

Oakmont of Emerald Isle

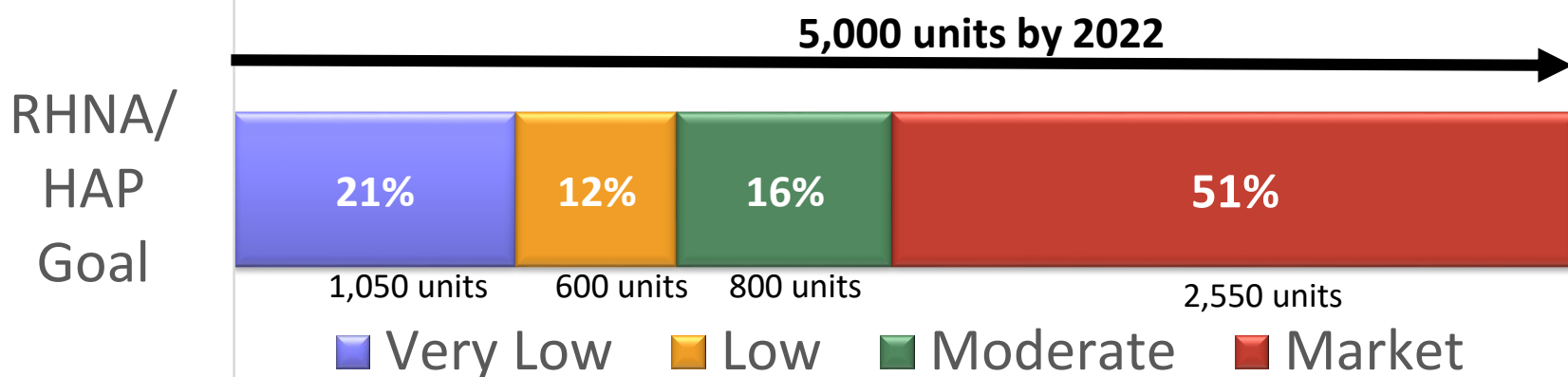
Planning Commission

November 30, 2017

Patrick Streeter
Senior Planner
Planning and Economic Development

- Community Care Facility
 - 49 units, 71 beds
 - 32 Assisted Living Units
 - 12 Memory Care Units
- Conditional Use Permit – development in FG
- Hillside Development Permit – 10% slopes
- Mitigated Negative Declaration

