

RESOLUTION NUMBER 18-986

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR ATTACHED HOUSING FOR THE ROUND BARN VILLAGE - LOCATED AT 0 ROUND BARN BOULEVARD; ASSESSOR'S PARCEL NUMBERS: 173-020-030 through 173-020-036; FILE NUMBER DR18-069

WHEREAS, on August 9, 2018, the Planning Commission approved, via Resolution Nos. 11909 through 11912, an addendum to the Initial Study/Mitigated Negative Declaration, a Tentative Map, a Use Permit, and a Hillside Development Permit for the Round Barn Village, located at 0 Round Barn Boulevard, also identified as Sonoma County Assessor's Parcel Numbers 173-020-030 through 173-020-036; and

WHEREAS, on November 15, 2018, the Design Review Board of the City of Santa Rosa considered Preliminary and Final Design Review for 237 units of attached housing within the Round Barn Village (Project); and

WHEREAS, the Design Review Board, at the same time considered written and oral reports of staff, testimony, and other evidence presented by all those who wished to be heard on the matter; and

WHEREAS, the Design Review Board, after due consideration of all evidence and reports offered for review, does find and determine the following:

1. The design and layout of the proposed development is of superior quality, and is consistent with the General Plan, and applicable specific plan, applicable Zoning Code standards and requirements, the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans); and
2. The design is appropriate for the use and location of the proposed development and achieves the goals, review criteria and findings for approval as set forth in the Framework of Design Review (Design Guidelines, Introduction, Subsection C); and
3. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments in that the attached housing units were designed as an integral part of the larger subdivision, substantially surrounded by existing development; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the units are designed to fit into existing topography and integrate into the aesthetic of the existing resort property in which they are located; and

5. The design of the proposed development will provide a desirable environment for its occupants, visiting public, and its neighbors through the appropriate use of materials, texture, and color, and would remain aesthetically appealing and be appropriately maintained; and
6. 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 in that the entire development project has been reviewed by City staff, outside agencies, and approval authorities and conditioned to minimize potential impacts; and
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) in that the Planning Commission adopted an Addendum to the Initial Study/Mitigated Negative Declaration for the Project as recorded in Planning Commission Resolution No. 11909.

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Preliminary Design Review approval for the Round Barn Village attached housing subject to each of the following conditions:

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

GENERAL:

1. Compliance with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval. All fees must be paid prior to issuance of a building permit.
2. All work shall be done according to the final approved Round Barn Village plans and landscape drawings dated received October 11, 2018.

BUILDING DIVISION:

3. Provide a geotechnical investigation and soils report with the building permit applications. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
4. Obtain building permits for the proposed project.

PLANNING DIVISION:

5. Comply with all Conditions of Approval outlined in Planning Commission Resolution Nos. 11910, 11911, and 11912, adopted by the Planning Commission on August 9, 2018.
6. The building materials, elevations, and appearance of this project presented for building permit issuance shall be the same as that approved by the Design Review Board. Any future additions, expansions, remodeling, etc., will be subject to review and approval of the Planning Division.

7. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080.)
8. PROJECT DETAILS:
 - A. All project details shall be in accordance with the restrictions and limitations of the City Zoning and California Building Codes, as well as the City's Design Review Guidelines.
 - B. The design of all fencing, sound walls, carports, trash enclosures, and similar accessory site elements shall be compatible with the architecture of main buildings and shall use similar materials. The design must be approved by the Planning Division prior to issuance of a building permit.
 - C. All roof appurtenances, accessory equipment, and meters must be totally screened from public view by an architectural design consistent with the building architecture element approved by the Design Review Board or Planning Division.
 - D. All outdoor storage of materials and/or refuse bins/cans shall be maintained within a completely screened structure or area. The design of the screened structure or area shall be approved by the Planning Division prior to issuance of a building permit.
9. LANDSCAPING:
 - A. All required landscaping and irrigation must be installed prior to occupancy per the approved final plans.
 - B. Construction drawings submitted for issuance of a building permit shall include final landscape and irrigation plans, except where not required.
 - C. All landscaping must be continuously maintained in a healthy and attractive condition, free of weeds and debris, in accordance with the approved plans. Dead and dying plant materials shall be replaced with healthy specimens as necessary.
10. LIGHTING:
 - A. All exterior lighting shall be shown and specified on the plans submitted for issuance of a building permit in accordance with the Design Review approval.
 - B. Light sources shall be concealed from public view.
 - C. All lighting shall be directed toward the subject property and away from adjacent properties.
 - D. The mounting height of lighting fixtures in parking and storage areas shall not exceed 16-feet in height. Lower mounting heights are encouraged.

11. NATURAL RESOURCES:

- A. Advisement. The applicant, its successors, heirs, assigns or transferees are advised in writing that this approval or permit prior to the start of any construction may be subject to certain other clearances, approvals, permits, or authorizations by state and/or federal agencies. The applicant shall acknowledge in writing receipt of the above advisement.
- B. Mitigation requirement. The City's approval or permit is valid only if the applicant, its successors, heirs, assigns or transferees, comply with the terms, conditions and mitigations set forth in any clearance, permit or approval except that any permit condition or mitigation that requires project redesign shall trigger a review by the City of Santa Rosa Director of Planning and Economic Development to determine if the project as redesigned is consistent with the original approval. A project that the City determines is not consistent with the City approval shall not be granted subsequent entitlements, such as approval of improvement plans and final maps, but excluding grading or building permits of any type. Such a project would have to be resubmitted to the City and reviewed by the City as a new project, including the submittal of a new application and fees.
- C. Power to stop work if violation occurs. Nothing in this approval shall prevent the City of Santa Rosa from exercising its power to stop work in instances where a violation of state or federal law is brought to the City's attention.
- D. No building or grading permit of any type shall be issued by the City until a required federal or state, as applicable, clearance or authorization, with or without conditions, has been filed with the City.

DESIGN REVIEW BOARD

- 12. Applicant shall provide detailed landscape plan per the requirements of Preliminary Design Review application requirements, including fence design.
- 13. Applicant shall provide design for pool and other amenity buildings.
- 14. Consider simplification of architectural details at porches, canopies, and second/third floor building volumes.
- 15. Applicant shall provide lighting plan per Preliminary Design Review submittal requirements.
- 16. Consider enhanced paving at crosswalks leading from main entries.
- 17. Consider stronger accent colors.
- 18. Return to the Design Review Board for Final Design Review.

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this 15th day of November, 2018, by the following vote:

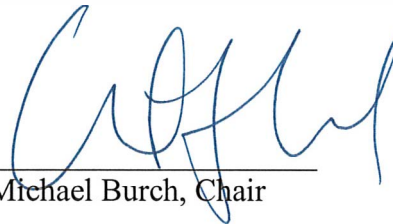
AYES: (7) Chair Burch, Vice Chair Hedgpeth; Board Members Briere, Goldschlag,
Kincaid, Weigl, Zucco

NOES: (0)

ABSTAIN: (0)

ABSENT: (0)

Approved:


Michael Burch, Chair

Attest:


Bill Rose, Executive Secretary