

RESOLUTION NUMBER 18-977

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING FINAL DESIGN REVIEW APPROVAL FOR THE OAKMONT OF EMERALD ISLE ASSISTED LIVING FACILITY PROJECT, LOCATED AT 0 GULLANE DRIVE; ASSESSOR'S PARCEL NUMBERS: 173-670-004, -016; FILE NUMBER: PRJ17-031

WHEREAS, on April 27, 2017, an application was submitted to the Department of Planning and Economic Development requesting approval of Design Review for the proposed Oakmont of Emerald Isle project, consisting of a 49-unit community care facility, located at the terminus of Gullane Drive, also identified as Sonoma County Assessor's Parcel Numbers 173-670-004 and 173-670-016 (Project); and

WHEREAS, the proposed Project is located within the boundaries defined in the Fountaingrove Ranch Planned Community District Policy Statement, adopted by the City Council in September of 1981 by Ordinance No. 2196, which has been determined to be consistent with the City's General Plan; and

WHEREAS, on November 30, 2017, the Planning Commission adopted a Mitigated Negative Declaration, approved a Conditional Use Permit, and approved a Hillside Development Permit for the Project, by Resolution Nos. 11860, 11861, and 11862, respectively; and

WHEREAS, on January 4, 2018, the Design Review Board of the City of Santa Rosa held a duly noticed public hearing and adopted resolution No. 18-972, approving Preliminary Design Review for Project; and

WHEREAS, the Design Review Board has considered written and oral reports of staff, testimony, and other evidence presented by all those who wished to be heard on the matter; and

WHEREAS, the Design Review Board, after due consideration of all evidence and reports offered for review, does find and determine the following:

1. The design and layout of the Oakmont of Emerald Isle development are of superior quality, and are consistent with the General Plan, any applicable specific plan, the Fountaingrove Ranch Planned Community Policy Statement and Development Plan, applicable Zoning Code standards and requirements, the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements; and
2. The design is appropriate for the use and location of the proposed development and achieves the goals, review criteria, and findings for approval as set forth in the framework of Design Review (Design Guidelines, Introduction, Subsection C) in that it provides site layout, landscaping, ecological protection, and circulation considerations appropriate for community care development and has been determined by the Design Review Board to be of "Superior Design" by reflecting thoughtful

considerations and responses to parameters outlined in the Framework of Design Review; and

3. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments in that the Project includes set-backs, circulation and design features compatible with the surrounding neighborhood and that existing and proposed adjacent development was appropriately considered in the adopted environmental review document, approved Conditional Use Permit, and approved Hillside Development Permit for the proposed project; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that in that the proposed Project is consistent with the Fountaingrove Ranch Planned Community District development plan which envisions cluster residential development in this area which would include community care facilities and the Project's approval is subject to, and consistent with, the City's hillside development and design standards; and
5. The design of the proposed development will provide a desirable environment for its occupants, visiting public, and its neighbors through the appropriate use of materials, texture, and color, and would remain aesthetically appealing and be appropriately maintained; and
6. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity in that the entire project has been reviewed by City staff, outside agencies, and approval authorities and conditioned to minimize potential impacts; and
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the Planning Commission adopted a Mitigated Negative Declaration, the scope of which included the proposed project design, Hillside Development Permit, and Conditional Use Permit for this project on November 30, 2017, as recorded in Planning Commission Resolution No. 11860.

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Final Design Review for the Oakmont of Emerald Isle community care facility subject to each of the following conditions:

1. Compliance with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval. All fees must be paid prior to issuance of a building permit, or as otherwise allowed pursuant to City Code.
2. Compliance with all conditions of approval identified in Design Review Board Resolution No. 18-972, adopted on January 4, 2018, approving Preliminary Design Review for the Emerald Isle project.

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this 15th day of March, 2018, by the following vote:

AYES: (6) Chair Burch, Vice Chair Hedgpeth; Board Members Kincaid, Zucco, Weigl, Briere

NOES: (1) Board Member Grogan

ABSTAIN: (0)

ABSENT: (0)

Approved: _____
Michael Burch, Chair

Attest: _____
Jessica Jones, Executive Secretary

RESOLUTION NUMBER 18-972

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR THE OAKMONT OF EMERALD ISLE ASSISTED LIVING FACILITY PROJECT, LOCATED AT 0 GULLANE DRIVE; ASSESSOR'S PARCEL NUMBERS: 173-670-004, -016; FILE NUMBER: PRJ17-031

WHEREAS, on April 27, 2017, an application was submitted to the Department of Planning and Economic Development requesting approval of Design Review for the proposed Oakmont of Emerald Isle project, consisting of a 49-unit community care facility, located at the terminus of Gullane Drive, also identified as Sonoma County Assessor's Parcel Numbers 173-670-004 and 173-670-016 (Project); and

WHEREAS, the proposed Project is located within the boundaries defined in the Fountaingrove Ranch Planned Community District Policy Statement, adopted by the City Council in September of 1981 by Ordinance No. 2196, which has been determined to be consistent with the City's General Plan; and

