

FOUNTAINGROVE INN MULTI-FAMILY RENTAL HOUSING PROJECT

FILE NO. PRJ20-021

Minor Design Review (DR20-052)

Minor Hillside Development Permit (HDP20-011)

3586 Mendocino Ave

June 13th, 2022

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Senior Planner
Planning and Economic Development

Project Description

Minor Hillside Development Permit and Minor Design Review for a proposed 239-unit multifamily apartment project on an approximately 9.6-acre site. The units will be spread among six different buildings ranging from 3 to 5 stories.



Project Description

- 19 Studio, 125 one bedroom, 95 two bedroom (239-units)
- 3 to 5 stories (55 ft height)
- 59 bicycle parking spaces provided
- 454 parking paces required, 414 provided
 - 238 covered parking
 - 127 surface parking



Project Location

3586 Mendocino Ave

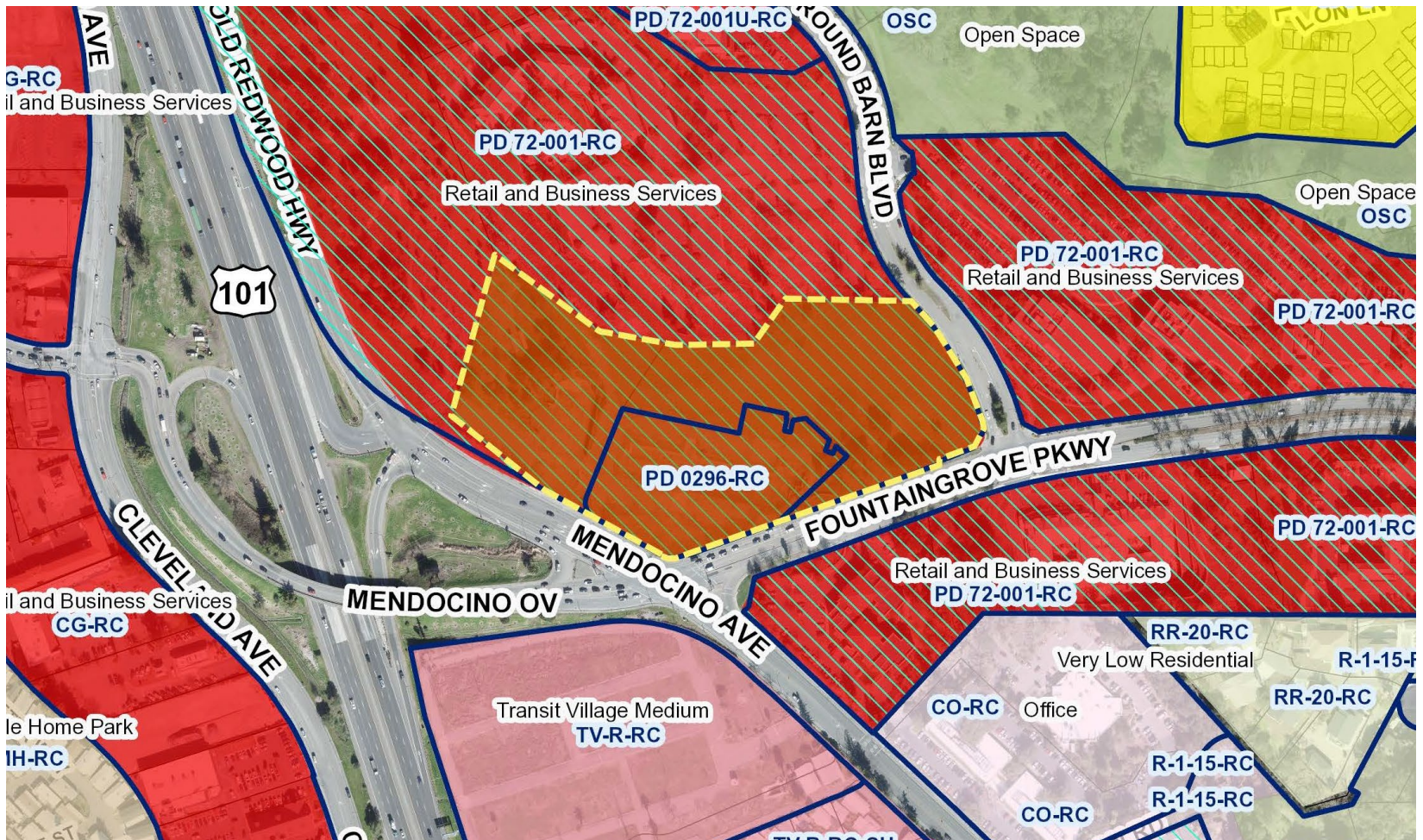


Pre-fire 3586 Mendocino Ave



