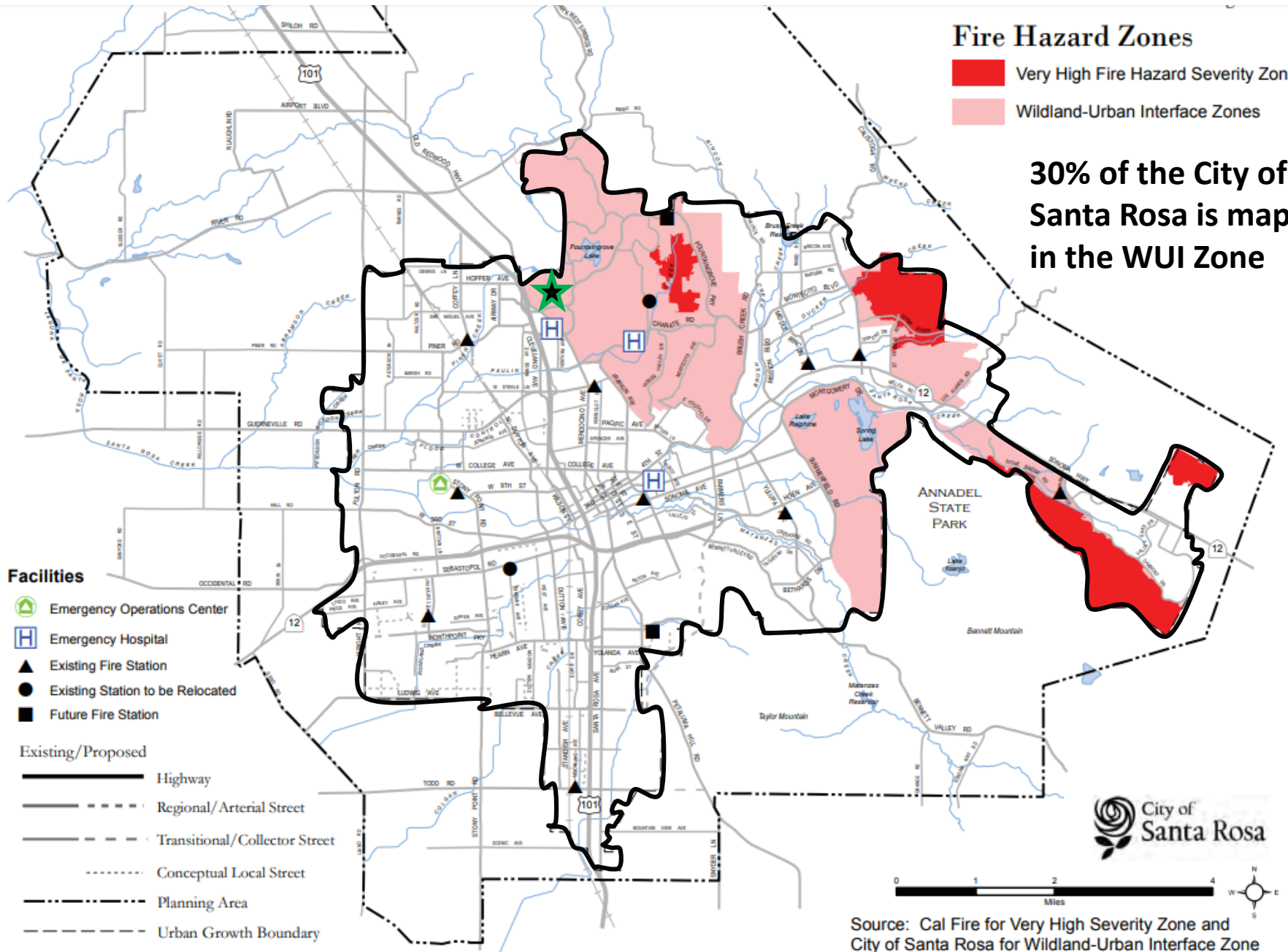




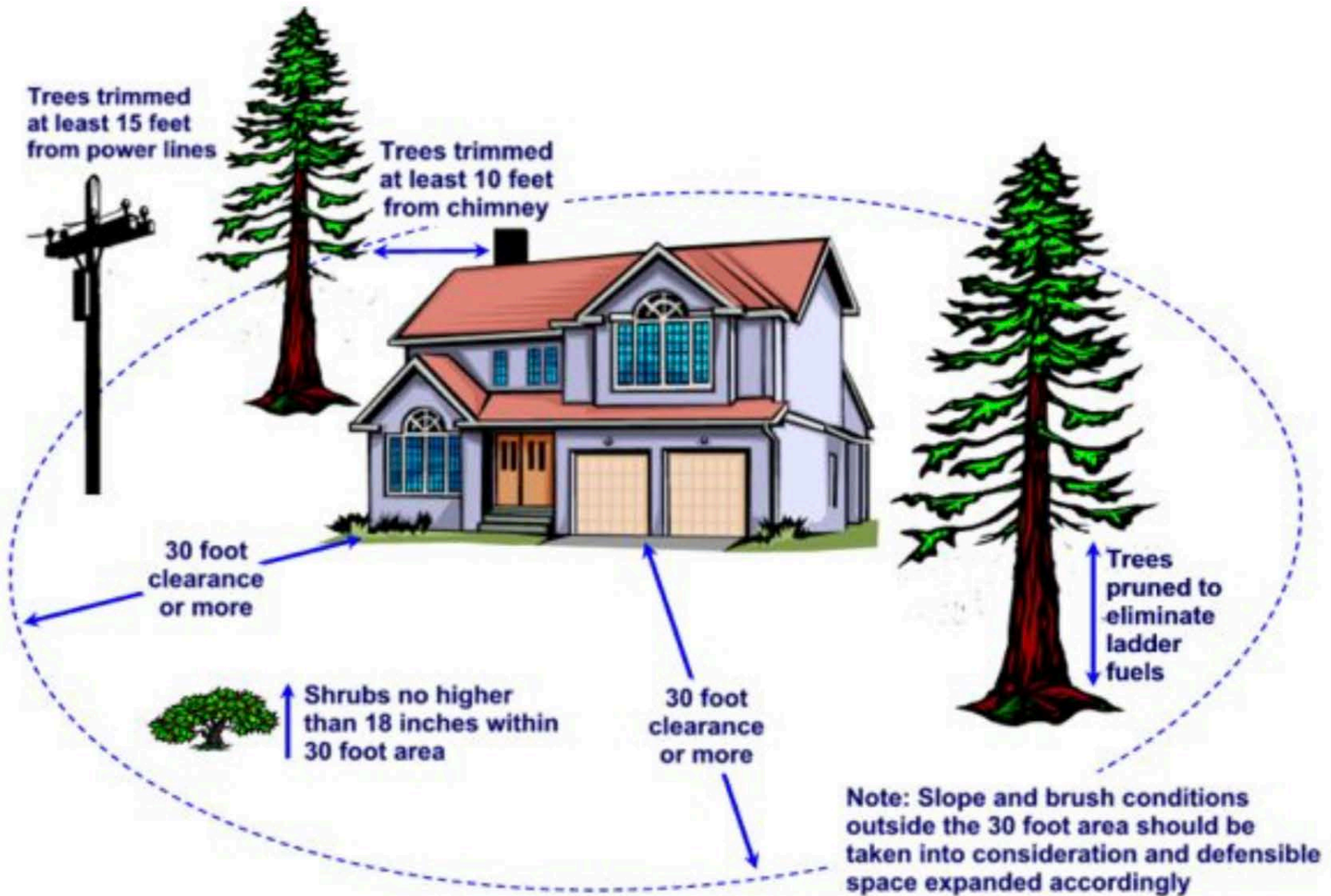
## Fire Hazard Zones

- Very High Fire Hazard Severity Zones
- Wildland-Urban Interface Zones

**30% of the City of Santa Rosa is mapped in the WUI Zone**



Source: Cal Fire for Very High Severity Zone and City of Santa Rosa for Wildland-Urban Interface Zone





## Codes & Standards 2018

- Fire sprinklers
- Must use building materials approved or listed by Office of State Fire Marshal
- All building materials are required to meet specific qualifications
- All materials must be labeled to demonstrate fire test results
- Specific roofing construction and installation requirements
- Vent openings must resist ignition intrusion
- Must comply with construction methods designed to resist flame intrusion: Exterior walls; Roof eave overhangs; Soffits; Porch ceilings
- Exterior doors must meet specific fire performance criteria
- Exterior windows must meet glaze and tempered requirements
- Decks must meet specific fire-rating when located in 10-feet from home
- Vegetation must be managed, monitored and maintained
- Defensible space must be maintained
- Weather stripping all doors and garages
- Heightened standards for building materials
- Skylights treated like windows and doors

