

Kawana Meadows Modifications

Lots 4A and 70

Design Review

2880 Franz Kafka Avenue

July 6, 2023

Michael Wixon, Contract Planner
Planning and Economic Development

- New Building Type Added
 - 6-unit – 3 story structure
- Exterior Building Mods to All Buildings
 - Under 30-ft
 - Roof Line
- Other Changes
 - Grading – Lower pads
 - Reduced units – Lot 70
 - Additional minor changes

View from Petaluma Hill Road to Lot 70 – Existing Conditions



Oblique Aerial Photos – Existing Conditions



KAWANA MEADOWS - LOTS 4A & 70
SANTA ROSA, CALIFORNIA



SITE PHOTOS



2ND SUBMITTAL 03-04-2022
1ST SUBMITTAL 06-11-2021
JOB NO. 1616.001
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200



A.3

View from Franz Kafka Ave to Lot 4A – Existing Conditions



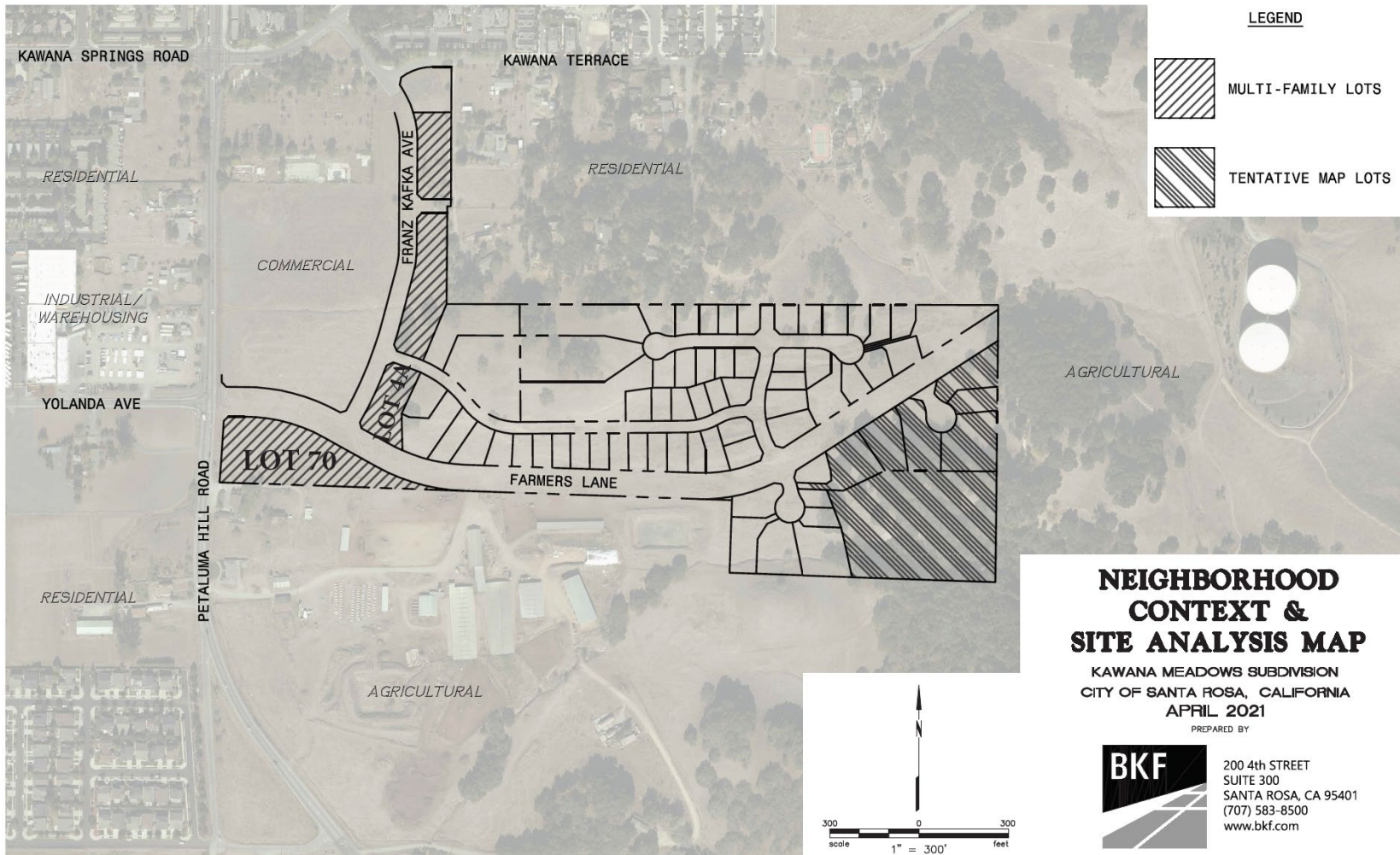
2880 Franz Kafka – Existing Conditions





Neighborhood Context – Boundaries



Neighborhood Context – Kawana Meadows



LEGEND

-  MULTI-FAMILY LOTS
-  TENTATIVE MAP LOTS

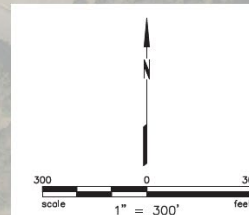
**NEIGHBORHOOD
CONTEXT &
SITE ANALYSIS MAP**