General Plan and Zoning 3586 Mendocino Ave

General Plan – Retail and Business Services Zone – PD 0296-RC and PD72-001-RC

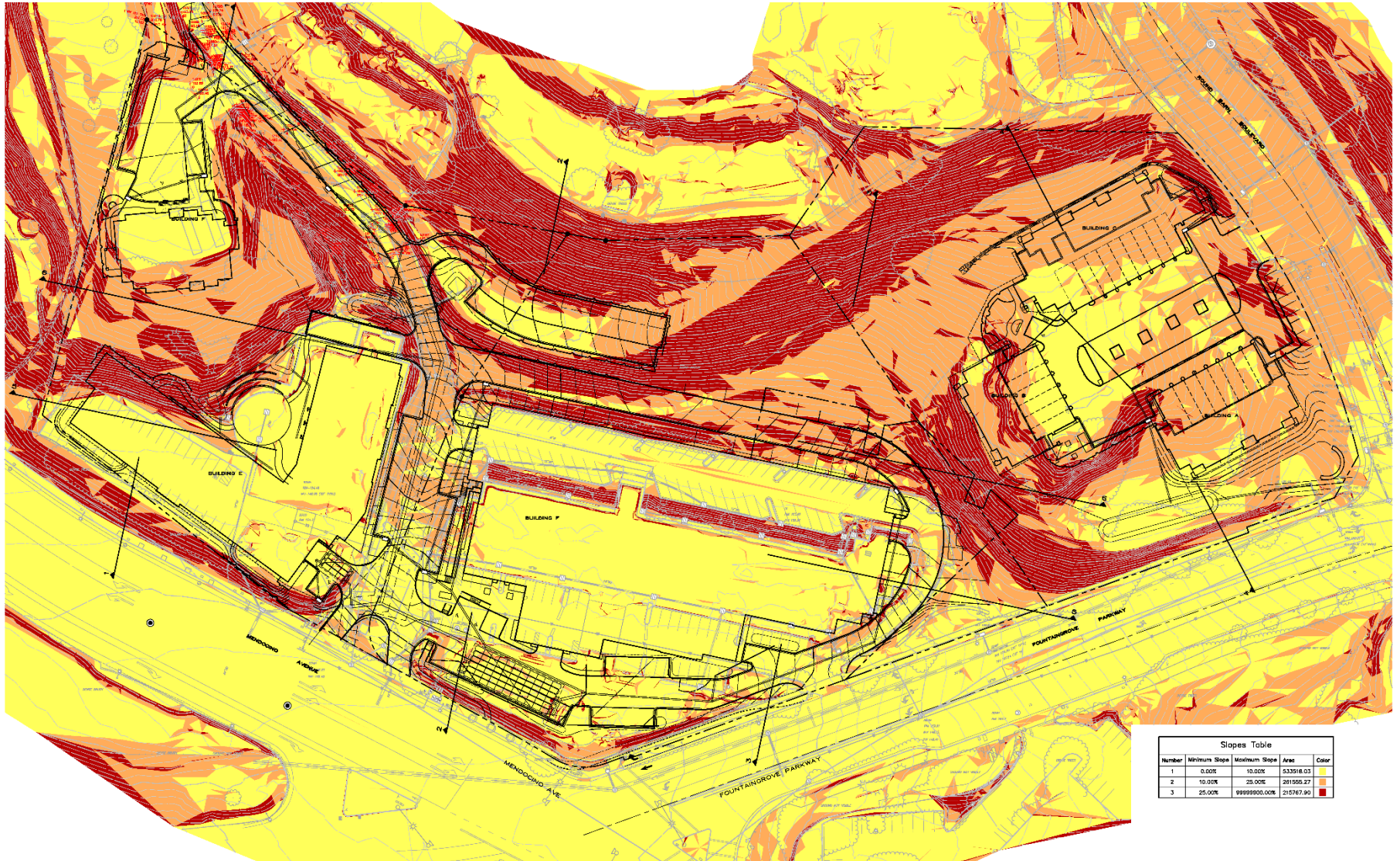


Site Plan 3586 Mendocino Ave

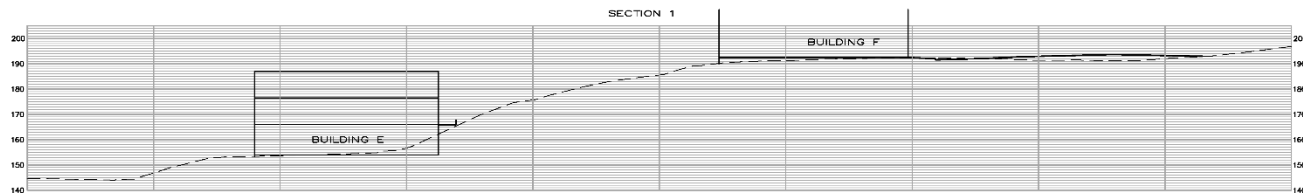
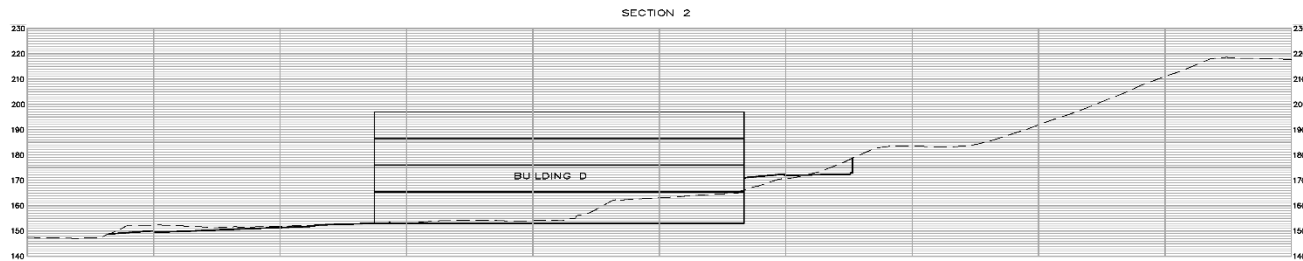
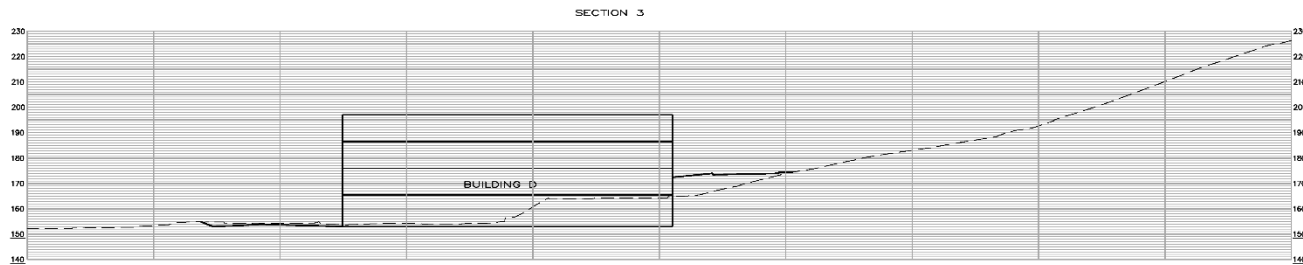




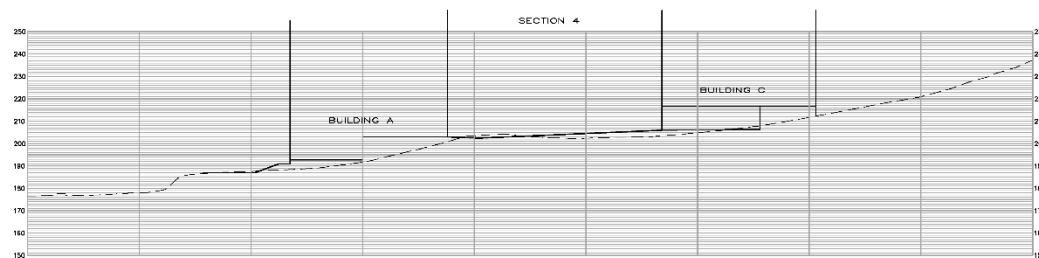
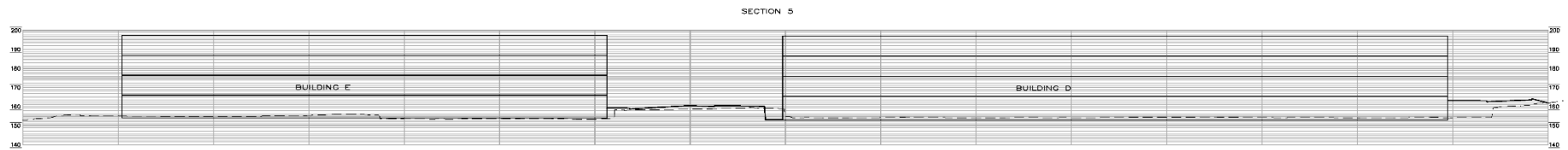
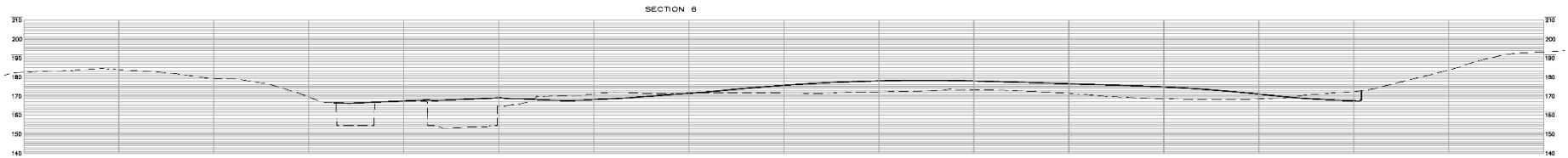
Slope Analysis 3586 Mendocino Ave



