

# Guerneville Road Subdivision Preliminary Design Review

Design Review Board

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May 16, 2019

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Senior Planner  
Planning and Economic Development

- Concept Design Review:
  - 12-unit small lot subdivision of one-acre site
  - Three Accessory Dwelling Units
  - Attached three-story single-family dwellings
  - New private road for access (Elson Way)
- Entitlements
  - Rezoning (RR-20 to R-3-18)
  - Conditional Use Permit for Small-Lot Subdivision
  - Tentative Map
  - Major Design Review
- Located outside of a Priority Development Area

# Project Location

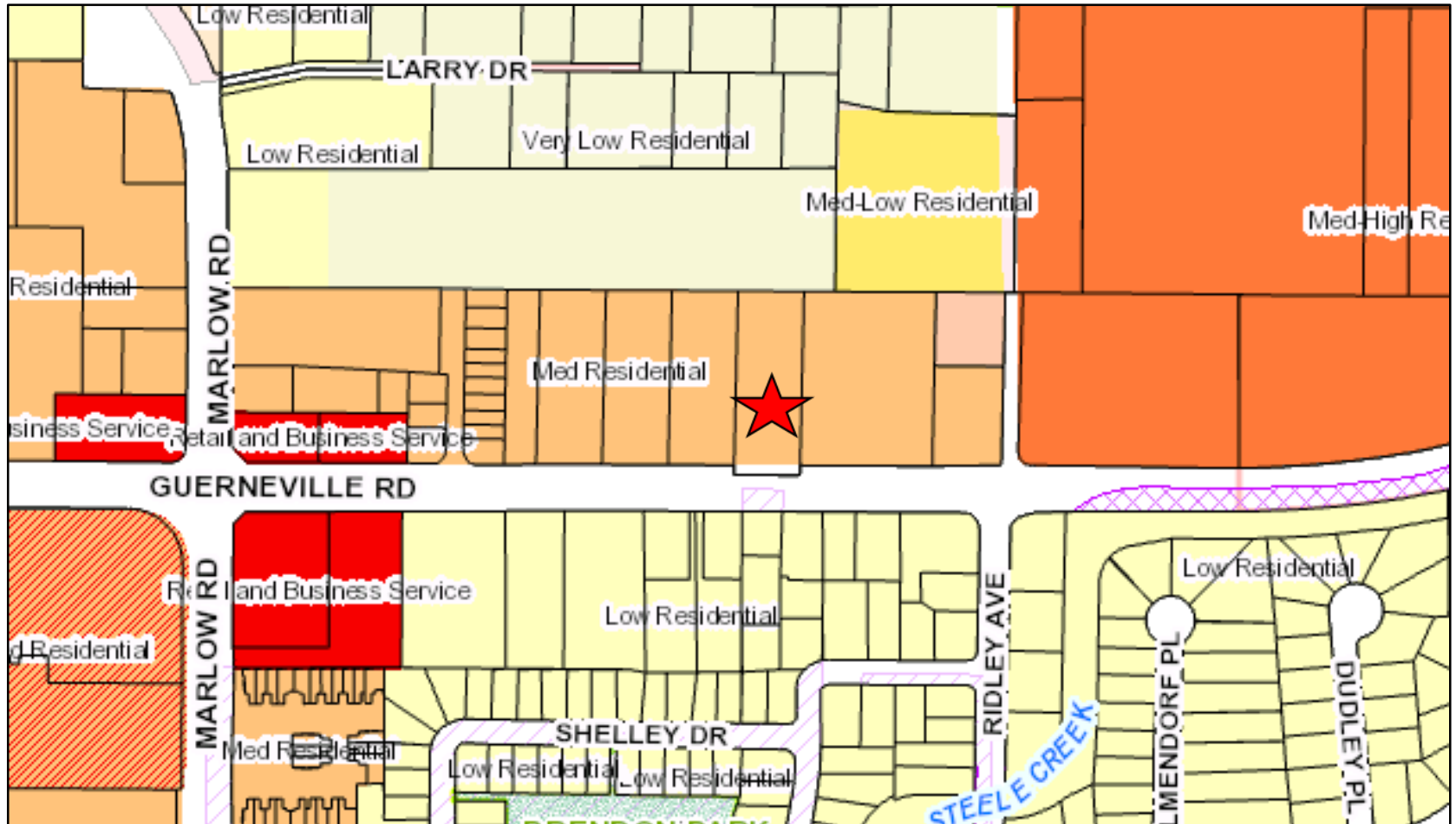
## 1665 Guerneville Road



# Project Location

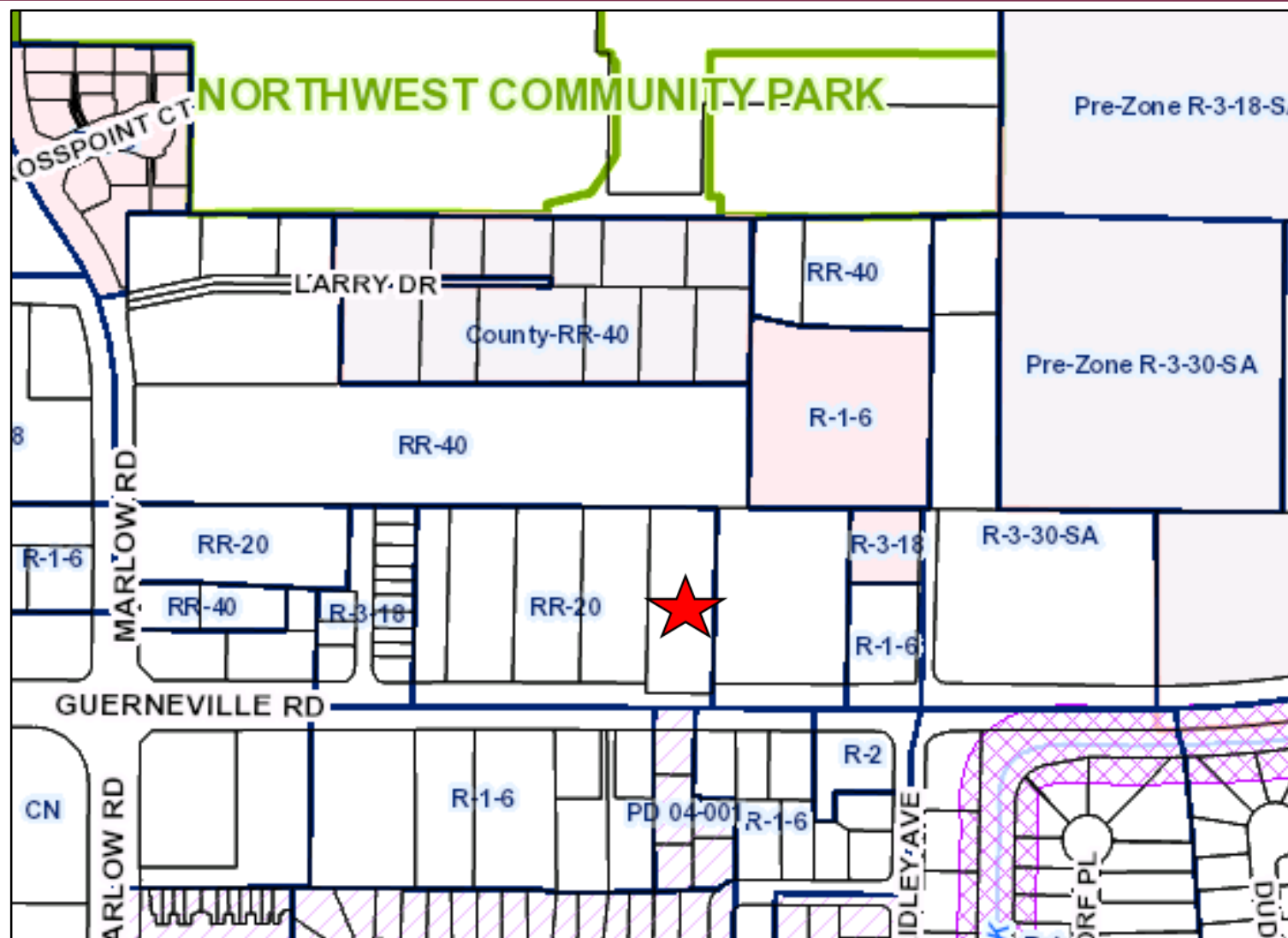