KAWANA MEADOWS SUBDIVISION
CITY OF SANTA ROSA, CALIFORNIA
APRIL 2021

PREPARED BY

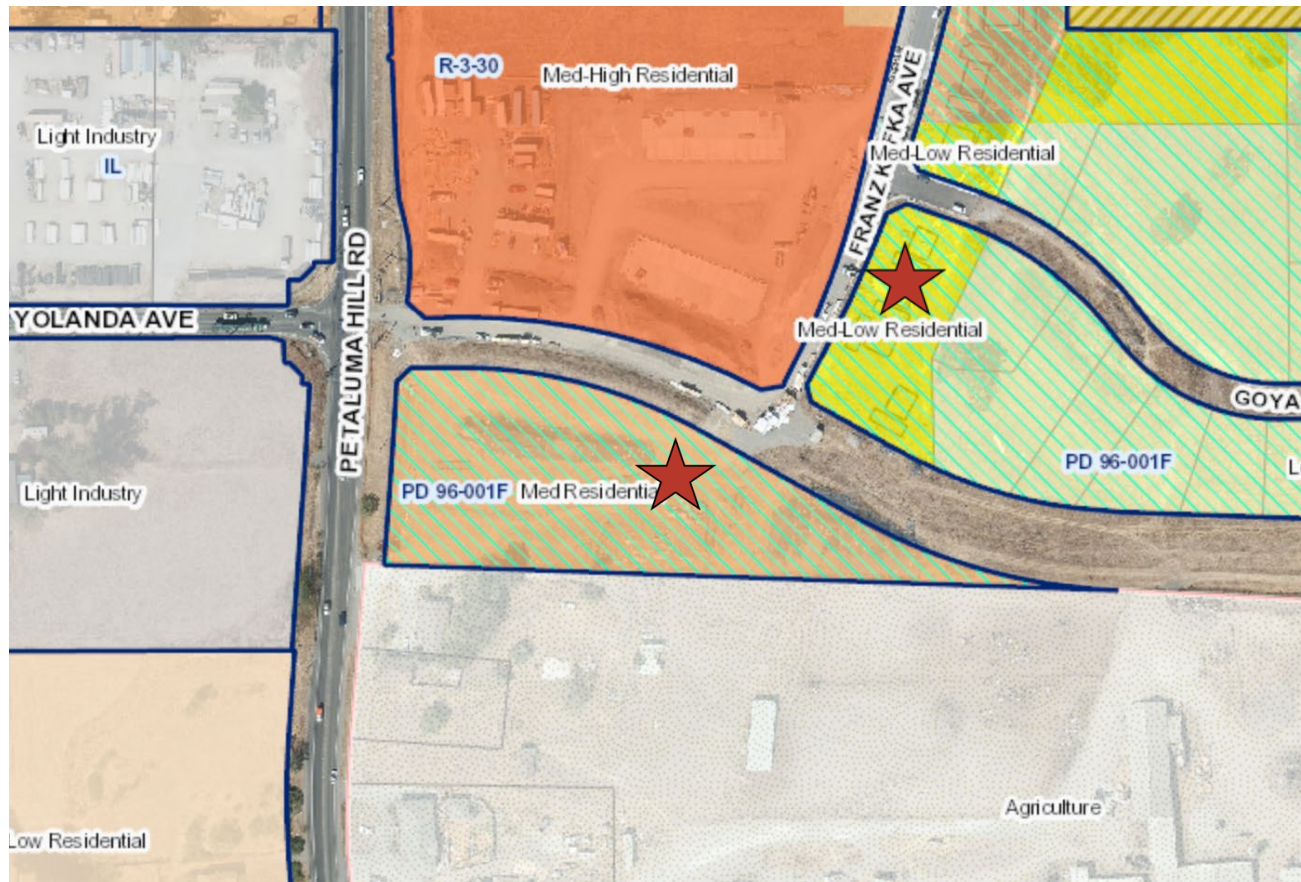


