

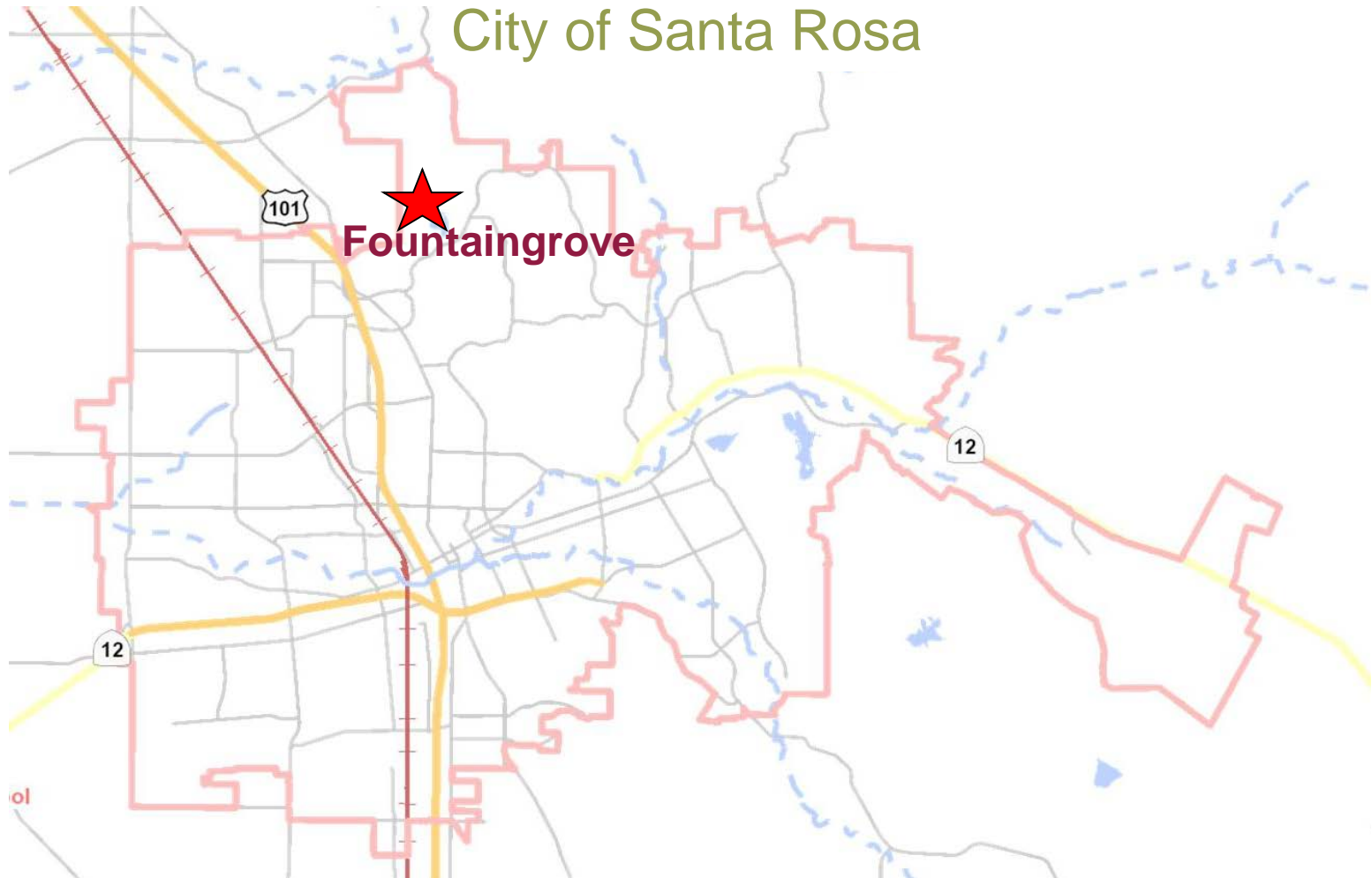
# APPEAL OF FINAL DESIGN REVIEW FOR THE PROPOSED OAKMONT OF EMERALD ISLE COMMUNITY CARE FACILITY

