

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR DESIGN REVIEW BOARD
November 15, 2018

PROJECT TITLE

Round Barn Village

APPLICANT

City Ventures

ADDRESS/LOCATION

0 Round Barn Boulevard

PROPERTY OWNER

Arterial Vascular Engineering, Inc

ASSESSOR'S PARCEL NUMBER

173-020-030 through 173-020-036

FILE NUMBER

DR18-069

APPLICATION DATE

October 8, 2018

APPLICATION COMPLETION DATE

October 18, 2018

REQUESTED ENTITLEMENTS

Preliminary and Final Design Review

FURTHER ACTIONS REQUIRED

None

PROJECT SITE ZONING

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

GENERAL PLAN DESIGNATION

Medium Low Density Residential and Open
Space

PROJECT PLANNER

Gary Broad

RECOMMENDATION

Approval

CITY OF SANTA ROSA
DESIGN REVIEW BOARD

TO: CHAIR BURCH AND MEMBERS OF THE BOARD

FROM: GARY BROAD, PLANNING CONSULTANT
PLANNING AND ECONOMIC DEVELOPMENT

SUBJECT: ROUND BARN VILLAGE – ATTACHED TOWNHOUSES

AGENDA ACTION: RESOLUTION

RECOMMENDATION

The Planning and Economic Development Department recommends that the Design Review Board, by resolution, approve Preliminary and Final Design Review for the Round Barn Village attached housing.

EXECUTIVE SUMMARY

On August 9, 2018, the Planning Commission (the Commission) approved land use entitlements for the Round Barn Village to subdivide a 40.48-acre site into three lots and develop 237 attached townhouse condominium units. The Planning Commission approved a Tentative Map, Hillside Development Permit for development on average slopes exceeding 10 percent and a Minor Use Permit for attached units.

Staff finds this Preliminary and Final Design Review submittal consistent with the City's Zoning Code, General Plan, and Design Guidelines and recommends approval.

BACKGROUND

1. Project Description

The approved Round Barn Village project included a Tentative Map for subdivision of a 40.48-acre site into a 27.99-acre condominium parcel for 237-airspace townhouse units and two parcels for private open space. 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 were approved. The 237 for-sale condominiums represented the maximum number of residences allowed for the 18.26 acres

within the 27.99-acre condominium parcel, designated General Plan Medium Low Density Residential.

The project consists of 3-story townhouses, ranging from 1,725 square feet to 1,925 square feet, with 3 to 4 bedrooms and 2-car garages. It 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 provide access to the development. An internal street runs 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. Proposed building materials will be compliant with 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 the 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 overflow parking 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.

On August 9, the Waterways Advisory Committee (WAC) reviewed the project to provide because a small segment of Nagasawa Creek, a tributary of Piner Creek, is located on the property, and offered positive feedback on the application to the Planning Commission.

On August 9, 2018, the Planning Commission held a public hearing on the project and approved a Tentative Map, Hillside Development Permit and Minor Use Permit and adopted an Addendum to an Initial Study/MND.

On October 11, 2018, an application for Design Review for the 237 attached units in the Round Barn Village was submitted to the Planning and Economic Development Department.

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.

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 are permitted.

The General Plan Open Space land use designation is typically found in 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 project:

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.

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-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.

The 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.

The DRB reviewed the project plans as a concept item and provided project recommendations, which are included in the Design Review section of this report.

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 and 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.

Design Guidelines

The following is a summary of City of Santa Rosa Design Guidelines and goals that pertain to the 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 DRB for Concept Design Review, which are provided in the Design Review section of this report.

3. 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:

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|--------|--|
| 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.

4. Neighborhood Comments

No neighborhood comments related to this Design Review action have been received at the time of report writing.

5. Public Improvements/On-Site Improvements

The attached Planning and Economic Development Services Exhibit A to

Resolution No. 11910, prepared by Larry Lackie, dated August 2, 2018, provides the required improvements, with the primary requirement being providing signalization at the intersection of Round Barn Boulevard West and Fountaingrove Parkway.

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. 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, which prepared the IS/MND for the General Plan Amendment and Rezoning, prepared an Addendum to the Initial Study/Mitigated Negative Declaration. The Planning Commission adopted the Addendum for the proposed Round Barn Village via Resolution No. 18-11909.

BOARDS/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

The Planning Conditions in Resolution No. 11910 Development Advisory Committee Exhibit A require a preliminary landscape plan to be submitted for Design Review approval. "The plan shall include the type and design of project retaining walls and provide landscape screening to visually soften retaining wall appearance." This requirement was to address significant onsite cut, fill and retaining wall construction.

The landscape plans show a "plantable wall elevation" and "plantable wall section" showing interlocking pavers. The pavers will include vine plantings to screen the wall behind landscaping.

The submitted landscape plans include a "landscape structure diagram" and "conceptual site plan" showing parks/trails and street tree locations; a primary entry detail; the community center plans; the pasture park; the orchard park; typical courtyard plans/elevations and conceptual plant list.

In its concept review of this project, the DRB members offered overall positive feedback on the development. The site plan proposes to distribute the 237 units within 45 clusters containing from 4 to 8 units each. DRB additionally recommended that effort be made to individualize each unit as much as possible through the use of color, architecture, materials, etc. The submitted plans show varying facades, including variety in materials, window treatments, and color.

The applicant's Round Barn Project Description in Attachment 3 includes additional information in the Design Narrative, Appropriate and Connected Use for the Site and Innovative Architecture sections.

The applicant has indicated that a color/materials board will be brought to the DRB meeting, which will provide DRB members with an opportunity to further evaluate the project design with respect to colors and materials. Staff has additionally requested that the applicant bring lighting specifications to the meeting for DRB member review.

ISSUES

There are no unresolved issues.

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 within 1,000 feet of the project, 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.

RECOMMENDATION

The Planning and Economic Development Department recommends that the Design Review Board, by resolution, approve Preliminary and Final Design Review for the Round Barn Village Subdivision.

ATTACHMENTS

Attachment 1 – Disclosure Form
Attachment 2 – Location Map
Attachment 3 – Round Barn Project Description
Attachment 4 – Full Project Plan Set, received October 11, 2018
Attachment 5 – Exterior Color and Material Design
Attachment 6 – Planning Commission Minutes, August 9, 2018
Attachment 7 – Planning Commission Resolutions Nos. 11909, 11910, 11911, 11912
Attachment 8 – Initial Study – MND

Resolution 1 – Draft Design Review Approval Resolution

CONTACT

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