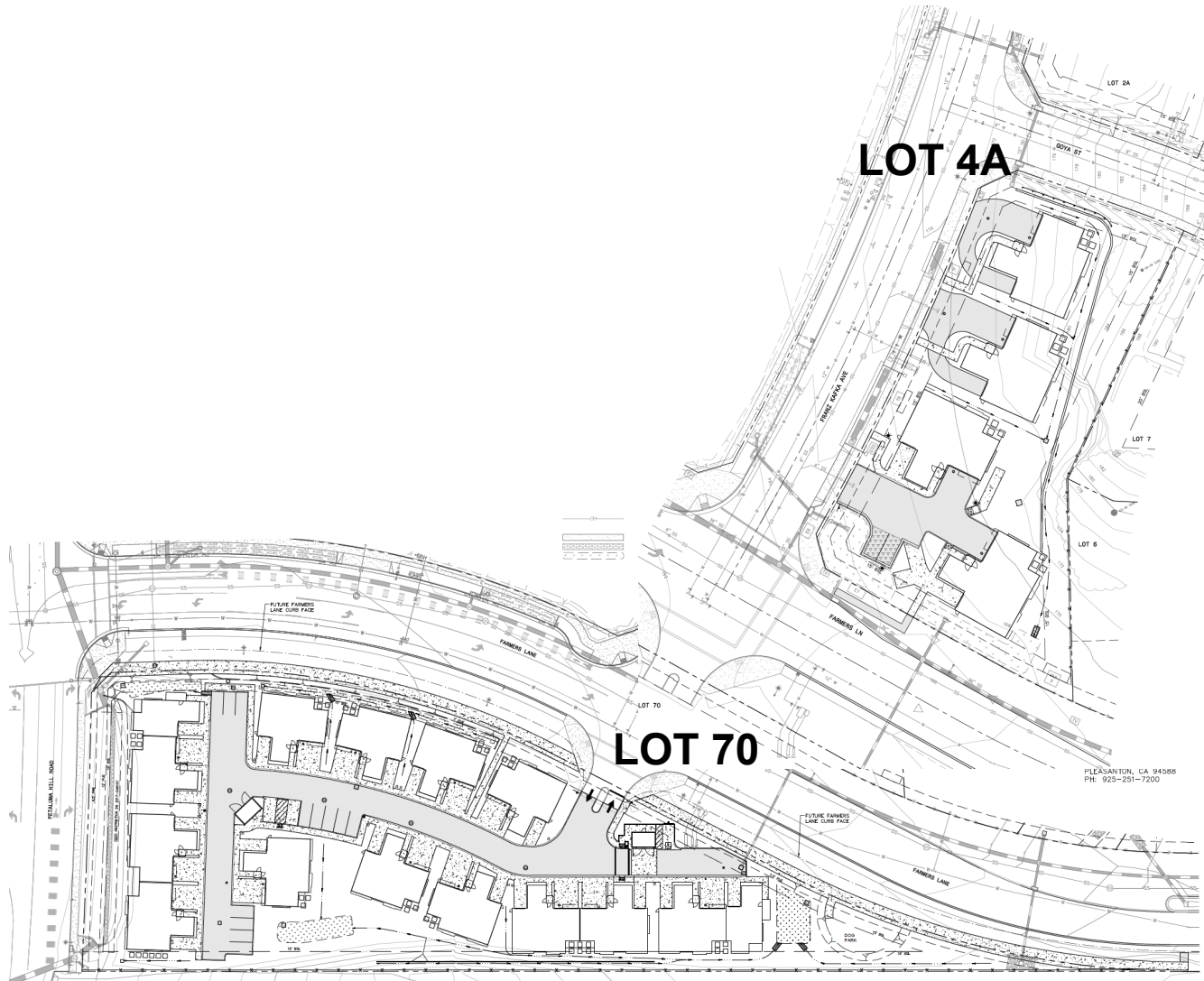
200 4th STREET
SUITE 300
SANTA ROSA, CA 95401
(707) 583-8500
www.bkf.com