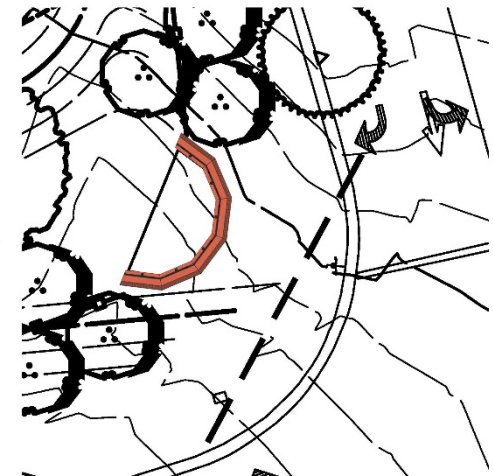
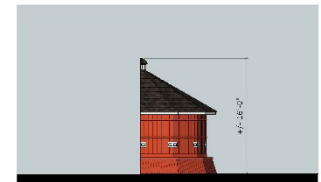
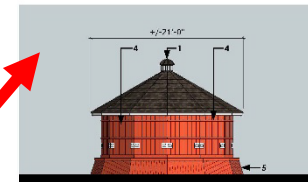
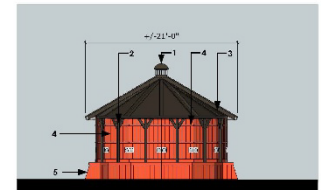
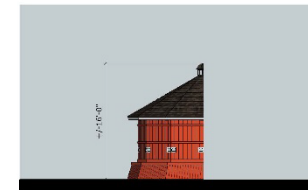
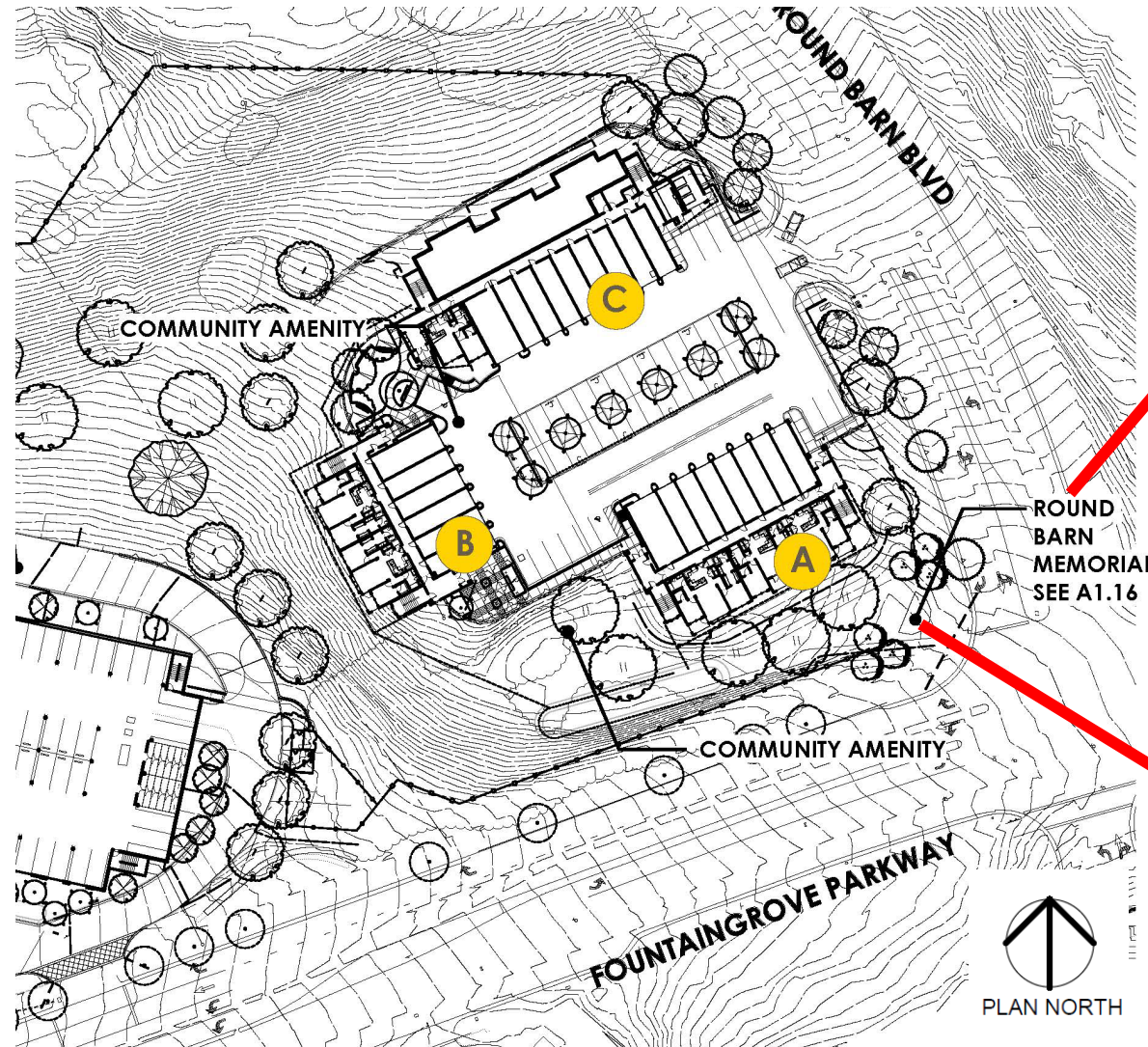
Slope Analysis 3586 Mendocino Ave



