

CITY OF SANTA ROSA  
DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT  
STAFF REPORT FOR DESIGN REVIEW BOARD  
July 18, 2019

**PROJECT TITLE**

Guerneville Road Homes

**APPLICANT**

Barry Freeland, on behalf of 1665  
Guerneville Rd, LLC

**ADDRESS/LOCATION**

1665 Guerneville Road

**PROPERTY OWNER**

1665 Guerneville Rd, LLC

**ASSESSOR'S PARCEL NUMBER**

136-101-010

**FILE NUMBER**

PRJ18-089

**APPLICATION DATE**

December 20, 2018

**APPLICATION COMPLETION DATE**

April 11, 2019

**REQUESTED ENTITLEMENTS**

Final Design Review

**FURTHER ACTIONS REQUIRED**

N/A

**PROJECT SITE ZONING**

R-3-18 (Multi-Family Residential)

**GENERAL PLAN DESIGNATION**

Medium Density Residential

**PROJECT PLANNER**

Kristinae Toomians

**RECOMMENDATION**

Final Design Review Approval

**RECOMMENDATION**

The Planning and Economic Development Department recommends that the Design Review Board, by resolution, grant Final 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.

**PROPOSAL**

The applicant requests Final Design Review for the Guerneville Road Homes project (Project), which is a proposal to construct 12 single-family attached units, of which three will include accessory dwelling units. The project entitlements include a major Design Review to develop attached residential units, a rezoning from RR-20 (Rural Residential) Zoning District to R-3-18 (Multi-Family Residential), a Conditional Use Permit for a small lot subdivision to allow lot sizes less than 6,000-square-feet, and a Tentative Map to

subdivide the existing property into 12 individual parcels.

### Project History

On May 9, 2019, the Planning Commission recommended that the City Council introduce and adopt an ordinance to Rezone the subject parcel to the R-3-18 (Multi-Family Residential) Zoning District, approved a Conditional Use Permit for a small lot subdivision, and adopted a Tentative Map for the project.

On May 16, 2019, the Design Review Board granted Preliminary Design Review, requesting that the applicant complete the following:

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

On June 7, 2019, the applicant submitted a response to the Design Review Board's requests and suggestions to the preliminary design of the project (see Attachment 2). The applicant submitted revised drawings and renderings in response to the Design Review Board's suggestion (see Attachment 3).

On June 25, 2019, the City Council introduced and adopted an ordinance to rezone the project site from the RR-20 (Rural Residential) Zoning District to the R-3-18 (Multi-Family Residential) Zoning District to facilitate the development of the project.

### **ATTACHMENTS**

Attachment 1	Disclosure Form
Attachment 2	Applicant Response to Preliminary Design Review Board, dated June 7, 2019
Attachment 3	Revised Drawings and Renderings, dated June 27, 2019
Attachment 4	Previous Design Narrative, dated December 24, 2018
Attachment 5	Previous Project Plans, received December 20, 2018
Attachment 6	Plans Provided for Concept Review
Attachment 7	Public Correspondence
Attachment 8	Neighborhood Context Map
Attachment 9	Site Photos
Attachment 10	Preliminary Design Review Staff Report

Attachment 11 Preliminary Design Review Resolution

Resolution: Final Design Review with Exhibit A – DAC Report

**CONTACT**

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