

# Design Concept Narrative

City of Santa Rosa

DEC 24 2018

Planning & Economic  
Development Department

**PROJECT:** Guerneville Road Homes  
1665 Guerneville Road, Santa Rosa  
APN: 036-101-010

**EXISTING ZONING:** RR-20

**PROPOSED ZONING:** R-3-18

**HOME TYPE:** Twelve (12) three-story Single-Family Homes (attached duet homes on individual parcels) and three (3) attached single story accessory dwelling units (ADUs)

**PROJECT SUMMARY:** This project proposes to develop a 12-lot subdivision with a total of 15 dwelling units at 1665 Guerneville Road in Santa Rosa. This project is located east of Marlow Road and west of Ridley Avenue. The existing residence near the Guerneville Road frontage, is over 70 years old and has no historic value. It will be removed to accommodate the development; the northern portion of the property is undeveloped. This parcel is currently zoned Rural Residential-20 (RR-20). The property to the west is also zoned RR-20 while the properties to the east and north are zoned RR-40.

Due to the narrow width of the parcel, and the minimum density requirement, a two-way 24-foot wide public street will run north to south through the center of the parcel and a hammerhead turnaround for emergency vehicles is being created as part of the project. Sidewalks will be installed on both sides of the street and pedestrian curb cuts will be provided at the new intersection. The street will have no parking and curbs will be painted red as previously discussed with the City's Engineering and Fire Departments. A variance has been obtained for this street configuration. A street barricade will be installed at the northern end of the street. In prior discussions, the City has considered the potential for a future street extension to the north and the project street design reflects the comments received from the City this regard.

The project will consist of 12 duet three-story homes (i.e. pairs of attached homes on individual parcels) and 3 single-story attached accessory dwelling units. The wood-framed homes will each have two-car garages and driveways fronting onto the new public street. The site will provide for 48 parking spaces: two in each garage and two in each driveway. 30 spaces are required per the Zoning Ordinance (2.5 per attached home). The ADUs will share parking with their attached home. Individual home lots will be approximately 1,823 to 3,098 square feet in size.

Living space in the homes will range in size from approximately 1,530 square feet for the standard home to 1,750 square feet for those homes where homeowners choose to fully build out the ground floor entry/garage level. The ADUs will range in size from 387 to 397 square feet. The homes all have three bedrooms and 2 ½ bathroom with the option for homeowners to add a bonus room with or without an additional half-bath on the ground level. This bonus room optional space and the three ADUs provide the homeowners with a great deal of functional flexibility and expansion potential.

Outdoor living space requirements are met with the ground floor back yards. Second

story decks over the garages provide the homeowners with additional outdoor space that is directly accessible from their living-dining areas.

The site plan has been designed with a double-loaded street which maximizes the efficiency of roadway and utility infrastructure and provides for the highest infill development density for this long and narrow parcel. The homes have a desirable wide and shallow footprint which allows for wide expanses of windows for light and fresh air penetration, especially in the living-dining-kitchen great room on the second floor with its 9-foot ceilings and open design. Windows in this area face both the east and west of the project, many will capture pleasing views. The many windows in all homes will also face onto the new public street to ensure a visual connection to the new neighborhood.

Covered front entry porches shall face onto the new street. Exterior facades will consist of a mixture of horizontal lap siding and panels with vertical battens for a board-and-batten appearance. The project will have vinyl framed dual-glazed windows and architectural grade composition roofing in addition to standing seam colored metal roofing at porches and shade awnings. In response to parking setback requirements and the City's Design Guidelines the street façade requires deeply recessed garages.

Variations of shared architectural elements (e.g., entry porches, recessed garage doors, metal roofed awnings, gable roof forms, the two siding types) were used to create a variety of elevations within a single overall design palette.

Storm water retention and treatment will be accommodated in bio-retention areas under the public sidewalk at each lot frontage. Additional landscape-based bio-retention areas in the side yards of Lots 6 & 7 are also proposed.

The design intent of the landscaping being proposed for the project is to provide an attractive, low maintenance and durable landscape. Planting will include a mixture of native California and horticulturally appropriate trees, shrubs and groundcover. Lawn areas are not planned for any portion of the project. Tall growing drought resistant grasses will be used within the bio-retention areas. The intent of the landscape and water delivery systems is to meet all aspects of the City of Santa Rosa's Water Efficient Landscape Ordinance.