

Round Barn Village Preliminary and Final Design Review Application

Design Review Board

November 15, 2018

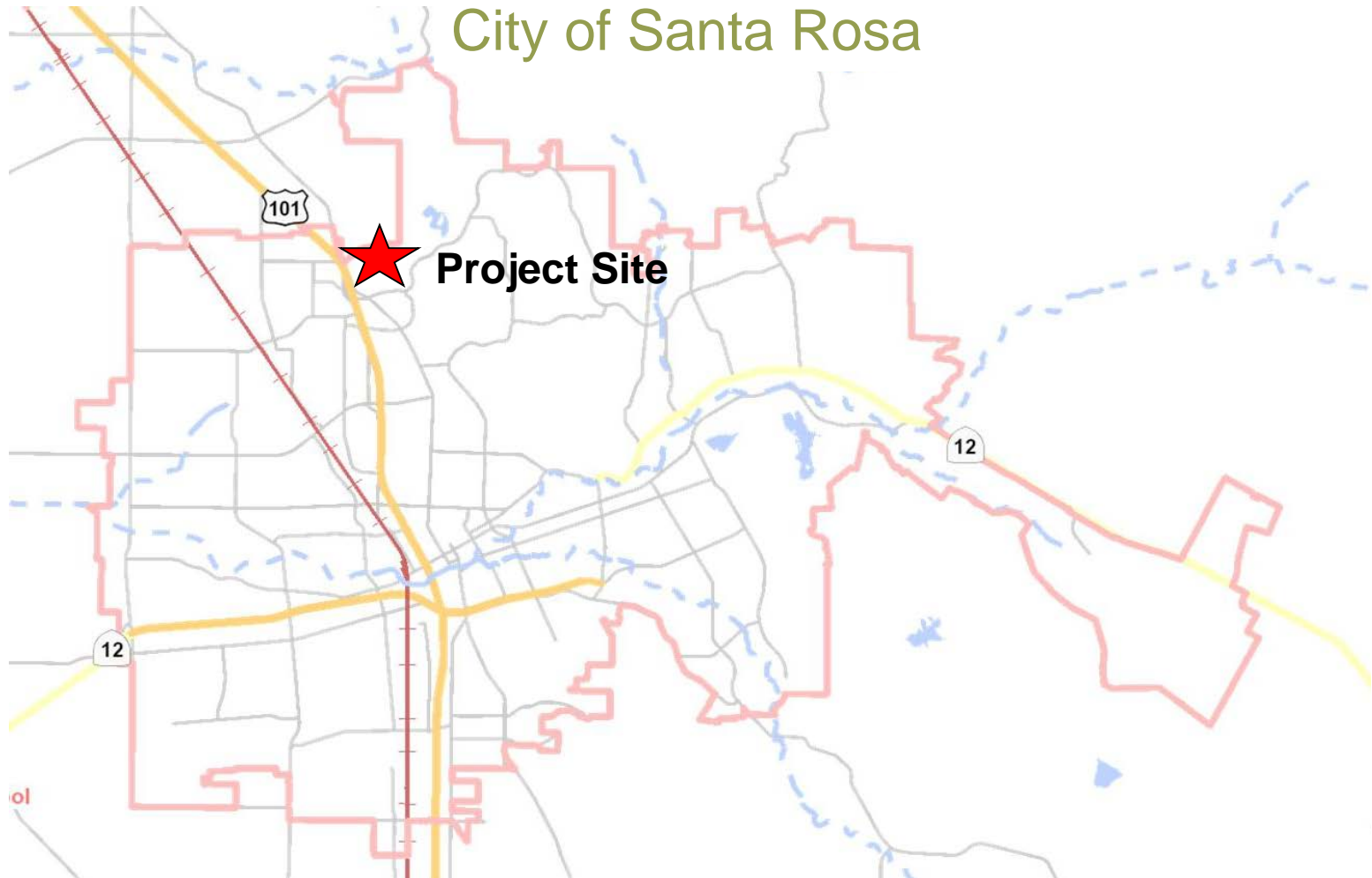
Gary Broad
Planning Consultant
Planning and Economic Development

Project Description

- Preliminary and Final Design Review for 237 attached townhouses for Round Barn Village.