City Council

July 24, 2018

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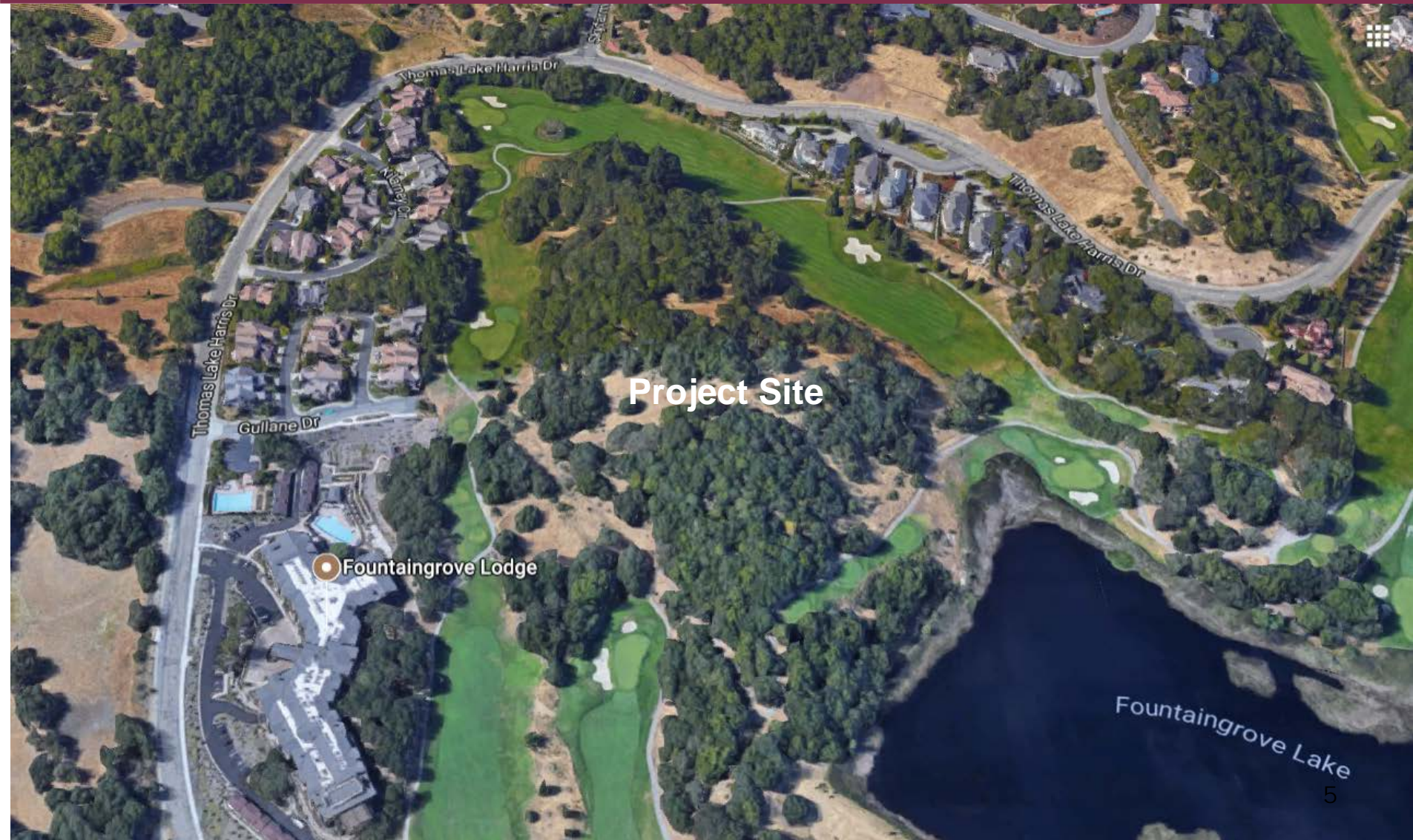
- Appeal of DRB Resolution No. 18-977 granting Final Design Review for:
  - Community Care Facility – 49 units, 71 beds
- Grounds for appeal include question the Design Review Board’s consideration of over-concentration of community care facilities, adequacy of the project’s environmental review, and the findings made by the DRB in granting Final Design Review approval



# Project Location 0 Gullane Drive



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- February 11, 2016 – PC approves density transfer (18 units) to Canyon Oaks development
- July 6, 2016 – Neighborhood Meeting
- August 18, 2016 – DRB Concept Item
- April 27, 2017 – Applications submitted
- September 25, 2017 – 30-day IS/MND comment period begins
- October 26, 2017 – Public hearing postponed in response to fires