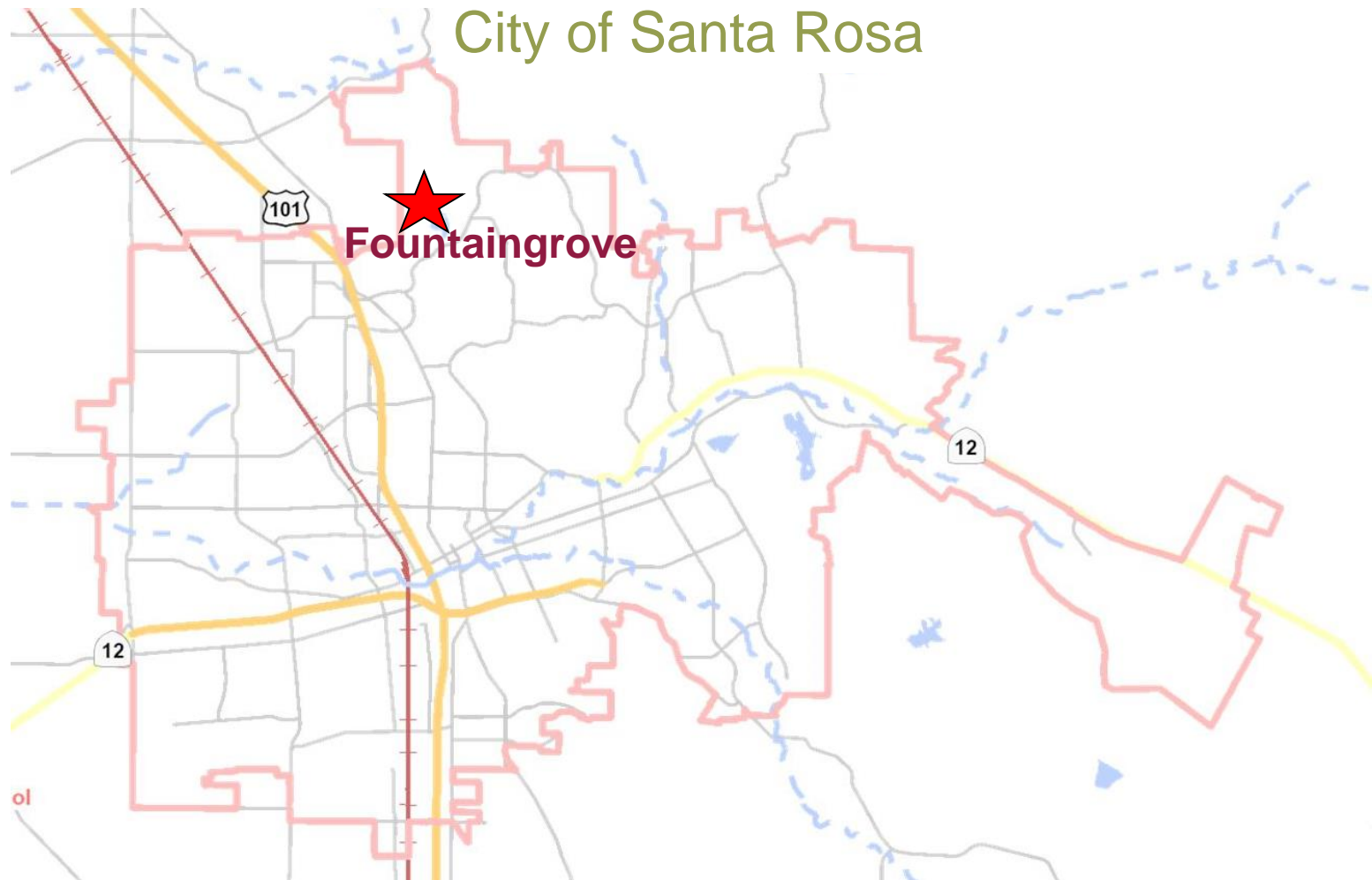
Housing Action Plan



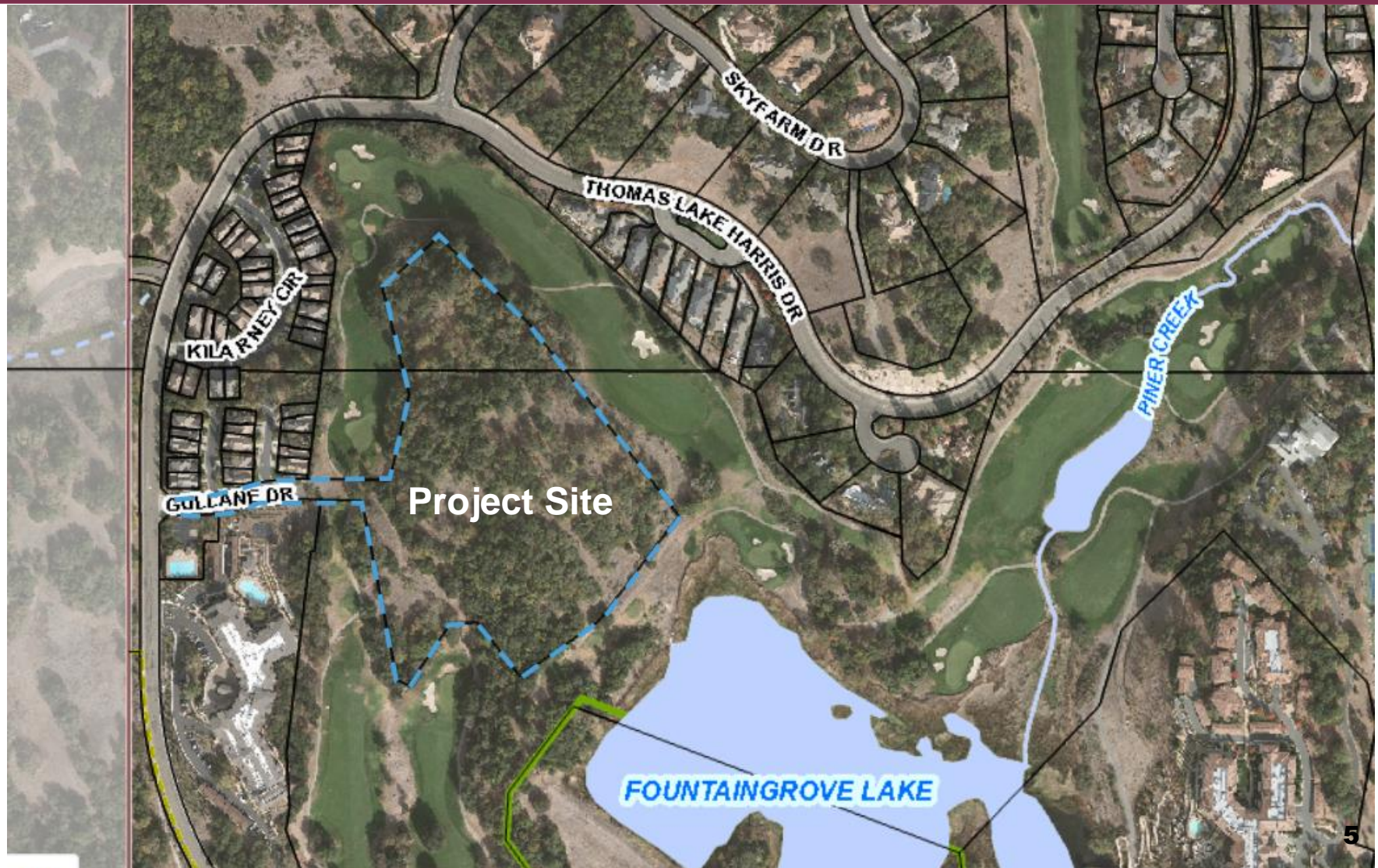
*Regional Housing Needs Allocation (RHNA) 2014 – 2022 and 2016 Santa Rosa Housing Action Plan (HAP)