Project Location

0 Round Barn Boulevard



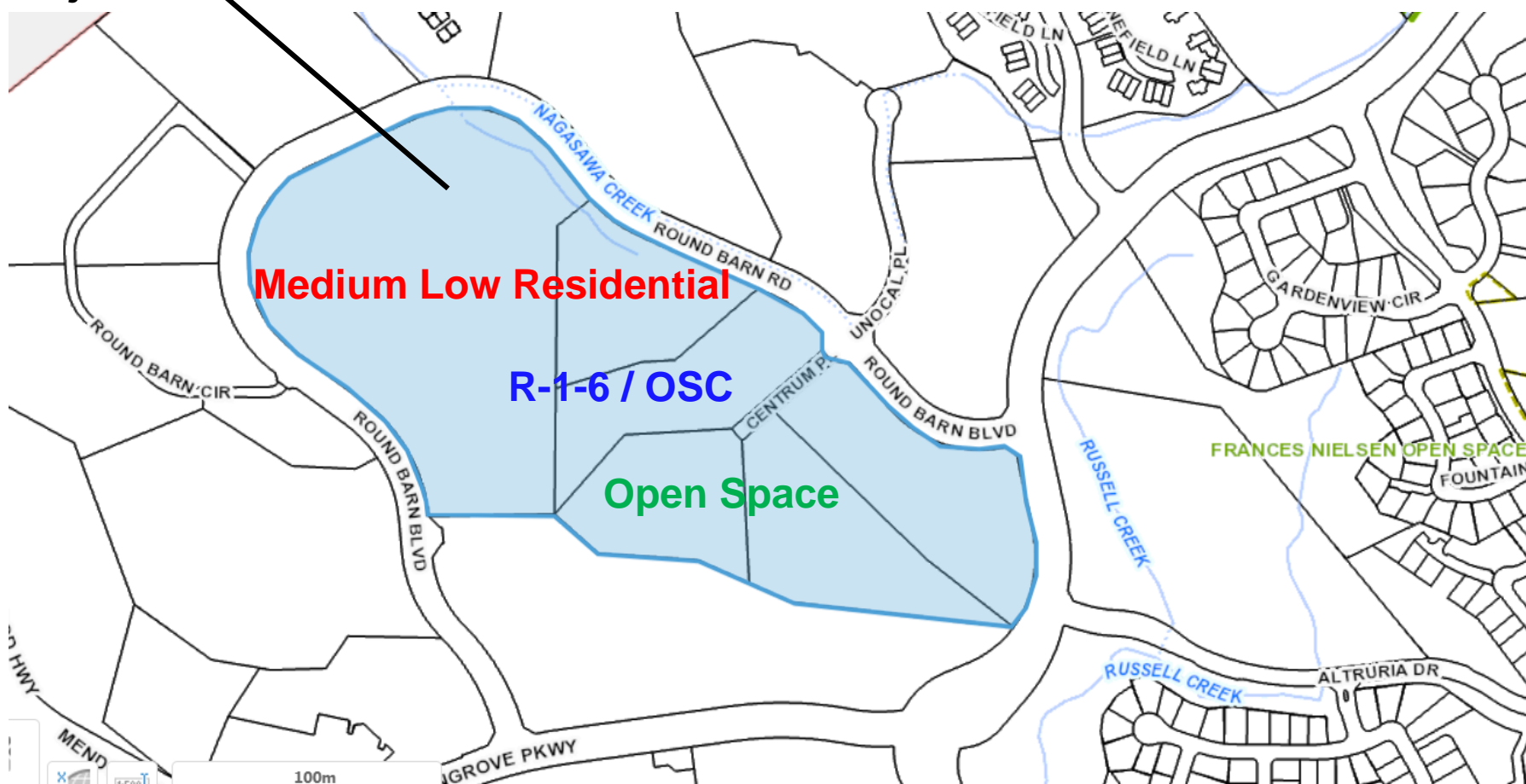
Project Location

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.
SAN JOSE COUNTY - LOS ANGELES - SAN DIEGO

Illustrated Site Plan Round Barn Village



ILLUSTRATIVE SITE PLAN ROUND BARN VILLAGE

SANTA ROSA, CA

Elevations Round Barn Village



ELEVATION A



ELEVATION B



ELEVATION C

Conceptual Illustrated Elevations

ROUND BARN VILLAGE

SANTA ROSA, CA

Recent Project History

- October 11, 2018 – Design Review application submitted for 237 attached townhouse units
- August 9, 2018 – Planning Commission approved Tentative Map, Hillside Development Permit and Minor Use Permit and adopted Addendum to Initial Study/MND.
- August 9, 2018 – Waterways Advisory Committee reviewed project and provided positive recommendation to Planning Commission.
- April 18, 2018 – Neighborhood meeting held.
- April 5, 2018 – Concept Design Review Board hearing held.
- February 5, 2018 – Council approved General Plan Amendment and Rezoning and adopted a Mitigated Negative Declaration for project.
- November 30, 2017 – Planning Commission adopted resolution recommending General Plan Amendment/Rezoning and Mitigated Negative Declaration to accommodate future residential development.

Design Review

Mandator findings for Design Review approval can be made:

- The design and layout consistent with the General Plan and Zoning Code and appropriate for the use and location of the proposed development and consistent with Framework of Design Review (Guidelines, Introduction, Subsection C.)
- The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments.
- The architectural design of the proposed development is compatible with the character of the surrounding neighborhood. The design of the proposed development will provide a desirable environment through the appropriate use of materials, texture, and color.
- The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

Public Comments

- No public comment received to date on DRB application.

Recommendation

Planning and Economic Development Department recommends that the Design Review Board:

- Adopt Resolution approving Preliminary and Final Design Review.

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