Slope Analysis 3586 Mendocino Ave



Building A, B, C

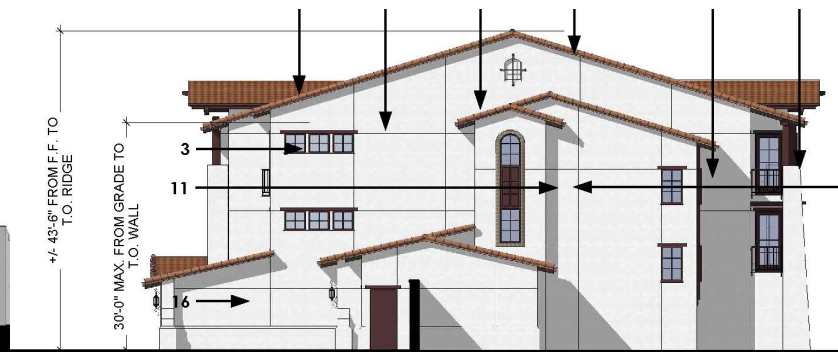




Building A Elevations



BUILDING A - ELEVATION

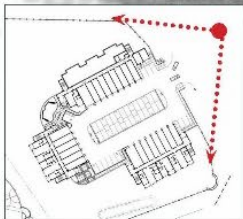


BUILDING A - ELEVATION

Building A, B, C



KEYPLAN:

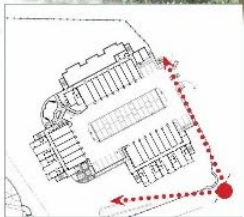


**BUILDINGS
A, B, C:
PERSPECTIVES**

Building A, B, C



KEY PLAN:

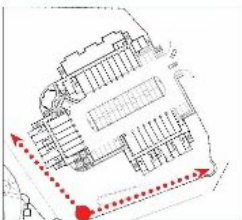


**BUILDINGS
A, B, C:
PERSPECTIVES**

Building A, B, C



KEYPLAN:



**BUILDINGS
A, B, C:
PERSPECTIVES**



Project Site

3586 Mendocino Ave



Existing Site

3586 Mendocino Ave



Building D Elevations



2 BUILDING D - ELEVATION

1. CONCRETE TILE ROOF
2. EXPOSED RAFTER TAIL
3. EXPOSED POST
4. EXPOSED BEAM
5. TRELLIS STRUCTURE
6. PAINTED STUCCO WITH SCORE JOINTS, TYP.
7. FIBER CEMENT PANEL, TYP.
8. FIBER CEMENT TRIM, TYP.
9. VINYL WINDOW FRAME, TYP.
10. DECORATIVE METAL ACCENT
11. DECORATIVE TILE ACCENT
12. DECORATIVE METAL GUARD RAIL, FINAL DESIGN TBD
13. METAL GRATE AT CRASH WALL
14. METAL ROLL-UP GATE
15. PANELIZED ROLL-UP DOOR
16. EXTERIOR BUILDING LIGHTING, FINAL DESIGN TBD