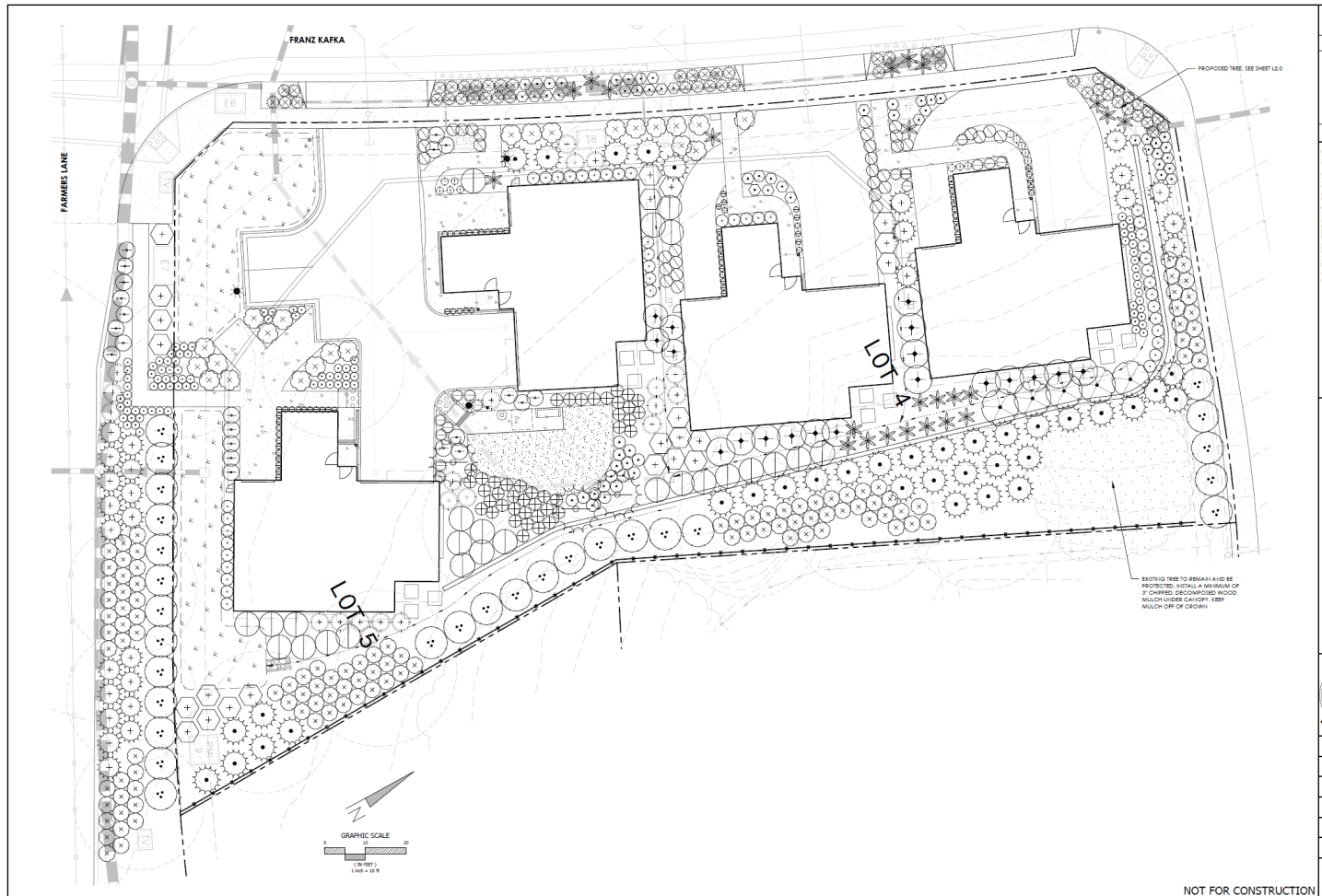
Sept 2005	Kawana Meadows Subdivision Map was recorded
Sept 2017	Planning Commission approved MND, HDP and Density Bonus for The Residences at Taylor Mountain
Oct 2017	DRB approved Preliminary and Final Design for The Residences at Taylor Mountain
Sept 2021	Applications for Design Review and HDP were submitted to modify The Residences at Taylor Mountain

