



RESPOND TO COMMENTS
15190 RIVER ROAD GUERNEVILLE CA 95446
2021-10-13

GENERAL (Comment 1-5)

The new revised and proposed development has been completely changed from the previous proposal. It has been reduced significantly in size and amount of the apartments. The design follows the county regulations and Russian River design lines. The design scheme for this development is the “false western façade” a very common scheme for downtown Guerneville.

SITE PLAN
Comment 6

As mentioned above the new development has been reduced significantly and complies with building intensity and lot coverage.

Comment 7

Laurel Putnam from DTPW has been contacted and her requests have been incorporated in the new design. The project is outside Caltrans jurisdiction and due to that Caltrans has not been consulted.

Architecture
Comment 8

All comments mentioned under “Architecture” have been considered and are addressed at the new scheme, some don’t apply anymore as the new scheme is completely different to the previous one.
A I does not apply anymore due to the revised layout and parking now being outside of the building
A II The development consists of two components, the commercial and the residential part. We chose to emphasize this with different materials on the first floor (commercial/concrete) and on the second and third floor (residential/ cement board with wood appearance). This has multiple reasons. One of them is that it breaks up the mass and helps to let the building appear lighter. Another one is longevity and durability. The first floor is within the flood zone and may face different challenges than the two upper floors. The concrete walls will be a perfect material in case the area ever gets flooded again and will reduce necessary repairs afterwards significantly. For the upper floors we chose the cement boards with a wood texture/ appearance as it is a much warmer material and as a cement board meets fire safety standards. We feel the chosen materials also represent two major materials in Guerneville: (River) Rock in its modern appearance as concrete and wood/ lumber.



B I & II The building massing and articulation has changed entirely. The massing has been reduced by approximately half the size. The articulation of the building has been emphasized with the different materials and the chosen scheme “false western façade”.

C I-III The retail presence has been emphasized with the different material chosen for the commercial floor and also due to the new design and storefronts with signage to the north and south.

D I As the design of the main building has changed to the “false western façade” a pitched roof on the service canopy would not relate to the building anymore and due to this the service canopy will have a flat roof.

D II The support columns may change after structural review but are currently designed to avoid top-heaviness.

E I View concerns of the neighbors have been taken seriously and have been addressed by reducing the size of the development by approximately half. Although the lot is zoned as zero lot-line the building steps back from the lot line now and the top floor steps back in by over 8ft.

Parking Design Comment 9

The parking design has been revised completely and parking next to the wall no longer applies.

Landscaping Comment 10

A preliminary landscape design has been provided for the new scheme.

Comment 11

The building steps back from the lot line to allow for more landscaping space here.

Comment 12

Espalier planting has been added to enhance the main façade.

Comment 13

The project has been scaled back significantly and allows for additional landscaping now.

Comment 14

A drainage study considering Storm Water Control Plan requirements has been submitted.



Colors/ Materials

Comment 15-16

Please see response to Comment 8 A II regarding colors and materials and the 3D visuals provided on the reduced sheets.

Lighting

Comment 18

A photometric study has been provided.

Signage

Comment 19

The conceptual signage is shown on the elevations and 3D visuals.

Public Comments regarding sustainability:

“Beyond Efficiency” a special consultant for sustainability and energy efficiency is part of the design team to ensure an ecofriendly and sustainable project. The sustainable narrative has been submitted, this will be expanded as we continue with the project.