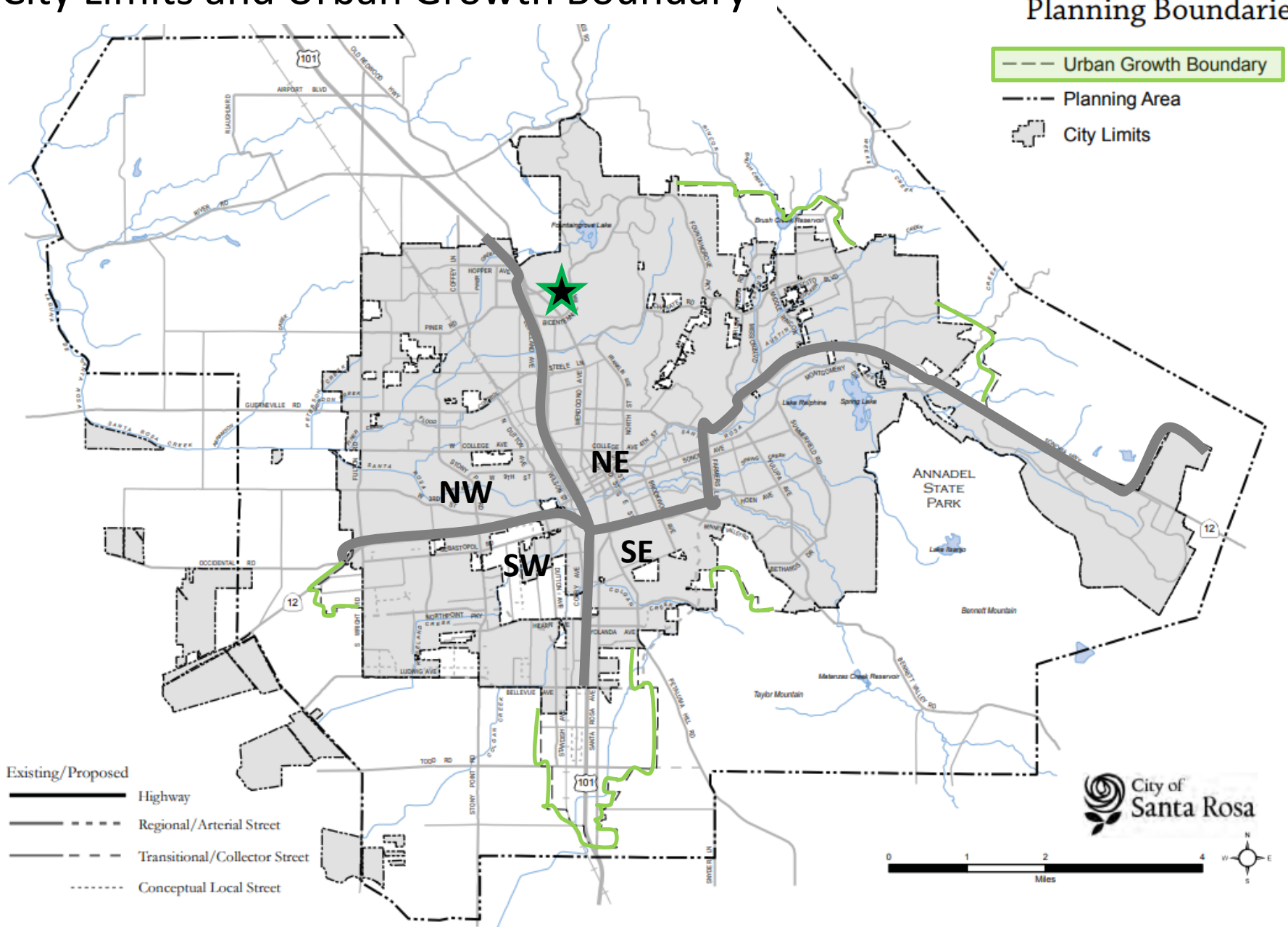
## Codes & Standards Prior to 2008

- No wood shake roofing
- Spark arresters on chimneys
- Vegetation clearing within 10' of chimney
- Clearing debris from gutters
- Defensible Space 30' from home
  - Trim trees 6' from ground
  - Remove dead limbs that overhang structures

