

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: FINAL DESIGN REVIEW – ROUND BARN VILLAGE –
ATTACHED TOWNHOUSES

AGENDA ACTION: RESOLUTION

RECOMMENDATION

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

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.)

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.

On November 15, 2018, the Design Review, via Resolution No. 18-986, approved Preliminary Design Review for the Round Barn Village project, with direction that the project return to the Board for consideration of Final Design Review.

Additional Material Requested by Design Review Board

At the November 15, 2018 Design Review Board (DRB) meeting, DRB approved the preliminary design review application and directed that the project be brought back for final design review addressing the following:

- Detailed landscape plans, including fence design
- Design submitted for pool and other amenity buildings
- Consider simplification of architectural details at porches, canopies, and second/third floor building volumes
- Lighting plan compliant with Preliminary Design Review submittal requirements to be provided
- Enhanced paving considered at crosswalks leading from main entries
- Stronger accent colors considered.

The applicant team has submitted plans for detailed landscaping/fencing design, pools/other amenity buildings and a lighting plan.

The applicant will submit a narrative at or prior to the DRB meeting to address DRB comments requesting consideration be given to: a.) architectural detail simplification; b.) enhanced paving at main entry crosswalks; and c.) stronger accent colors.

RECOMMENDATION

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

ATTACHMENTS

Attachment 1 – Disclosure Form
Attachment 2 - Round Barn Project Description
Attachment 3 – Preliminary Design Review Project Plans, received October 11, 2018
Attachment 4 – Exterior Color and Material Design
Attachment 5 – Consolidated Final DR Set
Attachment 6 – WHA Pool Building
Attachment 7 – Rec Center Structure Exhibit
Attachment 8 – Structure Exhibit
Attachment 9 – Wall and Fence Exhibit
Attachment 10 – Planting Exhibit
Attachment 11 – Irrigation Plans
Attachment 12 – Lighting Plans
Attachment 13 – DRB Resolution 18-986

Resolution 1 – Draft Design Review Approval Resolution

CONTACT

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