Project Location

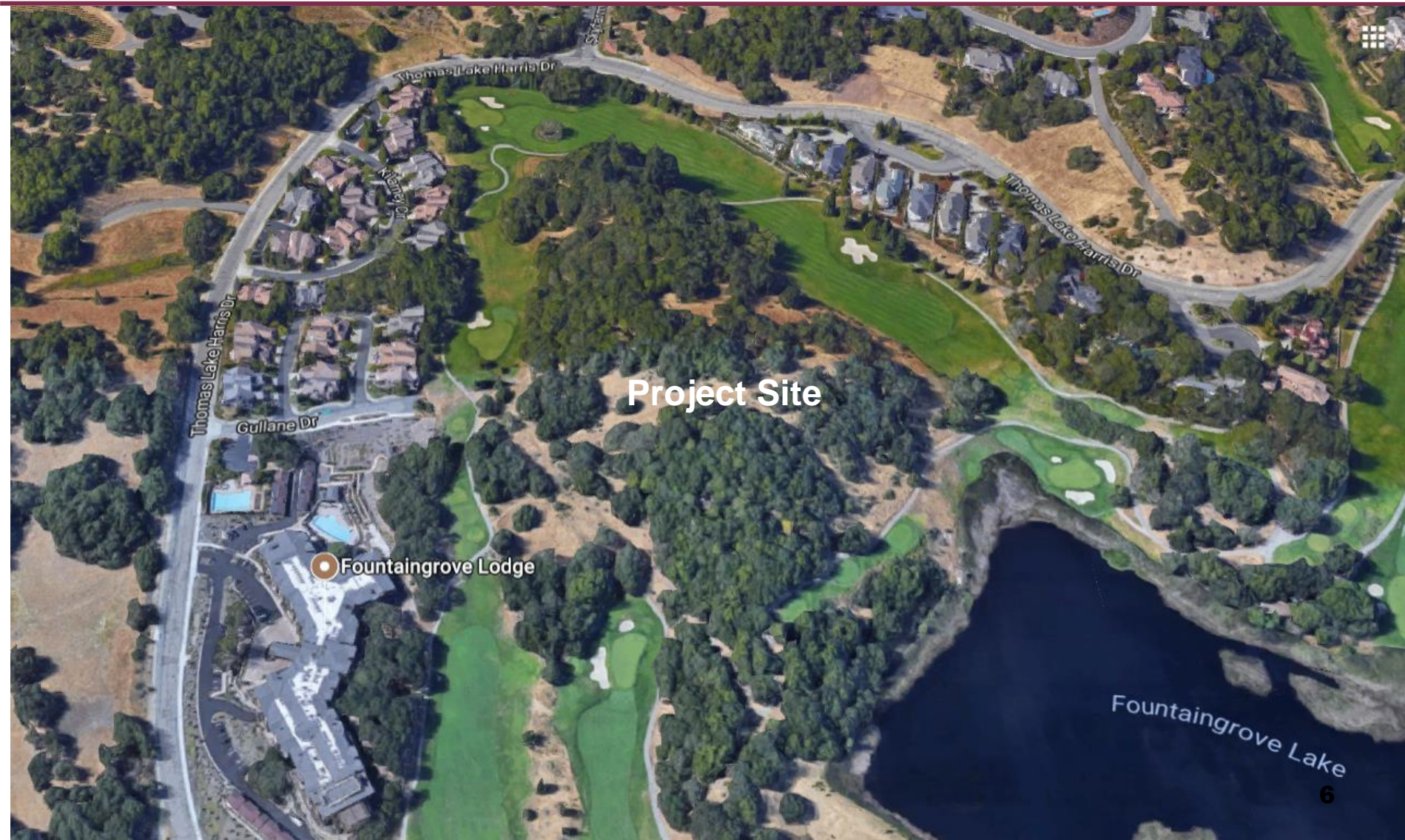
0 Gullane Drive



Project Location 0 Gullane Drive



Project Location 0 Gullane Drive



Project Location 0 Gullane Drive



- 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 – 30-day IS/MND comment period begins
- October 26, 2017 – Public hearing cancelled in response to fires

General Plan and Zoning



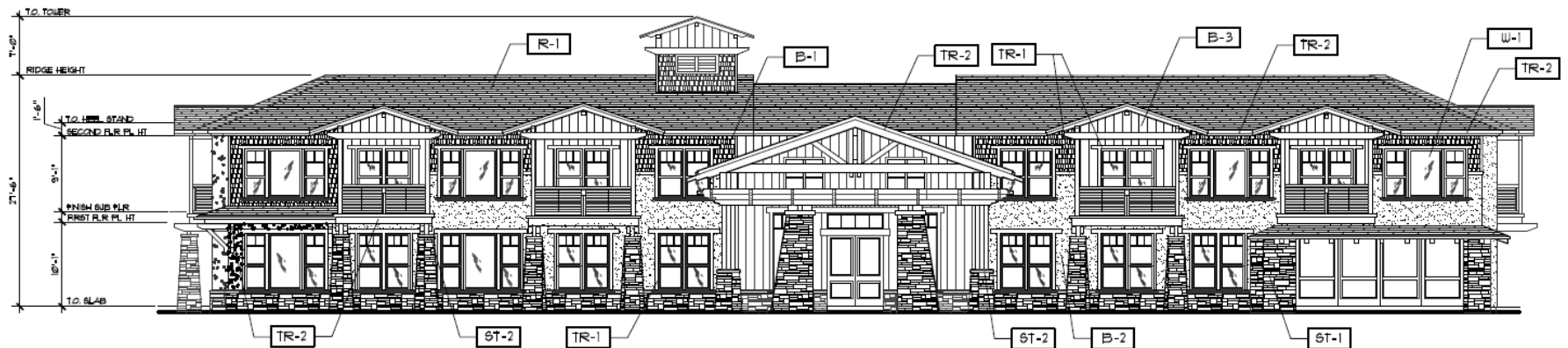
General Plan

- 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:



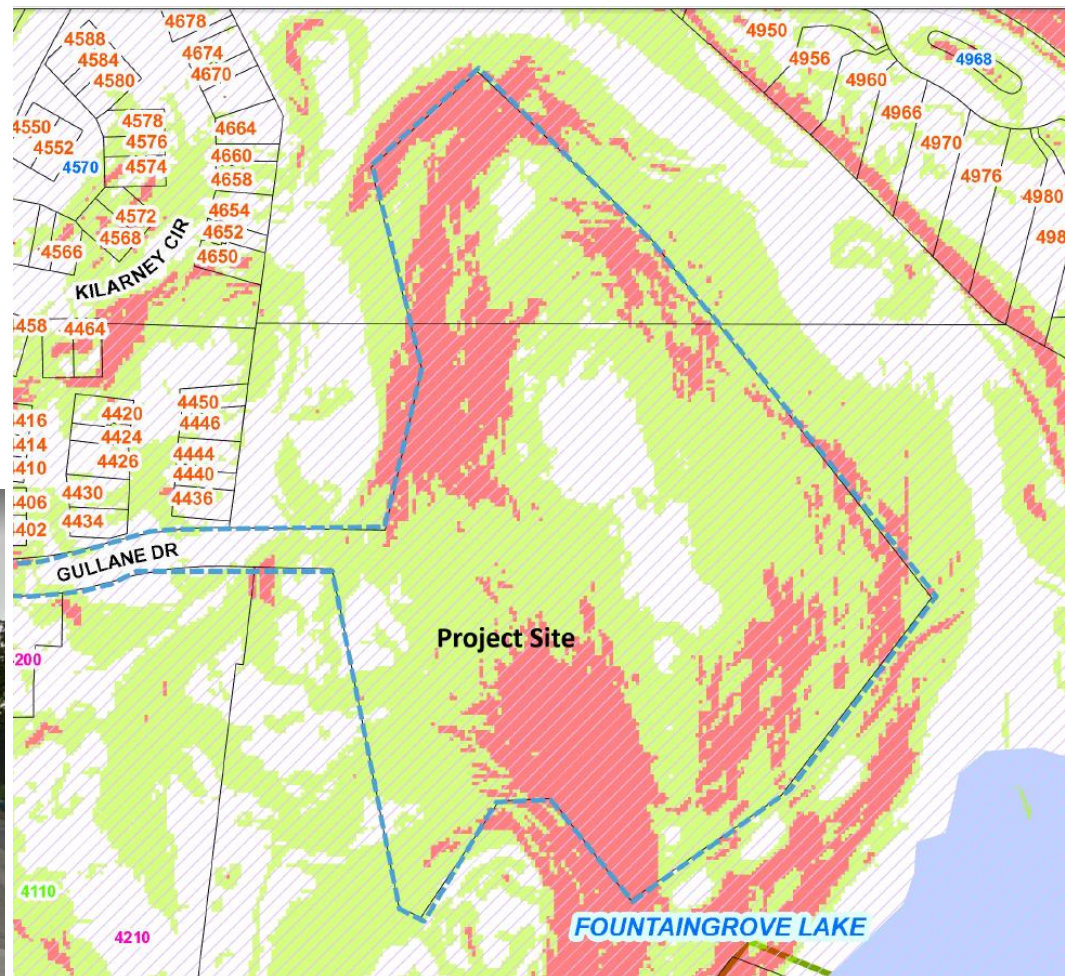
Parking:

- 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'

