

RESOLUTION NUMBER 19-991

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA
GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR THE GUERNEVILLE
ROAD HOMES PROJECT, LOCATED AT 1665 GUERNEVILLE ROAD; APN: 136-101-010;
FILE NUMBER PRJ18-089.

WHEREAS, on May 16, 2019, the Design Review Board of the City of Santa Rosa considered Design Review for the development of 12 single-family attached units, of which three will include accessory dwelling units for the property located at 1665 Guerneville Rd, Assessor's Parcel Number (APN) 136-101-010 (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 Guerneville Road Homes development are of superior quality, and are consistent with the General Plan, any applicable specific plan, applicable Zoning Code standards and requirements for the R-3-18 zoning district, the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements; 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) in that it provides site layout, landscaping, and circulation considerations appropriate for a attached single-family development, and has been determined by the Design Review Board to be of "Superior Design" by reflecting thoughtful considerations and responses to parameters outlined in the Framework of Design Review; 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 Project includes setbacks, circulation and design features compatible with the surrounding neighborhood; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the proposed Project is consistent with the type and intensity of development envisioned for the area by the General Plan and the Project's approval is subject to, and consistent with, the City's planning, engineering, and design standards; 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 project has been reviewed by City staff, outside agencies, and approval authorities and conditioned to minimize potential impacts; and
7. The Project The project qualifies for a Class 32 exemption, per Section 15332, in that:
 - The project is consistent with the General Plan designation of Medium Density Residential, in that the designation allows residential density at 8-18 dwelling units per acre, and the project proposes a single-family attached unit type at 12 units per acre. While General Plan requires residential development at midpoint or higher of the density range, it allows exceptions where topography, parcel configuration, heritage trees, historic preservation or utility constraints make the midpoint impossible to achieve. While the midpoint density for this parcel is 13, the proposed project density of 12 units per acre allows for the construction of a diverse housing type, while accommodating for fire/emergency access along Elson Way and utility constraints on a narrow 120.6-foot wide lot. The City's Engineering Division anticipates that Elson Way will be extended north in the future and has required a temporary emergency vehicle turnaround until that occurs.
 - The proposed development occurs within City limits on a project site of no more than five-acres, substantially surrounded by urban uses.
 - According to the City's maps the project site has no value as habitat for endangered, rare or threatened species, in that it is not located on a known wetland or habitat zone.
 - Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
 - The project was reviewed by City agencies and impacts will be mitigated by uniformly applied development policies, standards and conditions, including street improvements, limits on construction hours, adherence to BAAQMD best management practices, and compliance with the Standard Urban Stormwater Mitigation Plan.
 - The site can be adequately served by all necessary utilities and public services.
 - In addition, the project qualifies for a Pursuant to Section 15183, any rezoning action consistent with the general plan shall not require additional environmental

review except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site. No further environmental review is necessary as analysis has confirmed that there are no new environmental effects, or environmental effects of greater severity, peculiar to the parcel or the project that were not analyzed and addressed in a prior EIR.

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Preliminary Design Review for the Guerneville Road Homes project, subject to each of the following conditions:

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, or as otherwise allowed pursuant to City Code.
2. Compliance with all conditions as specified by the attached Exhibit "A" dated April 26, 2019, attached hereto and incorporated herein.
3. All work shall be done according to the final approved plans, including the architectural and landscape plans reviewed by the Design Review Board and dated February 11, 2019.
4. Construction hours shall be limited to 7 a.m. to 6 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. on Saturdays. Construction is prohibited on Sundays and all holidays recognized by the City of Santa Rosa.
5. The address shall be displayed in a prominent location on the street side of the property. The numbers shall be no less than 6-inches in height and shall be of a contrasting color to the background to which they are attached. The address shall be illuminated during hours of darkness per City "Premises Identification" requirements.
6. Compliance with Planning Commission Resolution Number_____, dated May 9, 2019, for the Guerneville Road Homes Tentative Map.

Design Review Board Conditions:

7. 1. The applicant shall submit more complete information with the next submittal package.
8. 2. Consider larger, faster growing trees at the front to buffer the height of the structure.
9. 3. Consider a fence design consistent with the architecture.
10. 4. Shall use real stone facade in areas where it is currently shown on the plans.
11. 5. Consider adjusting the gable end slope on the accessory dwelling unit on the Guerneville Road elevation.
12. 6. Consider adding awnings at porch locations.

13. 7. Consider removing the brackets under the bump-outs on the Guerneville Road elevation.

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this 16th day of May, 2019, by the following vote:

AYES: (7) Chair Kincaid, Vice Chair Hedgpeth: Board Members Kordenbrock, Weigl, Goldschlag, Wix, Sharron

NOES: (0)

ABSTAIN: (0)

ABSENT: (0)

Approved: _____
Scott Kincaid, Chair

Attest: _____
Bill Rose, Executive Secretary

Exhibit A - DAC Report