

Guerneville Road Homes

Final Design Review

Design Review Board

July 18, 2019

Kristinae Toomians
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










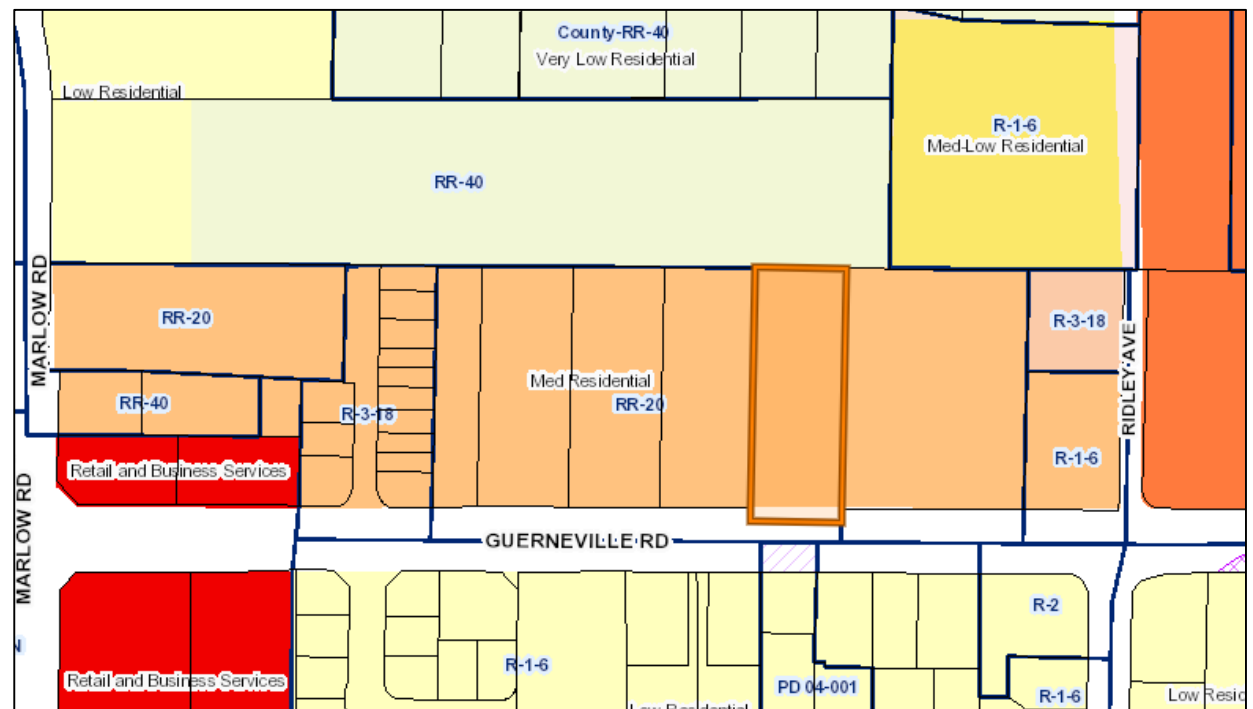
Project Location

1665 Guerneville Road



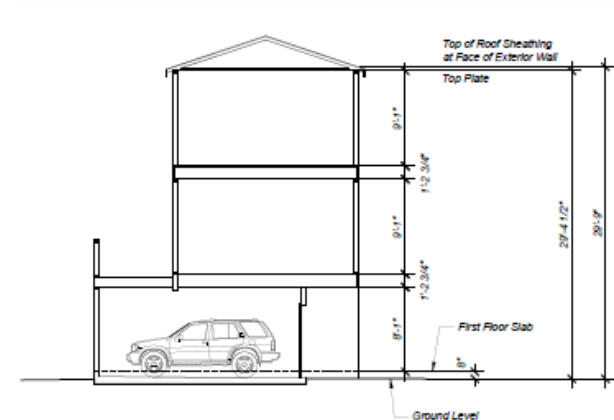
General Plan & Zoning

| | |
|--|---------------------------------|
|  | Public/Institutional |
|  | Parks and Recreation |
|  | Low Density/Open Space |
|  | Low Density Residential |
|  | Medium Low Density Residential |
|  | Medium Density Residential |
|  | Medium High Density Residential |





Floor Plan





Project Elevations



Front Elevation
Lots # 8 & 7 with ADU

Front Elevation Lots 8 & 7 with ADU



Front Elevation
Lots # 4 & 3

Front Elevation Lots 4 & 3

Project Elevations



Rear Elevation
 Lots # 7 & 8 with ADU

Rear Elevation Lots 7 & 8 with ADU



Guerneville Road Elevation
 Lots # 7 & 8 with ADU
 Lots # 5 & 6 similar but reversed