Land Use Designation: Med. Low and Med. Residential
Zoning District: PD96-001F

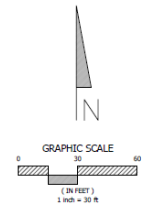
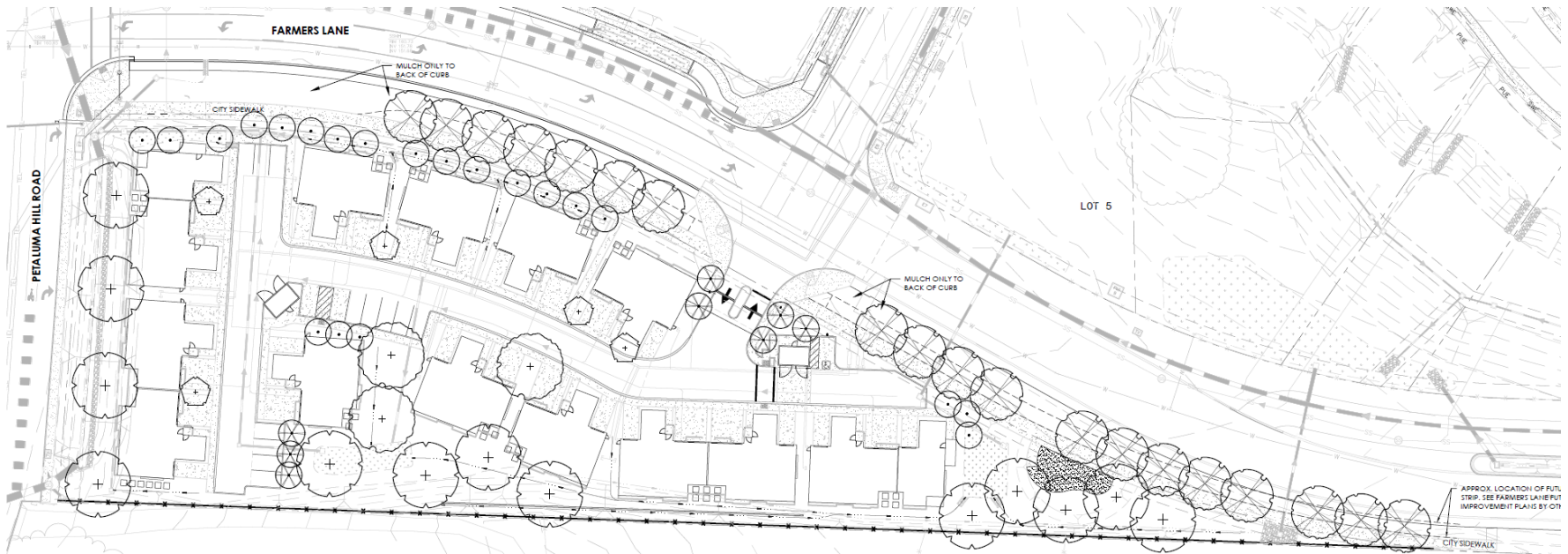




Landscape Planting Plan – Lot 4A



Landscape Tree Planting Plan – Lot 70



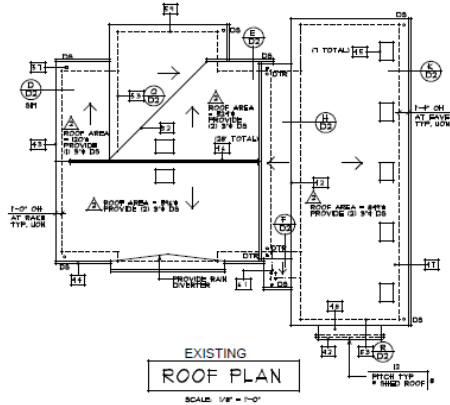
- Project will reduce the number of units from 55 to 53 units (Lot 4A, no change; Lot 70, -2 units).
- Approved development standards are maintained – setbacks, lot coverage, parking, building height (reduced)
- No changes to the Affordable Housing Agreement
- Buildings maintain a good mix units with 1, 2 and 3 bedrooms

