



MEMORANDUM

DATE: November 7, 2019

TO: Chair Kincaid and Members of the Design Review Board

FROM: Shari Meads, City Planner

CC: Bill Rose, Supervising Planner

SUBJECT: Round Barn Village — Modifications to Final Design Review
0 Round Barn Boulevard, Assessor's Parcel Nos. 173-020-030 through
173-020-036

Project Description:

The applicant is requesting to modify the previously approved Round Barn Village Final Design Review. The requested modifications include increasing the number of building styles and types, and architectural changes. The addition of wraparound porches on select end units results in slight modifications to the building envelopes shown on the site plan, and the building numbering scheme has been updated to correspond with the new phasing plan for the project. No modifications are proposed that would result in a change to the approved density of the project.

Round Barn Village Project History:

The approved Round Barn Village project included a Tentative Map for subdivision of a 40.48-acre site into a 27.99-acre condominium parcel for 237-airspace townhouse units and two parcels for private open space. A Minor Use Permit to allow construction of attached housing within a R-1-6 (Single-family Residential) zoning district and a Hillside Development Permit for construction on slopes above 10% average were approved. The 237 for-sale condominiums represent the maximum number of residences allowed for the 18.26 acres within the 27.99-acre condominium parcel, designated General Plan Medium Low Density Residential.

The project consists of 3-story townhouses, ranging from 1,725 square feet to 1,925 square feet, with 3 to 4 bedrooms and 2-car garages. It includes a centrally-located community recreation area and several smaller passive open space areas. A Homeowners Association will be established to oversee maintenance of all common area features and common landscape areas.

Two vehicular access points along Round Barn Boulevard provide access to the development. An internal street runs through the development and connect the two entrances. Loop roads and alleys will extend from the internal street and provide

access to subdivision homes. A traffic signal at the intersection of Fountaingrove Parkway and Round Barn Boulevard West will be constructed as part of the project, with City reimbursement of costs beyond the project's fair share contribution.

The project has been designed with fire resistant development practices, including defensible space landscape design, and the project's open space parcels will be maintained consistent with a Santa Rosa Fire Department approved Vegetation Management Plan. Townhouses will be all-electric with solar panels installed on each home with no natural gas to residences. Proposed building materials will be compliant with current Building and Fire Codes.

The project includes on-site affordable for-sale housing. Twelve homes located throughout the project site, representing five percent of the total number of units, will be priced at below market rate sale prices consistent with the City's sales price guidance for moderate income households. The developer will enter into an affordability agreement with the City's Housing Authority ensuring the continued affordability of the designated units for a period of 30 years.

The City Council approved a General Plan Amendment and Rezoning of the site on February 5, 2018, to change the General Plan designation from Business Park to Medium Low Density Residential and Open Space and the zoning from PD72-001 (Planned Development) to Single-Family Residential (R-1-6) and Open Space Conservation (OSC).

Round Barn Village Project History Summary:

- On November 30, 2017, the Planning Commission adopted a resolution recommending a General Plan Amendment and Rezoning to accommodate residential development on the project site.
- On February 5, 2018, the Council approved the requested General Plan Amendment and Rezoning and adopted a Mitigated Negative Declaration for the land use changes.
- On March 2, 2018, Neighborhood Meeting Application and Conceptual Design Review Applications were submitted.
- On March 6, 2018, Tentative Map, Minor Use Permit, and Hillside Development Permit Applications were submitted.
- On April 5, 2018, a conceptual Design Review Board (DRB) meeting was held. The DRB expressed support for the overall site plan and initial design concept. DRB offered minor recommendations for applicant consideration on project design, such as considering the use of color to individualize townhouse appearance.
- On April 18, 2018, a neighborhood meeting was held. Notices were sent to properties within 1,000 feet of the project site. No members of the public attended the meeting.
- On August 9, the Waterways Advisory Committee (WAC) reviewed the project because a small segment of Nagasawa Creek, a tributary of Piner Creek, is located on the property, and offered

positive feedback on the application to the Planning Commission.