1 BUILDING D - ELEVATION

**BUILDING D:
ELEVATIONS**

Building D Elevations



④ BUILDING D - ELEVATION



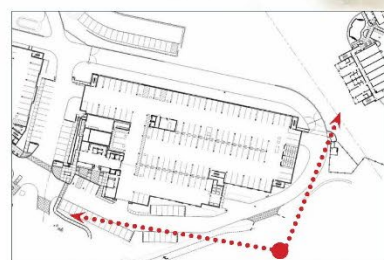
③ BUILDING D - ELEVATION

BUILDING D:
ELEVATIONS

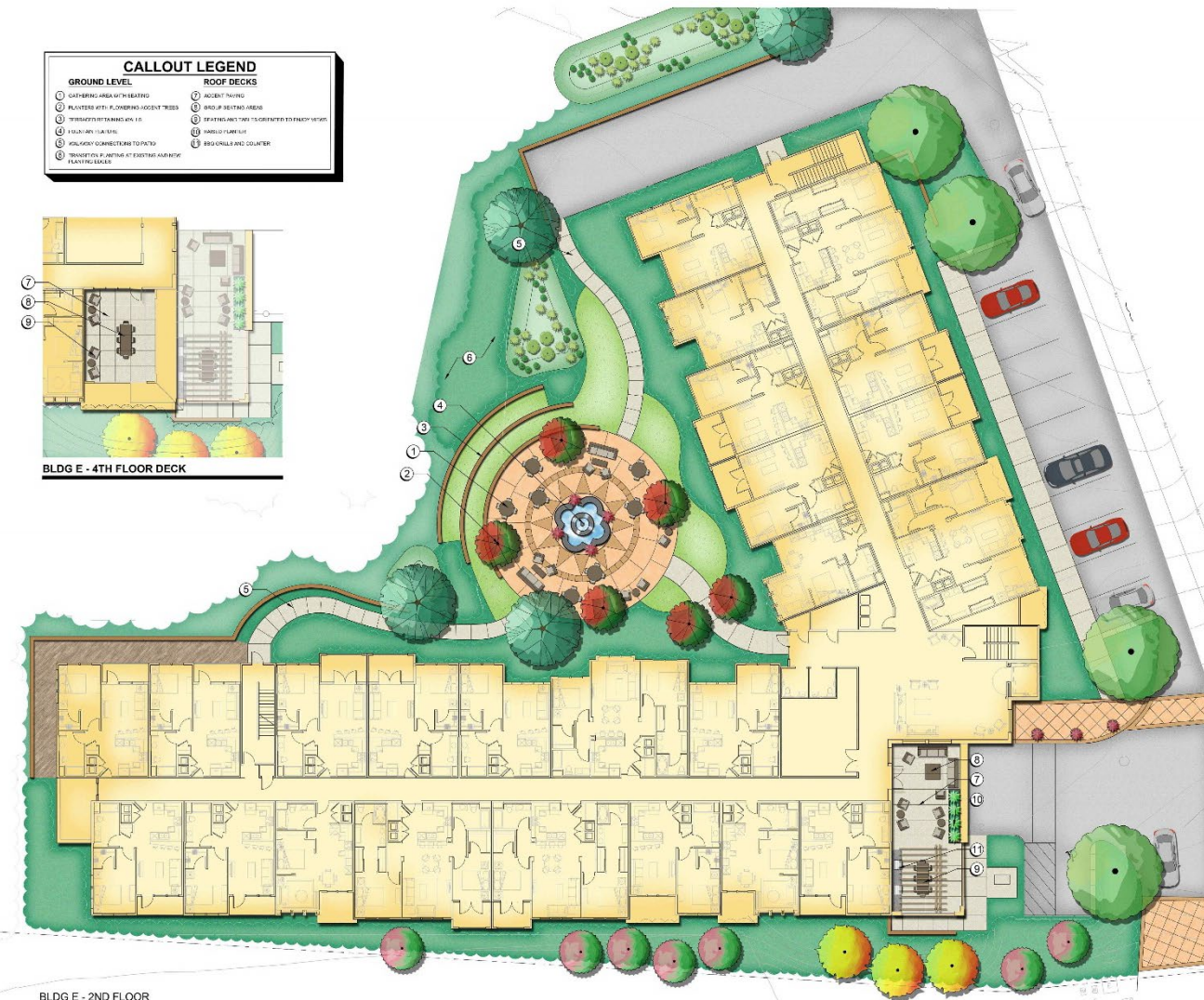
Building D and E Perspective



KEYPLAN:



BUILDINGS D, E:
PERSPECTIVE



Existing Site 3586 Mendocino Ave



Building E Elevations



② BUILDING E - ELEVATION

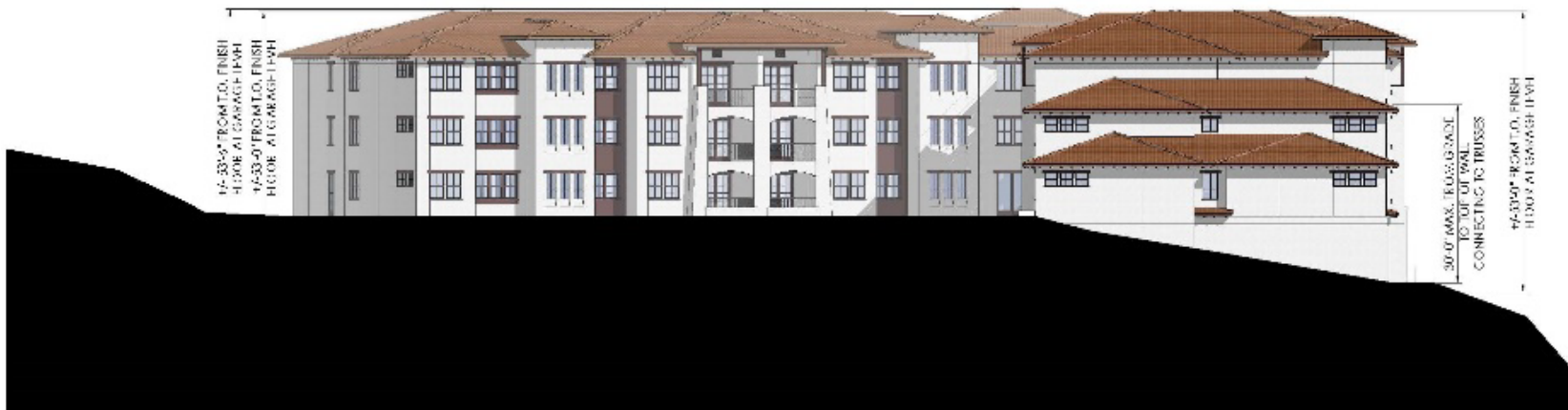


① BUILDING E - ELEVATION

Building E Elevations



6 BUILDING E - ELEVATION



5 BUILDING E - ELEVATION



Existing Site

3586 Mendocino Ave



Building F elevations



2 BUILDING F - ELEVATION



4 BUILDING F - ELEVATION



1 BUILDING F - ELEVATION



3 BUILDING F - ELEVATION

Building F Perspective



KEYPLAN:



BUILDING F:
PERSPECTIVE

PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	WUCOLS	MIN. SIZE
NATIVE TREES			
QUERCUS ADOBIFOLIA	COAST LINE OAK	VL	24" BOX
QUERCUS DOUGLASSII	BLUE OAK	VL	24" BOX
QUERCUS LOBATA	VALLEY OAK	L	24" BOX
CANOPY/STREET TREES			
ACER RUBRUM	RED MAPLE	M	24" BOX
PISTACIA CHINENSIS	CHINESE PISTACHE	M	24" BOX
ZELKOVA SPP.	ZELKOVA	M	24" BOX
TILIA CORDATA	LITTLE LEAF LINDEN	M	24" BOX
ACCENT TREES			
LAGERSTROEMIA INDICA	CRAPPE MYRTLE	L	24" BOX
GINKGO BILOBA	MAISON HAIN TREE	L	24" BOX
OLEA EUROPAEA VAR.	OLIVE	L	24" BOX
EVERGREEN TREES			
ARBUTUS 'MARINA'	MARINA ARBUTUS	L	24" BOX
LAURUS 'SAMATOGA'	SAMATOGA LAUREL	L	24" BOX
MELALEUCA SPP.	MELALEUCA	L	24" BOX

TREES



ACER RUBRUM



ARBUTUS 'MARINA'



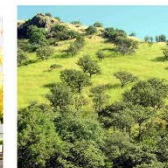
GINKGO BILOBA



LAGERSTROEMIA INDICA



PISTACIA CHINENSIS



QUERCUS SPP.



TILIA CORDATA

SHRUBS



AGAPANTHUS SPECIES



AGAVE SPECIES



ALOE SPECIES



ANIGOZANTHOS SPECIES



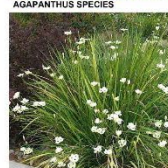
CALANDRINA SPECTABILIS



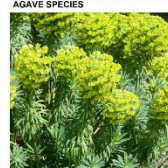
CISTUS HYBRIDS



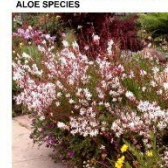
COTNUS C. 'GOLDEN SPIRIT'



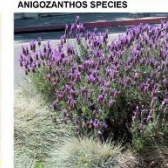
DIETES SPECIES



EUPHORBIA SPECIES



GAURA SPECIES



LAVANDULA SPECIES



MYRTUS COMMUNIS 'COMPACTA'



PHORMIUM SPECIES



TEUCRIUM SPECIES

PROPOSED PLANT PALETTE (*)

BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE
SHRUBS			
ABELIA SPP.	ABELIA	M	5 GAL
ACHILLEA	YARROW	L	1 GAL
AGAPANTHUS	LILY OF THE MILE	M	1 GAL
AGAVE SPP.	AGAVE	L	5 GAL
ALOE SPP.	ALOE	L	5 GAL
ANIGOZANTHOS SPP.	KANGAROO PAW	L	5 GAL
ARCTOSTAPHYLOS	STRAWBERRY TREE	L	5 GAL
ARTEMISIA 'TOWN CASTLE'	MANZANITA	L	5 GAL
CALANDRINA SPECTABILIS	POWIS CASTLE SAGEBRUSH	L	5 GAL
CHAMADROPS HUMILIS	ROCK PURSLANE	L	1 GAL
CISTUS HYBRIDS	MEDITERRANEAN FAN PALM	L	1 GAL
COTNUS C. 'GOLDEN SPIRIT'	HYBRID ROCKROSE	L	5 GAL
DIETES SPP.	SMOKE TREE	L	5 GAL
EUCONYX SPP.	FORTNIGHT LILY	L	1 GAL
EUPHORBIA SPP.	SPURGE	L	5 GAL
FELUDA HELICONIA	EUPHORBIA	L	5 GAL
GAURA SPP.	PINEAPPLE GUAVA	M	5 GAL
GREVILLEA	GAURA	M	5 GAL
HEMEROCALLIS SPP.	HEMEROCALLIS	M	5 GAL
HYPHOPHYLLA VARIA	DAY LILY	L	5 GAL
LAVANDULA SPP.	TEA TREE	L	5 GAL
LEUCOPHYLLUM SPP.	LAVENDER	L	5 GAL
LEUCOPHYLLUM SPP.	TEXAS RANGER	L	5 GAL
MYRTUS COMMUNIS 'COMPACTA'	PRIVET	L	5 GAL
OLEA E. LITTLE OLE	DWARF MYRTLE	L	5 GAL
PENSTEMON SPP.	DWARF OLIVE	L	1 GAL
PHORMIUM SPP.	BEARD TONGUE	L	5 GAL
RITIDOPORUM SPP.	NEW ZEALAND FLAX	L	5 GAL
BIOPHYLLUM INDICA VAR.	MOCK ORANGE	L	5 GAL
SAVIA SPP.	INDIAN HAWTHORNE	L	1 GAL
TEUCRIUM SPP.	SAGE	L	5 GAL
YUCCA SPP.	GERMANDER	L	5 GAL
ZAUSCHNERIA SPP.	YUCCA	L	5 GAL
GROUNDCOVERS			
ACACIA REDOLENS	PROSTRATE ACACIA	L	1 GAL
CEANOTHUS SPECIES	CARMEL CREEPER	L	1 GAL
DYCKONIA MARGARETAE	DYCKONIA	L	1 GAL
FRAGRARIA CHLOE NIS	ORNAMENTAL STRAWBERRY	M	1 GAL
MYOPORUM 'PUTAH CREEK'	PUTAH CREEK MYOPORUM	L	1 GAL
SCAEVOLA MAUVE CLUSTERS	FAN FLOWER	L	1 GAL
TRACHELOSPERMUM	STAY JASMINE	M	1 GAL
VERBENA SPP.	VERBENA	L	1 GAL
GRASSES			
CHONDROPSALMUS TECTORIUM	CAPE RUSH	L	1 GAL
ELYMUS SPP.	WILD RYE	L	1 GAL
JUNCUS SPP.	RUSH	L	1 GAL
LOMANDRA SPP.	MAY RUSH	L	1 GAL
MUHLENBERGIA SPP.	DEER GRASS	L	5 GAL
NATIVE HYDROSEED			
EROSION CONTROL, RECLAMATION & REVEGETATION GRASSES.	NATIVE SEED MIX	N/A	XX SF
BIORETENTION			
CAREX DIVULSA	GRAY SEDGE	L	1 GAL
DESCHAMPSIA CESPIITOSA	TUFTED HAIRGRASS	L	1 GAL
ELYMUS T 'GREY DAWN'	CREeping WILD RYE	L	1 GAL
FESTUCA 'STONY CREEK'	GUARD FESCUE	VL	1 GAL
JUNCUS PATENS	CALIFORNIA GRAY GRASS	L	1 GAL
TURF			
DELTA BLUEGRASS	BOLERO PLUS	N/A	XX SF

(*) PLANT SPECIES MAY VARY FOR CONSTRUCTION DOCUMENTS

BIO RETENTION



CAREX DIVULSA



DESCHAMPSIA CESPIITOSA



ELYMUS T 'GREY DAWN'



JUNCUS PATENS

- **Neighborhood Meeting – March 2, 2020**
- **Concept Design Review (DRB) – June 4, 2020**

Comments:

- The contrast of the black windows is appreciated.
- Building into existing grade is appreciated.
- Recommended for Building B1 where the podium meets the ground, soften with landscaping or trees at the podium level.
- Consider for the round barn tribute, landscaping and walls to create a void, as a tribute representing the void/loss for the community.
- Consider some restaurants or supportive retails at the Blvd entry at B1 and/or B2 Building.
- The detail and alcoves and balcony areas are appreciated.
- Pay homage to the Round Barn of other iconic structures that were lost, by presenting them on interior/exterior amenity details.
- Consider more native Oaks of varied size and species.
- Include amenities throughout the project. Maybe rethink the proposed fire pit

California Environmental Quality Act (CEQA)

- Project reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for streamlining under Sections 15183 and 15168 of the CEQA Guidelines
- Implementation of project is within scope of General Plan and associated environmental impacts were previously reviewed in General Plan EIR
- Environmental Checklist for Streamlined Review prepared for project concludes that the project will not result in new or more severe significant impacts that were not previously identified
- Project required to implement all applicable mitigation measures identified in the EIR

- Future housing would increase traffic in this area
- Question regarding number of affordable units
- Question about Evacuation Plan and permanent generators on site to provide emergency power
- One way in/out for evacuations for Buildings A, B and C is unacceptable
- Santa Barbara Design is not appropriate for Santa Rosa/Sonoma County

The Planning and Economic Development Department recommends that the Zoning Administrator, by resolution, approve the Fountaingrove Inn Multi-Family Rental Housing Project, for a proposed 239-unit development located at 3586 Mendocino Ave, File No. PRJ20-021 (DR20-052 and HDP20-011).

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