- November 30, 2017 – PC adopts MND, approves CUP and HDP
- January 4, 2018 – DRB approves Preliminary Design Review
- March 15, 2018 – DRB approves Final Design Review
- March 26, 2018 – Appeal to Council is filed with the City



# General Plan and Zoning



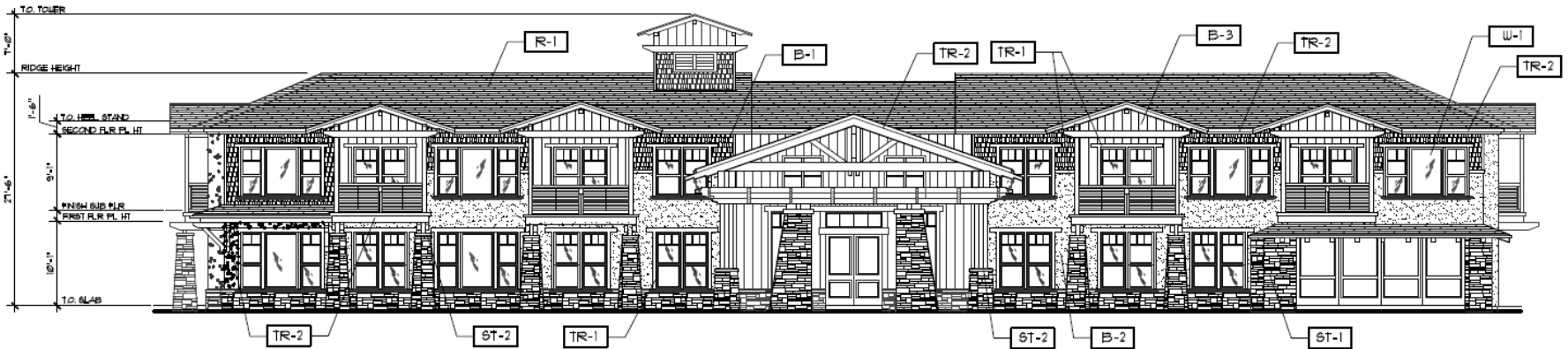
## General Plan

- Low Density Residential (2-8 units/acre)
- Density transfer ~ 79 units allowed on the 12.17 acre site (97 before transfer)

## Zoning

- FG Ranch
- CUP sets development standards
- Community Care facilities permitted in all GP and Zoning districts
- RC (Resilient City) Combining District

## Development Standards:



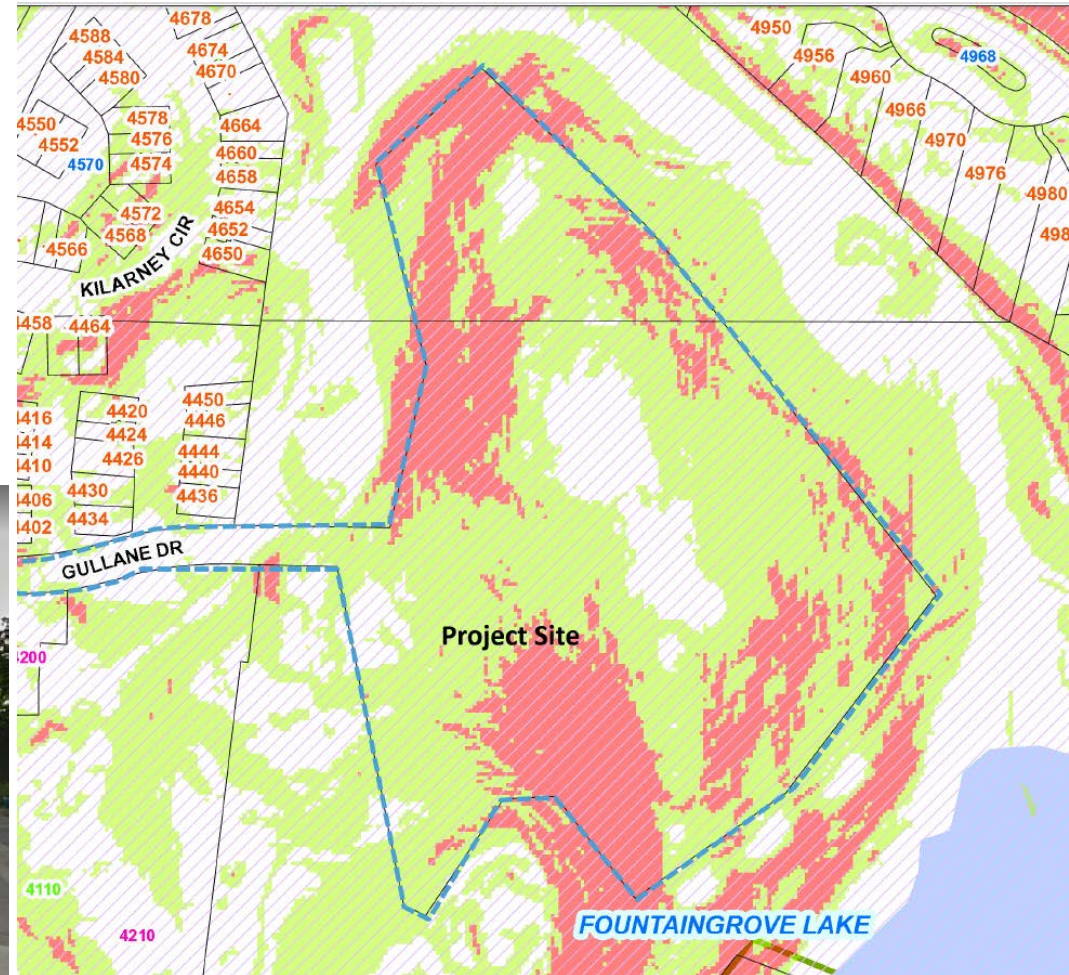
## Parking:

- 1 space/3 beds
- 12 garage spaces
- 63 surface spaces



## Hillside Development:

- 78% natural area
- 66% trees protected
- Viewshed preserved







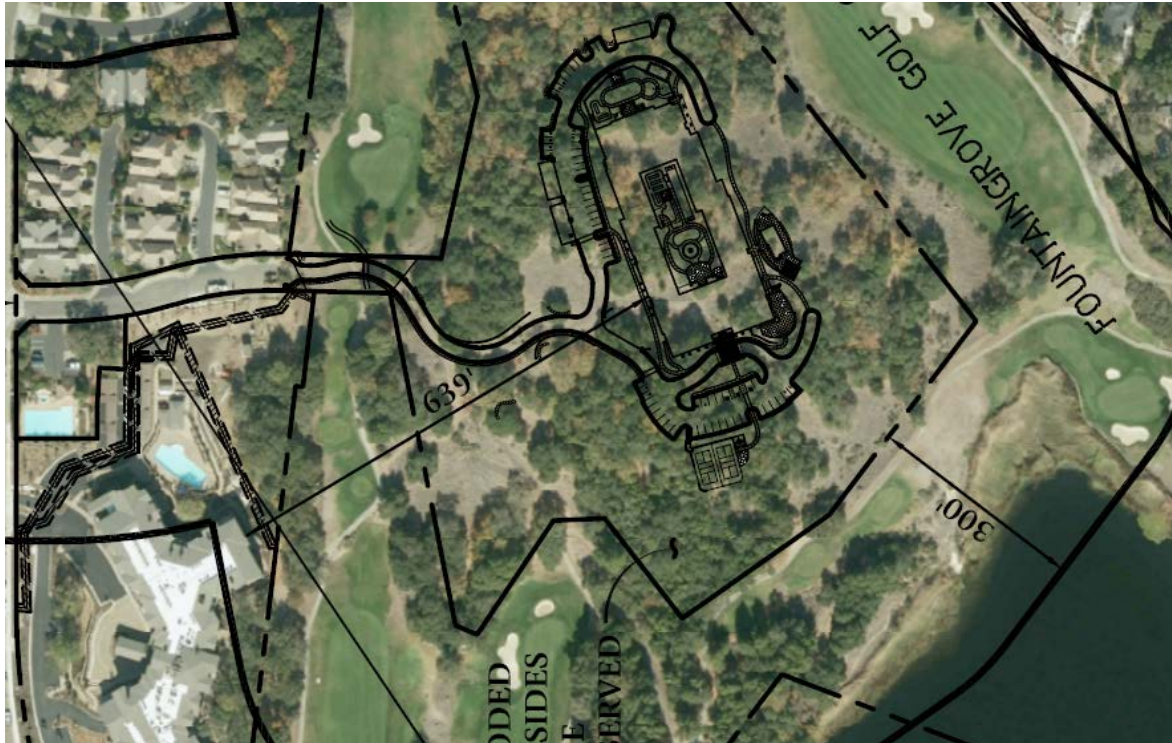












## Community Care Facilities:

- Cannot be within 300'
- Over-concentration at 1000'