Project Design – Elevation Comparison

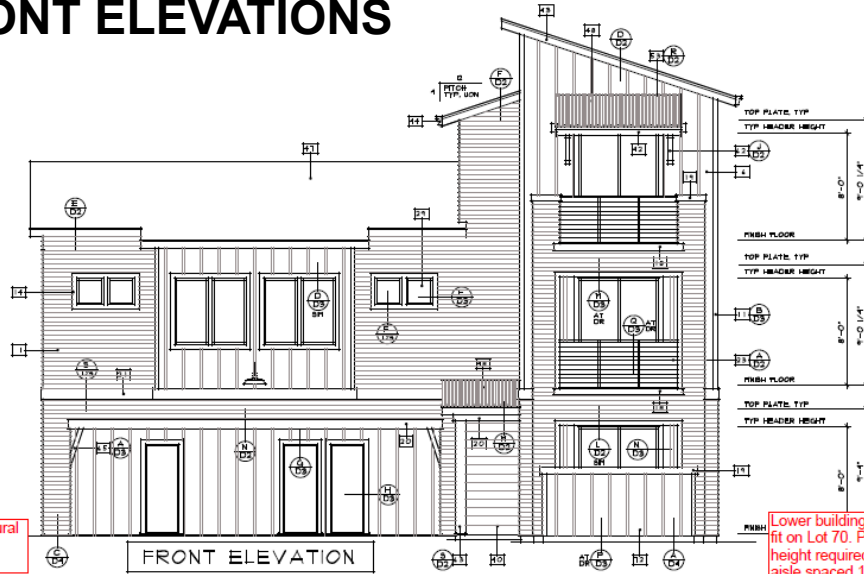
Building 3

FRONT ELEVATIONS

APPROVED



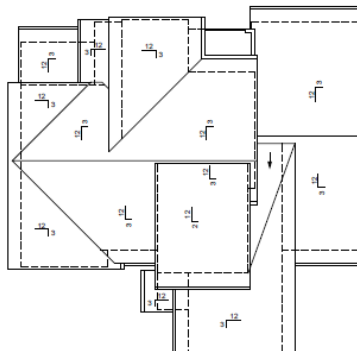
Match existing architectural detailing, materials and color schemes.



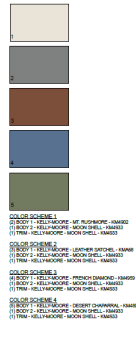
Lower building height to 30' to fit on Lot 70. Previous building height required a 26' wide drive aisle spaced 15' to 30' away from each building as required by the CFC Appendix D.

Limit building massing near street to 2-stories.

PROPOSED



Create separate private garage for ground floor accessible unit.



Project Design – Elevation Comparison

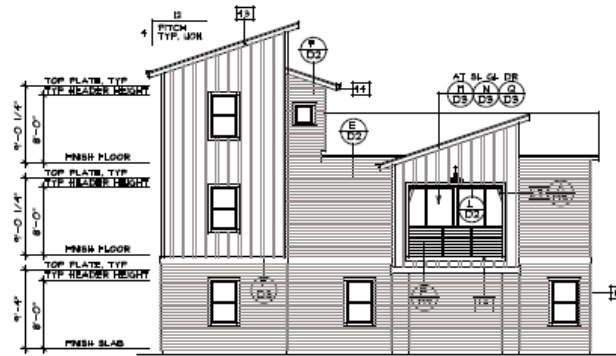
Building 3

OTHER ELEVATIONS

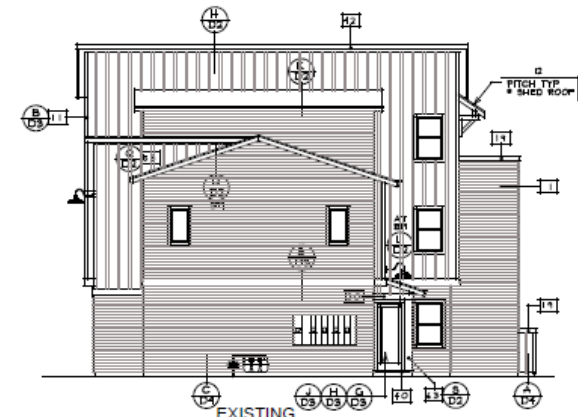
APPROVED



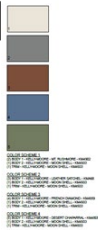
EXISTING
RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING
REAR ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING
LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED



3-UNIT BUILDING - RIGHT ELEVATION PROPOSED
SCALE: 1/8" = 1'-0"

Match existing architectural detailing, materials and color schemes.



3-UNIT BUILDING - REAR ELEVATION PROPOSED
SCALE: 1/8" = 1'-0"

Lower roof pitches to fit below 30' height limit for CFC requirements at Lot 70.



3-UNIT BUILDING - LEFT ELEVATION PROPOSED
SCALE: 1/8" = 1'-0"

Project Design – Elevation Comparison

Building 3



3-UNIT BUILDING - REAR PERSPECTIVE - EXISTING
SCALE: N.T.S.