## 1665 Guerneville Road



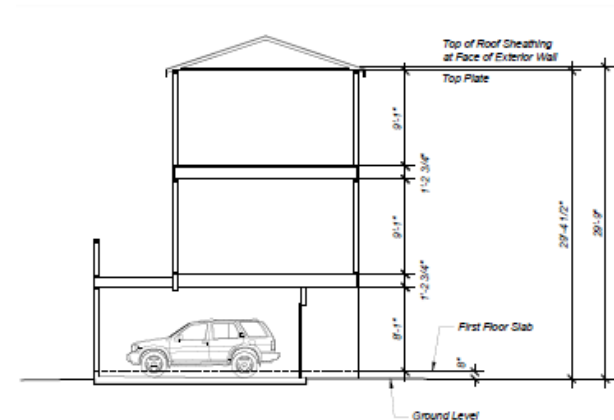


Medium Density Residential (8-18 units/acre)











# Project Elevations



*Front Elevation*  
Lots # 8 & 7 with ADU



*Front Elevation*  
Lots # 4 & 3

# Project Elevations



*Rear Elevation*  
 Lots # 7 & 8 with ADU



*Guerneville Road Elevation*  
 Lots # 7 & 8 with ADU



*Rear Elevation with Property*



*Interior End Elevation*

- The Planning and Economic Development Department recommends that the Design Review Board, by resolution, grant Preliminary Design Review for the development of 12 single-family attached units, of which three will include accessory dwelling units (ADU), located at 1665 Guerneville Road, Assessor's Parcel No. 036-101-010.

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