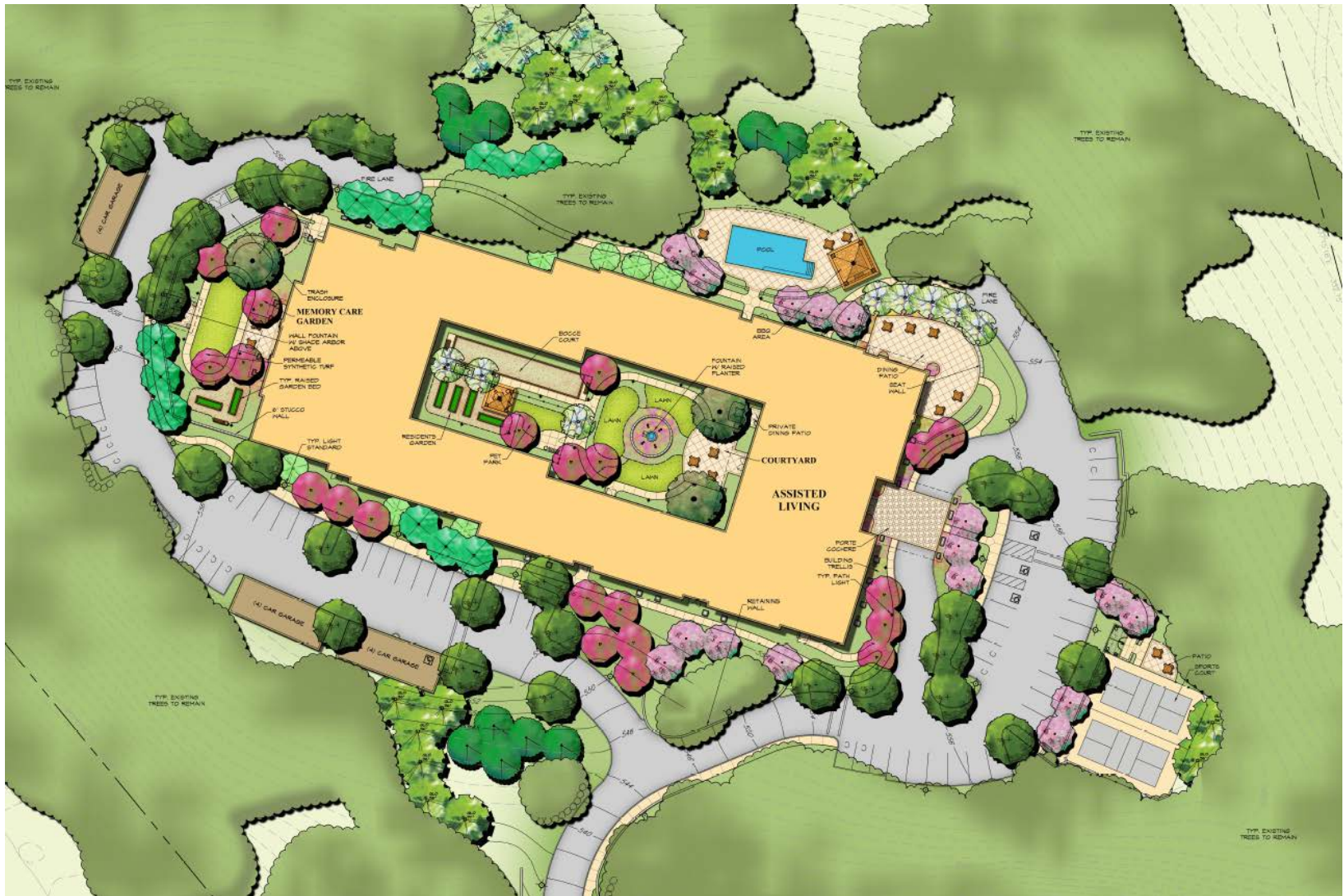
SOUTH ELEVATION



WEST ELEVATION

- Concept Review August 18, 2016
- Preliminary Design Review January 4, 2018
- Final Design Review March 15, 2018