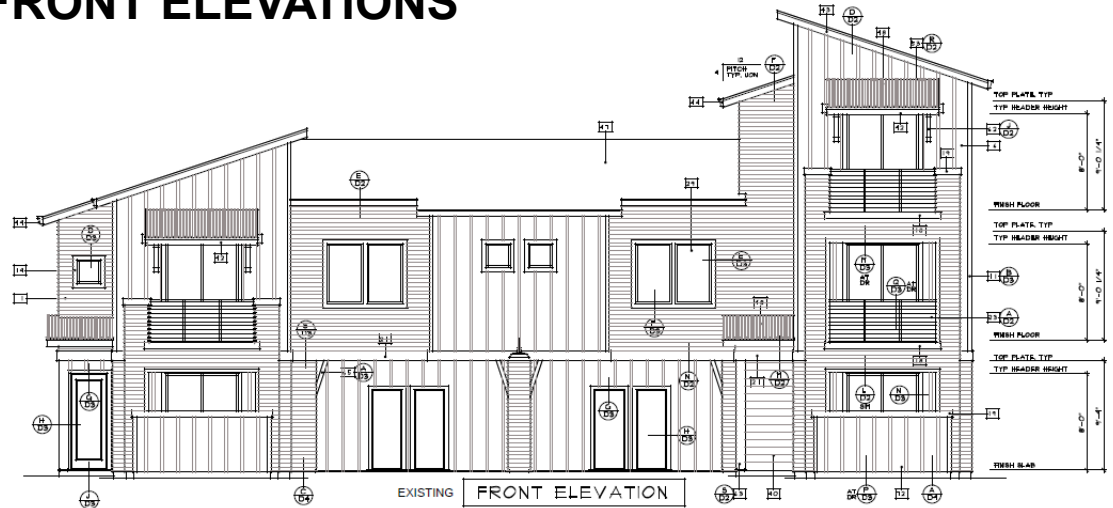
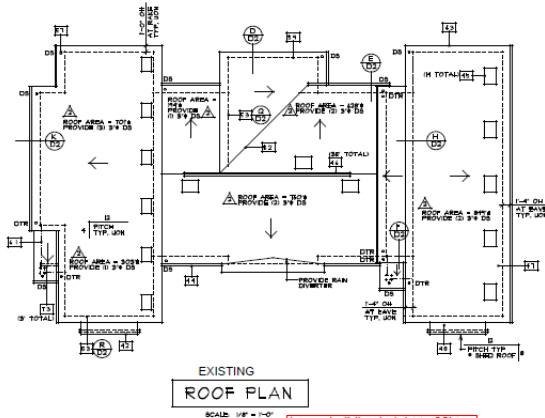
3-UNIT BUILDING - REAR PERSPECTIVE - PROPOSED
SCALE: N.T.S.

Project Design – Elevation Comparison

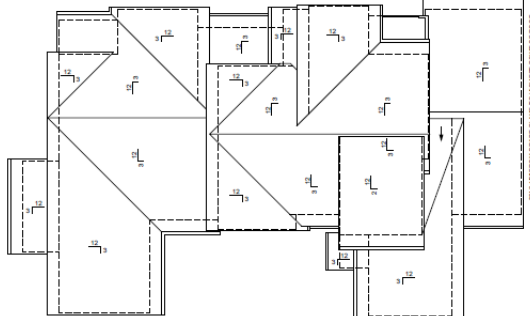
Building 4

FRONT ELEVATIONS

APPROVED



PROPOSED

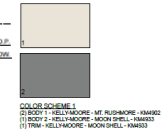


Lower building height to 30' to fit on Lot 70. Previous building height required a 26' wide drive aisle spaced 15' to 30' away from each building as required by the CFC Appendix D.



Match existing architectural detailing, materials and color schemes.

Limit building massing near street to 2-stories.



Project Design – Elevation Comparison

Building 4

OTHER ELEVATIONS

APPROVED



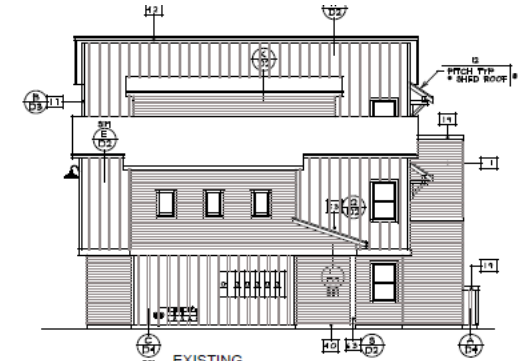
EXISTING
RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING
REAR ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING
LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

Match existing architectural detailing, materials and color schemes.

Lower roof pitches to fit below 30' height limit for CFC requirements at Lot 70.



PROPOSED



4-UNIT BUILDING - RIGHT ELEVATION PROPOSED
SCALE: 1/8" = 1'-0"



4-UNIT BUILDING - REAR ELEVATION PROPOSED
SCALE: 1/8" = 1'-0"



4-UNIT BUILDING - LEFT ELEVATION PROPOSED
SCALE: 1/8" = 1'-0"

Project Design – Elevation Comparison Building 4



FRONT



REAR

4-UNIT BUILDING - REAR PERSPECTIVE EXISTING
SCALE: N.T.S.

