

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
APPROVING A HILLSIDE DEVELOPMENT PERMIT 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, the Planning Commission of the City of Santa Rosa has duly considered the above referenced Hillside Development Permit for the 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 Planning Commission finds that the approval of the Hillside Development Permit for the Project meets the requirements of the Santa Rosa Zoning Code, including Chapter 20-32, which specifically addresses hillside development.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds that the proposed Project is consistent with the required findings for a Hillside Development permit and the City's General Plan and the design guidelines for hillside development in that:

- A. Site planning minimizes the visual prominence of hillside development associated with the proposed Project by taking advantage of existing site features for screening, including tree clusters, depressions in topography, setback hillside plateau areas, and other natural features in that the project proposes to locate all grading and development within the flatter portions of the site and to leave the steeper areas undisturbed. Approximately 78 percent of the site will be maintained as natural open space or landscaped area and 66 percent of the existing trees will be preserved and protected.
- B. Site development minimizes alteration of topography, drainage patterns, and vegetation on land with slopes of 10 percent or more in that the structures within the Project are situated on the flatter portions of the site.
- C. Site development does not alter slopes of 25% or more, except in compliance with Section 20-32.020.B (Applicability-Limitations on hillside development) in that, to the extent feasible, all ground disturbance avoids areas with high slope and no ground disturbance is proposed for areas considered visually prominent or containing significant natural features.
- D. Project grading respects natural features and visually blends with adjacent properties in that much of the site will remain either undisturbed or thoughtfully landscaped.
- E. Building pad location, design, and construction for the Project avoids large areas of flat pads, and building forms will be stepped to conform to site topography.

- F. The proposed Project complies with the City's Design Guidelines in the use of native landscaping and compatible colors, forms, and materials.
- G. The proposed Project complies with the requirements of Chapter 20-32 and all other applicable provisions of this Zoning Code.
- H. The proposed Project is consistent with the General Plan.
- I. The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the public health, safety or general welfare in that the proposed Project has been reviewed by City departments and outside agencies and conditioned to avoid significant impacts and that an Initial Study and Mitigated Negative Declaration has been prepared and adopted for the Project and finds no significant environmental impacts associated with the Project.

BE IT FURTHER RESOLVED, that a Hillside Development Permit for the Oakmont of Emerald Isle project located on Gullane Drive is approved subject to the following conditions:

- 1. The Project shall receive Design Review approval prior to the issuance of building permits.

BE IT FURTHER RESOLVED, that the Planning Commission approves and adopts the mitigation measures set forth in the Mitigation Monitoring and Reporting Program dated received October 9, 2017, and directs staff, as therein identified, to implement and complete the program as part of the approved Project.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 30th day of November, 2017, by the following vote:

AYES: (0)

NOES: (0)

ABSENT: (0)

ABSTAIN: (0)

APPROVED: _____
CHAIR

ATTEST: _____
EXECUTIVE SECRETARY