*Rear Elevation with Property
 Line Board Fence Shown*
 Lots # 7 & 8 with ADU



Typical Interior Side Yard Elevation

Project Elevations



Front Elevation
Lots # 10 & 9 with ADU

Lots 10 & 9 with ADU

Project Elevations



Front Elevation
Lots # 12 & 11

Lots 12 & 11

Project Elevations



Lots 6 & 5

Front Elevation
Lots # 6 & 5 with ADU



Lots 2 & 1

Front Elevation
Lots # 2 & 1

Materials and Finish Board



*Fiber cement panel
w/ rustic grain finish.
Texture & color may vary.*



*Fiber cement batten
w/ rustic grain finish.
Texture & color may vary.*



*Fiber cement siding
w/ rustic grain finish.
Texture & color may vary.*



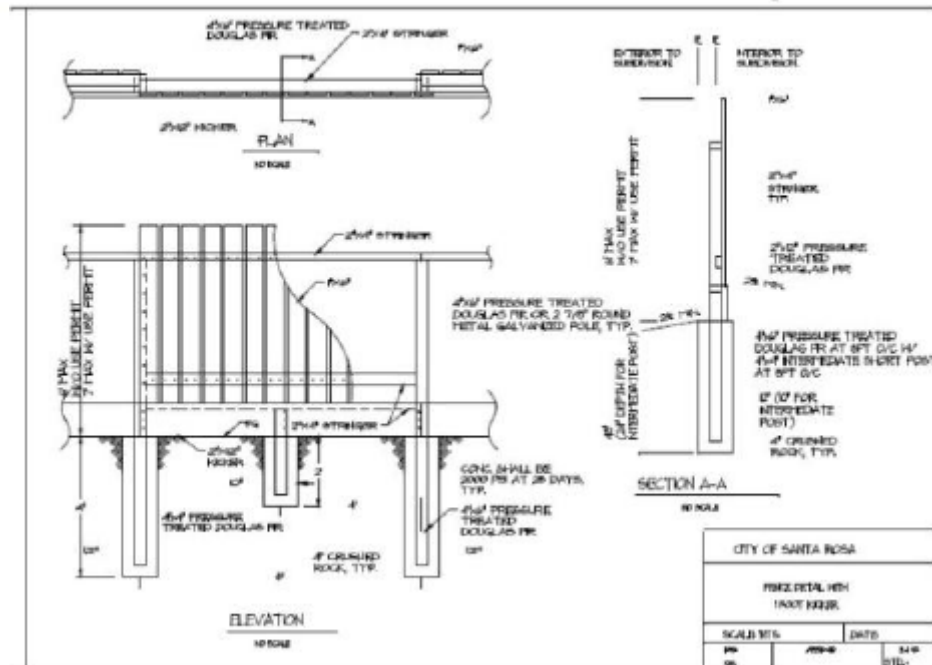
GENERAL NOTES:

1. **Board & Batten Siding** - Fiber-Cement Panels (e.g. HardiePanel) with vertical battens (wood or HardieBatten) at 16" on center
2. **Horizontal Siding** – Fiber Cement Lap Siding (e.g. HardiePlank)
3. **Stone Wainscoting** – Natural Stone Veneer such as Cooper Stone "Santa Maria" or equivalent
4. **Exterior Light Fixture** – Westinghouse Watt Creek Outdoor Wall Lantern - Height: 11.02 in. Diameter: 11 in. Black Finish
5. **Fence** – Good Neighbor Fence Style / 6'-0" Height Typical with 1x6 Redwood Boards similar to existing fence
(Note: Southerly portion of fencing designated as "Sound Barrier Fence" shall be 8'-0" In height with no gaps at boards per Sound Study)