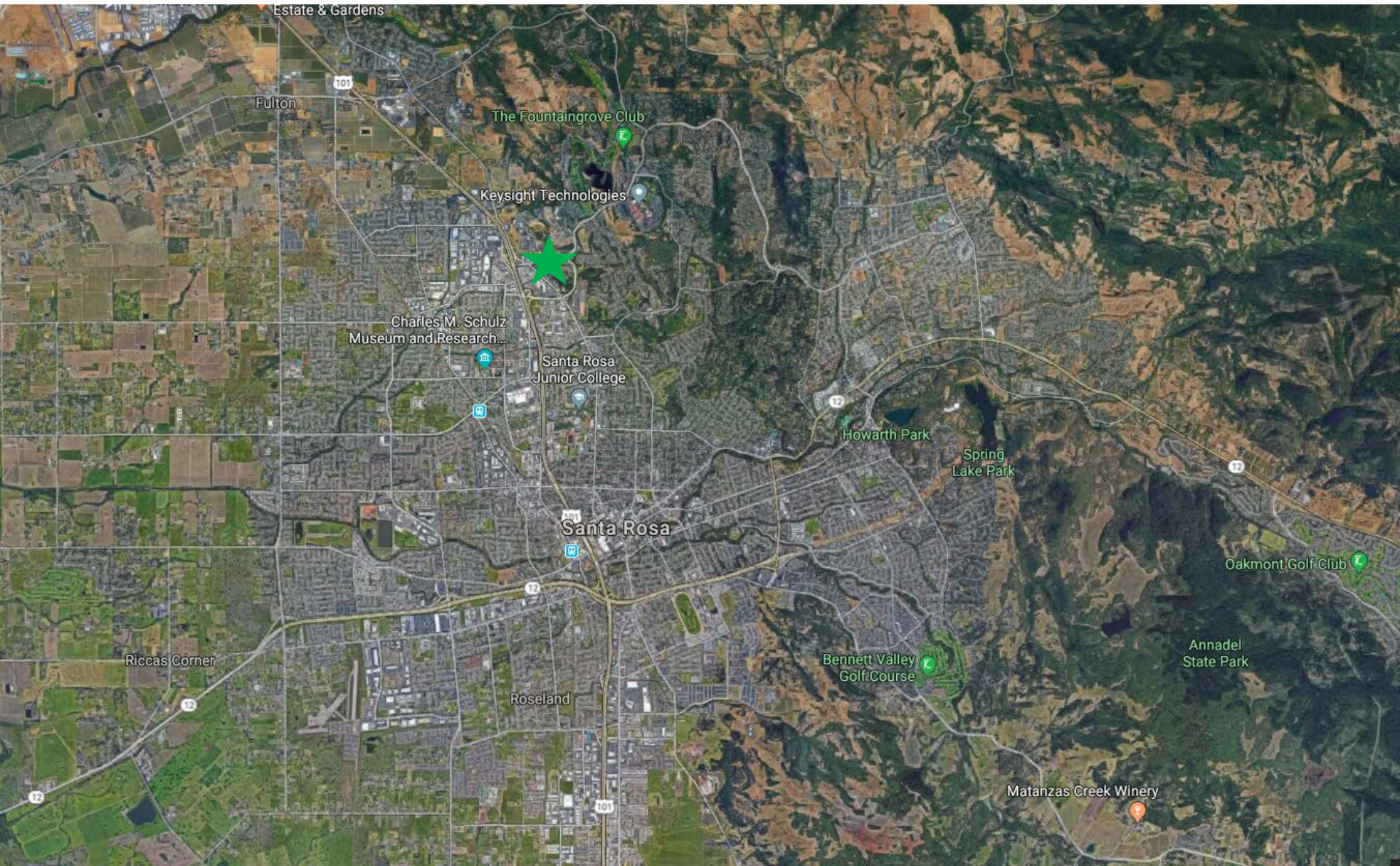
# City Limits and Urban Growth Boundary

Figure 2-1

## Planning Boundaries









# Project Site