WHEREAS, on November 30, 2017, the Planning Commission adopted a Mitigated Negative Declaration, approved a Conditional Use Permit, and approved a Hillside Development Permit for the Project, by Resolution Nos. 11860, 11861, and 11862, respectively; and

WHEREAS, on January 4, 2018, the Design Review Board of the City of Santa Rosa held a duly noticed public hearing and considered Preliminary Design Review for Project; and

WHEREAS, the Design Review Board, at the same time considered written and oral reports of staff, testimony, and other evidence presented by all those who wished to be heard on the matter; and

WHEREAS, the Design Review Board, after due consideration of all evidence and reports offered for review, does find and determine the following:

1. The design and layout of the Oakmont of Emerald Isle development are of superior quality, and are consistent with the General Plan, any applicable specific plan, the Fountaingrove Ranch Planned Community Policy Statement and Development Plan, applicable Zoning Code standards and requirements, the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements; and
2. The design is appropriate for the use and location of the proposed development and achieves the goals, review criteria, and findings for approval as set forth in the framework of Design Review (Design Guidelines, Introduction, Subsection C) in that it provides site layout, landscaping, ecological protection, and circulation considerations appropriate for community care development and has been determined by the Design Review Board to be of "Superior Design" by reflecting thoughtful

considerations and responses to parameters outlined in the Framework of Design Review; and

3. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments in that the Project includes set-backs, circulation and design features compatible with the surrounding neighborhood and that existing and proposed adjacent development was appropriately considered in the adopted environmental review document, approved Conditional Use Permit, and approved Hillside Development Permit for the proposed project; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that in that the proposed Project is consistent with the Fountaingrove Ranch Planned Community District development plan which envisions cluster residential development in this area which would include community care facilities and the Project's approval is subject to, and consistent with, the City's hillside development and design standards; and
5. The design of the proposed development will provide a desirable environment for its occupants, visiting public, and its neighbors through the appropriate use of materials, texture, and color, and would remain aesthetically appealing and be appropriately maintained; and
6. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity in that the entire project has been reviewed by City staff, outside agencies, and approval authorities and conditioned to minimize potential impacts; and
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the Planning Commission adopted a Mitigated Negative Declaration, the scope of which included the proposed project design, Hillside Development Permit, and Conditional Use Permit for this project on November 30, 2017, as recorded in Planning Commission Resolution No. 11860.

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Preliminary Design Review for the Oakmont of Emerald Isle community care facility subject to each of the following conditions:

1. Compliance with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval. All fees must be paid prior to issuance of a building permit, or as otherwise allowed pursuant to City Code.
2. Construction hours shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturdays. Construction is prohibited on Sundays and all holidays recognized by the City of Santa Rosa.

3. The address shall be displayed in a prominent location on the street side of the property. The numbers shall be no less than 6-inches in height and shall be of a contrasting color to the background to which they are attached. The address shall be illuminated during hours of darkness per City "Premises Identification" requirements.
4. This Design Review Permit shall be valid for two (2) years. If construction has not begun or if an approved use has not commenced within two (2) years from date of approval, this approval shall automatically expire.
5. If implemented within the initial approval period in accordance with all conditions of approval, this Design Review shall be valid for the duration of use.
6. All applicable conditions of approval as outlined in Planning Commission Resolution No. 11860, adopting a Mitigated Negative Declaration, Planning Commission Resolution No. 11861, approving a Conditional Use Permit, and Planning Commission Resolution No. 11862, approving a Hillside Development Permit for the Project, shall be satisfied.
7. The building materials, elevations, and appearance of this project, as presented for issuance of a building permit, shall be the same as that approved by the Design Review Board, as depicted in the drawings dated received October 23, 2017. Any future additions, expansions, remodeling, etc., will be subject to City review and approval.
8. LANDSCAPING:
 - A. All required landscaping and irrigation must be installed prior to occupancy per the approved final plans.
 - B. Construction drawings submitted for issuance of a building permit shall include final landscape and irrigation plans, except where not required, at the determination of Engineering and Development Services.
 - C. All landscaping must be continuously maintained in a healthy and attractive condition, free of weeds and debris, in accordance with the approved plans. Dead and dying plant materials shall be promptly replaced with healthy specimens as necessary.
9. Obtain building permits for all new structures and improvements.

Design Review Board Conditions:

10. Shall upgrade north, east and west elevations with materials and details similar to south elevation. May include addition of stone, cementitious siding, and variation in color.
11. Shall provide a landscape plan that addresses SRFD defensible space requirements.
12. Consider removal of oaks between the east wall of the building and the walking path.

13. Consider greater color value contrast between all material changes.
14. Shall adjust porte-cochere roof to avoid conflict with living space windows.
15. Consider matching roofline and finish of garage structures with main building.

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this 4th day of January, 2018, by the following vote:

AYES: (3) Chair Burch, Vice Chair Hedgpeth; Board Member Weigl

NOES: (1) Board Member Grogan

ABSTAIN: (0)

ABSENT: (3) Board Members Briere, Kincaid, Zucco

Approved:



Michael Burch, Chair

Attest:



Bill Rose, Executive Secretary