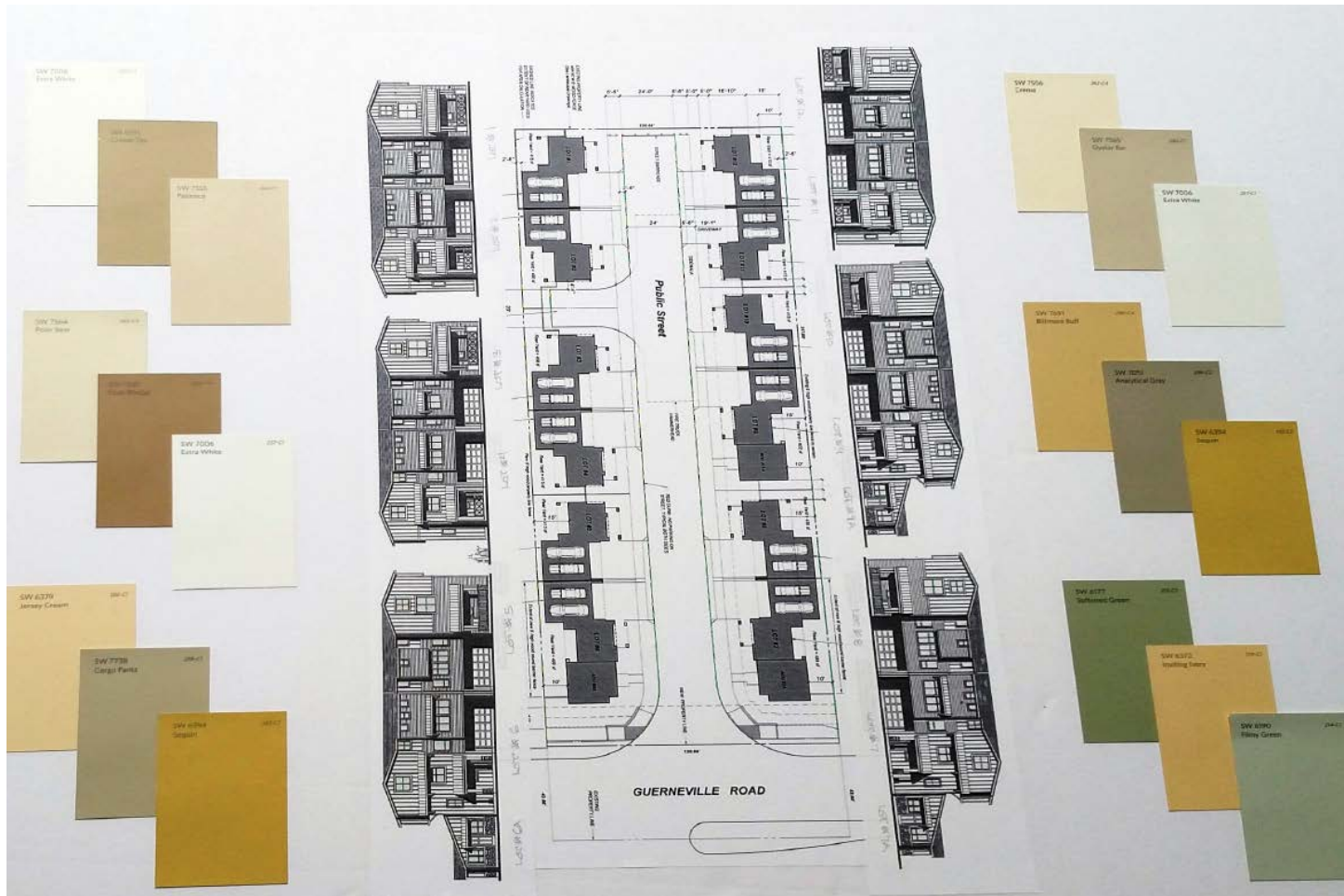
Materials and Finish Board



5. TYP. Fence Concept



Materials and Finish Board



Acer Nequendo - Box Elder
Laurus Nobilis - Sartagoa laurel
Pistacia chinensis- Pistache
Cercis occidentalis STD,
Arbutus Marina 'STD.



Ceanothus 'Concha'
Arctostaphylos densiflora - Howard Mc Minn



Lomandra 'Breeze' 'Tropicebelle'
Phormium 'Thorn Thumb' Flax
Festuca Idahoensis



Helianthemum n. 'Sunrose'
Nepeta faassenii, Catmint.



Aristida purpurea -
Purple Three Awn grass
Arctostaphylos -
Lvi-Ursi Manzanita



Buxus Japonica



Bulbine 'Hallmark'
Diets vegeta



Phormium Duet or Bronze
Grevillea spp.



Cupressus semp. 'Tiny Towers'



Deschampsia cespitosa 'Goldt
Chondropetalum t. Cape Rus



Mimulus a. Monkey Fl. 'Point Molate'
Geranium Incanum spp.



Permeable Gutter Pan
w/ Bio retention
Under SW
Per Civil Engineers
Sheet

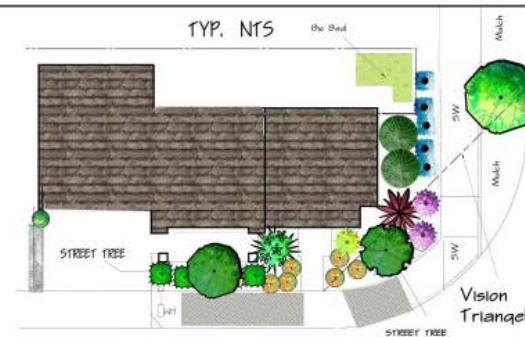


Bio Bed
LID approved
California Fescue / sprigs or sod



Noyo Cobble 6"-8"

FRONT YARD
Subdivision Landscape
PRELIMINARY
16 th Scale



Planting NOTES

- All (100%) of plant material is fixed in the WUCOR as is as NL at 1, water use, and was designed for appropriate planting rates and exposures.
- Plant material in planting plan is drawn at 3-5 year maturity.
- Living procedures and/or test were used for effect and efficiency.
- Landscape maintenance of new plantings, new require 1-3 weekly visitation during active growing months (March–September) to the landscape for weeding, edging, deadheading, and checking on the drip irrigation system for operation, and plant health. This planting is a Low-Maintenance design. Water month maintenance will be similar to existing.
- Use of IPM and water controls require low chemicals.

Tree Circle
Netifim-Techline
Drip Detail



TYP. Fence Concept

Planting Guidelines



- 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 (ADUs), located at 1665 Guerneville Road, Assessor's Parcel No. 036-101-010.

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