4-UNIT BUILDING - REAR PERSPECTIVE PROPOSED
SCALE: N.T.S.

Project Design – New Elevation Building 6

ELEVATIONS

FRONT



COLOR SCHEME 2
 (2) BODY 1 - KELLY-MOORE - LEATHER SATCHEL - KM468
 (1) BODY 2 - KELLY-MOORE - MOON SHELL - KM4933
 (1) TRIM - KELLY-MOORE - MOON SHELL - KM4933

6-UNIT BUILDING - FRONT ELEVATION

SCALE: 1/8" = 1'-0"

- ELEVATION FINISH & MATERIALS**
1. BOARD & BATTEN SIDING - BODY 1 COLOR
 2. 4" CONCRETE SMOOTH LAP SIDING - BODY 2 COLOR
 3. CORNER TRIM AT ROARS & BATTEN SIDING - BODY 1 COLOR
 4. HORIZONTAL TRIM BANDING - TRIM COLOR
 5. TRIM AT DOORS & WINDOWS - TRIM COLOR
 6. DECORATIVE WOOD BRACING - TRIM COLOR
 7. STAINLESS STEEL CABLE RAILING - BRONZE COLOR
 8. VINYL WINDOW CASING - WHITE COLOR
 9. VINYL WINDOW SILL - WHITE COLOR
 10. FIBERGLASS ENTRY DOOR - WHITE COLOR
 11. FIBERGLASS GARAGE DOOR - WHITE COLOR
 12. COMPOSITION SINGLE P ROOFING - ROOF COLOR
 13. PROFILE FASCIA GUTTER - TRIM COLOR
 14. BARN STYLE LIGHT FIXTURE - BRONZE COLOR



6-UNIT BUILDING - RIGHT ELEVATION

RIGHT SIDE



6-UNIT BUILDING - REAR ELEVATION

REAR



6-UNIT BUILDING - LEFT ELEVATION

LEFT SIDE

Project Design – Elevation Comparison

Building 6

REAR

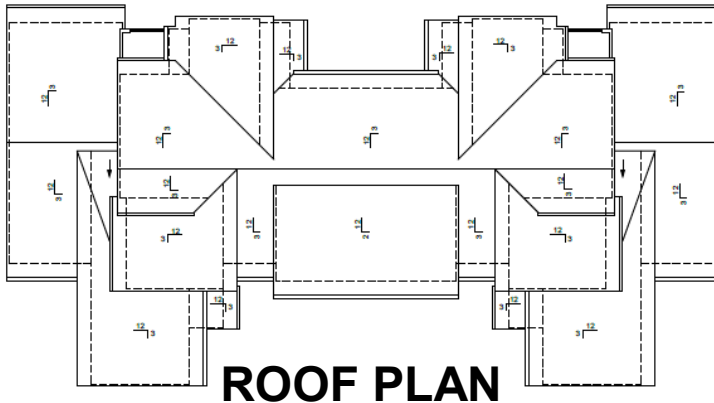


6-UNIT BUILDING - REAR PERSPECTIVE
SCALE: N.T.S.

FRONT



6-UNIT BUILDING - FRONT PERSPECTIVE
SCALE: N.T.S.



ROOF PLAN

6-UNIT BUILDING - ROOF PLAN
SCALE: 1/8" = 1'-0"

Project Design – Visual Analysis



Environmental Review

California Environmental Quality Act (CEQA)

- September 28, 2017, the Planning Commission adopted a Mitigated Negative Declaration - (Resolution 11852). Mitigation measures were incorporated into project approval.
- CEQA §15162 - Project does not meet threshold for further environmental review:
 - No evidence that project would have potential new significant impacts;
 - No evidence that project would change severity of previously identified significant impacts; and,
 - No evidence to indicate new circumstances or new information would create potentially significant impacts or require more robust analysis.

- Details of Proposed Elevations - Features of approved project include the use of craftsman style awnings above doors and windows, the use of double hung windows, the finish details at roof eave lines, and trim depth around the doors and windows to create shadow and relief.

No public comments have been received.



It is recommended by Planning and Economic Development Department that the Design Review Board, by resolution, grant Design Review for the modifications proposed to Lots 4A and 70 of the Residences at Taylor Mountain (a.k.a. Kawana Meadows Lots 4A and 70).

Questions?

Michael Wixon, Contract Planner
Planning and Economic Development

mwixon@srcity.org

(707) 543-3200