- Initial Study prepared on September 25, 2017
- Notice of Intent to adopt IS/MND posted with State Clearinghouse, Sonoma County Clerk's Office, and Santa Rosa City Hall
- Thirty-day comment period began September 25 and ended October 25, 2017; extended to November 30, 2017.
- Memorandum prepared in light of fires to determine adequacy of IS/MND
- PC adopted MND on November 30, 2017; NOD posted



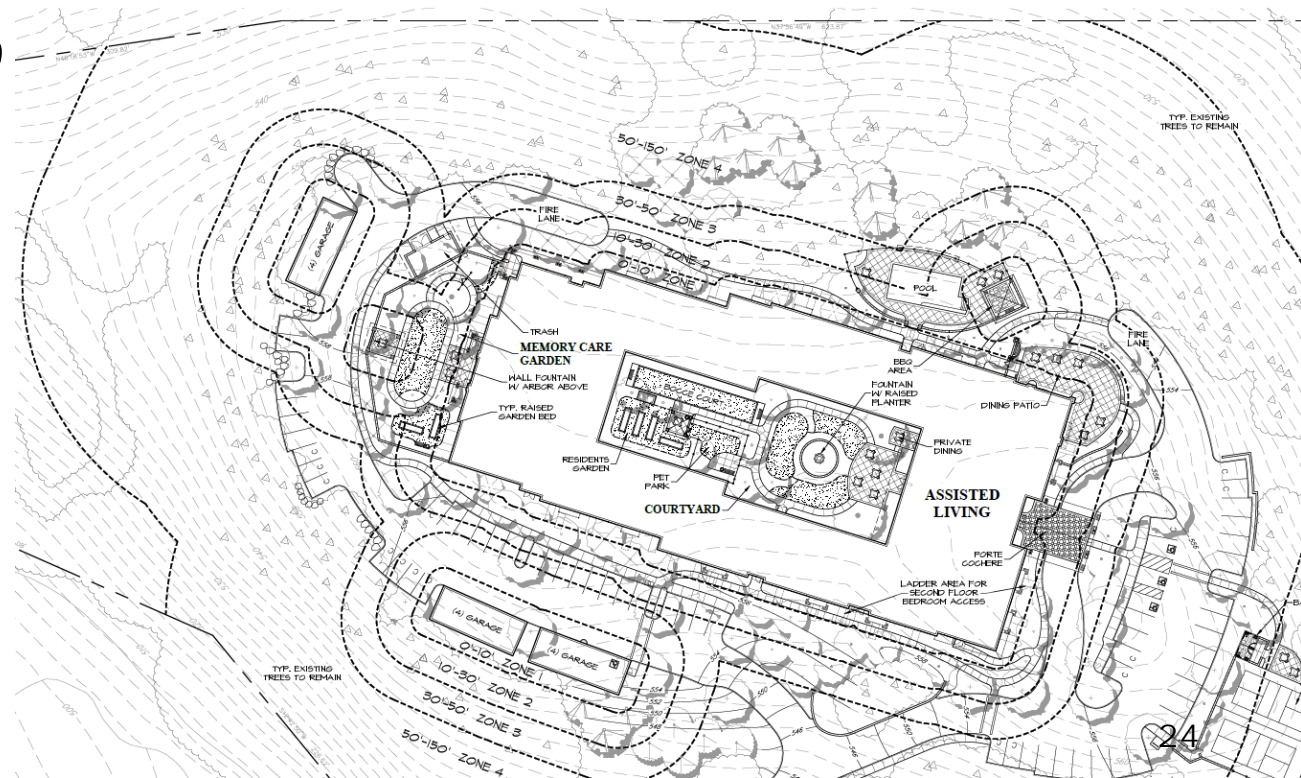
- *#1. Failure to adequately consider “over-concentration” clause of the Zoning Code*
- *#2. Failure to consider ongoing investigations into the evacuations of other facilities managed by the applicant during the Tubbs Fire*



- *#3. Adequacy of the Mitigated Negative Declaration*
- *#4. Analysis of the project's impacts regarding emergency evacuations*



- *#5 & #7. Consideration of consistency with the 2016 Santa Rosa Local Hazard Mitigation Plan and 2009 Santa Rosa Wildland-Urban Interface Fire Area Map*





- *#6. Review of overall effect on surrounding properties or on the City in general*
- *#8. Failure to require a second neighborhood meeting*



It is recommended by the Planning and Economic Development Department and the Design Review Board that Council, by resolution, deny the appeal and approve Final Design Review for the proposed Oakmont of Emerald Isle community care facility.

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