- On August 9, 2018, the Planning Commission held a public hearing on the project and approved a Tentative Map, Hillside Development Permit and Minor Use Permit and adopted an Addendum to an Initial Study/MND.
- On October 11, 2018, an application for Design Review for the 237 attached units in the Round Barn Village was submitted to the Planning and Economic Development Department.
- On November 15, 2018, the Design Review Board, via Resolution No. 18-986, approved Preliminary Design Review for the Round Barn Village project, with direction that the project return to the Board for consideration of Final Design Review.
- On January 17, 2019, the Design Review Board, via Resolution No. 19-990, approved Final Design Review for the Round Barn Village project.
- On September 10, 2019, the applicant submitted plans for an amendment to Final Design Review.

ANALYSIS

DESIGN GUIDELINES – The following is a list of applicable policies from the City of Santa Rosa Design Guidelines, together with staff analyses, detailing how this project responds to the applicable goals and guidelines:

Goals

- To develop multiple-family housing that provides “superior design.”
- To provide a quality living environment.
- To develop multiple-family housing that encourages residents to take pride and a sense of ownership in their neighborhoods.
- To provide developments with logical layouts that people can navigate through without confusion.
- To enhance the public realm with attractive buildings and landscaping treatment along the City’s streetscape.

Guidelines

- Incorporate existing natural features, such as trees, topography, creeks, and riparian vegetation into the site plan.
- Break up the mass of larger structures with articulation of the form, use of color and the use of multiple materials, including: horizontal wood, cement fiber and composite siding, vertical wood siding, stucco, wood shingles, real and cultured masonry.

- Avoid dressing up fronts of buildings with higher quality materials and switching to less expensive siding materials on the sides and back. Design all four sides of buildings.
- Vary roof forms and pitches when a project includes five or more homes. Incorporate home designs that rotate ridge lines both parallel and perpendicular to the street and utilize a variety of hips and gables. Other elements which add variety and break up the roof, such as dormers and turrets are encouraged.
- Include single story elements such as porches, covered entries, and second stories that are set back from the first floor on two story homes. These elements should be varied along the streetscape.
- Incorporate a variety of features such as overhangs, dormers, bay windows, cantilevers, porches, entries, accent materials, etc., to provide articulation and interest.

Staff Response: Staff finds that the proposed modifications are consistent with the City's Design Guidelines in that the exterior modifications present a variety of materials and colors, including, but not limited to: board and batten siding; stucco; lap siding; manufactured adhered stucco stone veneer; decorative metal and wood accents; composition roofing; and, various colors for the body trim, and other details that increase visual interest. The consistent and quality materials used on all exterior elevations produce a cohesive design throughout the subdivision. Gables, balconies, patios, and accent materials provide aesthetically pleasing facades.

ZONING CODE – The following Zoning Code Section is applicable to the project:

20-52.030 — Design Review

L. Modifications. Upon request of the applicant, the review authority may authorize modifications of any application previously approved by the review authority in compliance with Section 20-54.060 (Changes to an Approved Project).

Staff response: The Zoning code allows for changes to an approved project through a specific process detailed in the Zoning Code. As such, the applicant has filed a request for the desired changes in writing, supplied supporting materials, and the reasons for the request. The modifications to the proposed project are consistent with R-1- 6 zoning for the project.

RECOMMENDATION

The Planning and Economic Development Department recommends that the Design Review Board, by resolution, approve the modifications to the approved Final Design Review for the Round Barn Village.

Contact:

Shari Meads, City Planner
Planning and Economic Development
100 Santa Rosa Avenue, Room 3
(707) 543-4665
SMeads@SRCity.org

ATTACHMENTS

Attachment 1 — Disclosure Form
Attachment 2 — City Ventures Round Barn Project Description
Attachment 3 — Location Map
Attachment 4 — Staff Report – Preliminary Design Review
Attachment 5 — Preliminary Design Review Resolution No 18-986
Attachment 6 — DRB Minutes from 11-15-2018 meeting
Attachment 7 — Staff Report Final Design Review
Attachment 8 — Final DRB Project Plans, received October 11, 2018 and supplemental
Project Plans dated December 20, 2018
Attachment 9 — Final DRB Resolution No. 19-990
Attachment 10 – DRB Minutes from 01-17-2019 Meeting
Attachment 11 – City Ventures narrative explaining proposed changes
Attachment 12 – Proposed project plans including comparison with approved plans

Draft Resolution – Approve Modifications to Final Design Review