Design Review



SOUTH ELEVATION



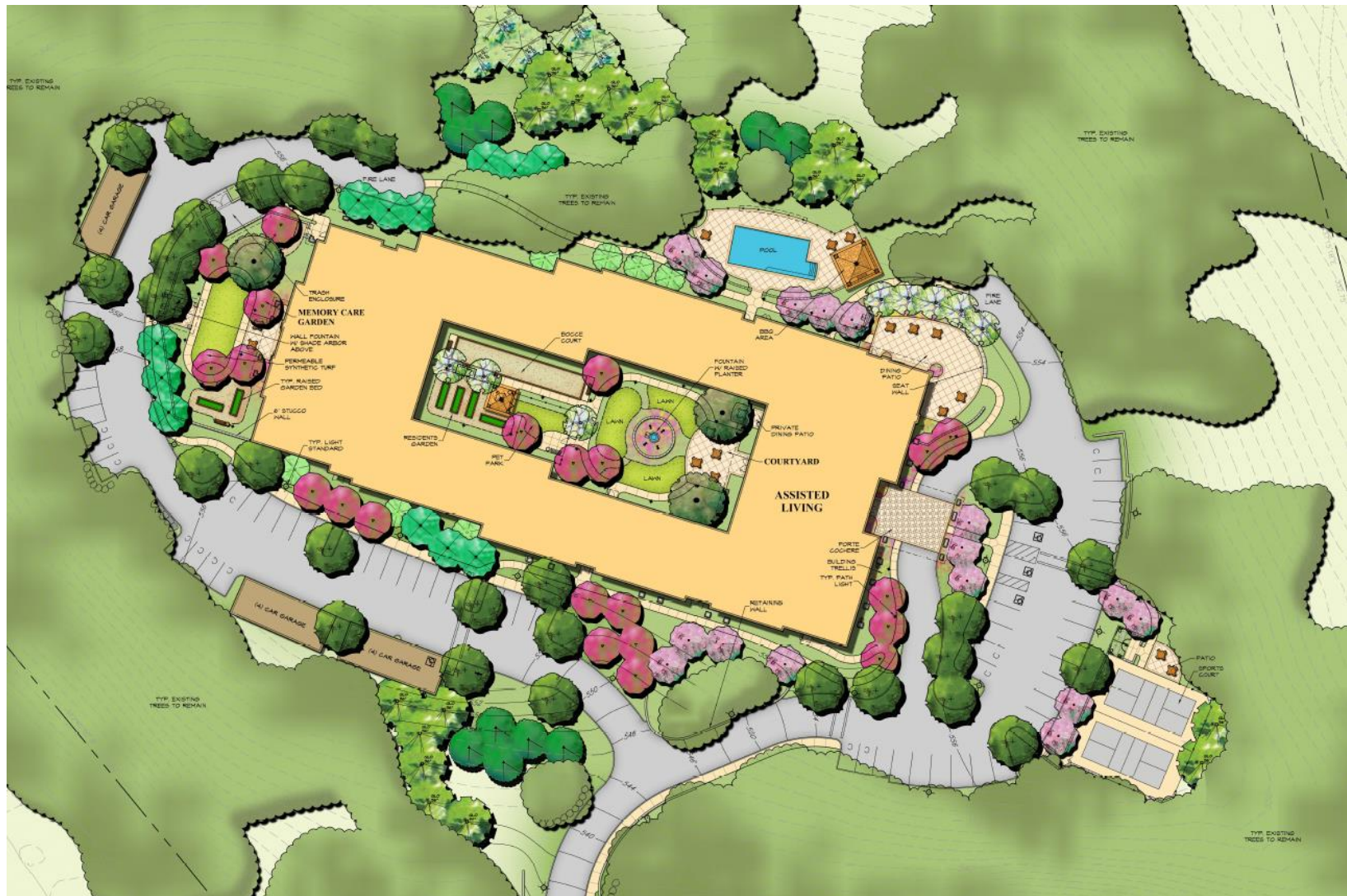
WEST ELEVATION

- Concept Review August 18, 2016
- Pursuant to -RC Combining District, Design Review will be conducted by the Director of PED

Environmental Review

California Environmental Quality Act (CEQA)

- 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.
- Memorandum prepared in light of fires to determine adequacy of IS/MND



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- TRASH
- MEMORY CARE GARDEN
- HALL, FOUNTAIN W/ ARBOR ABOVE
- TYP. RAISED GARDEN BED
- RESIDENTS' GARDEN
- PET PARK
- COURT-YARD
- ASSISTED LIVING
- PRIVATE DINING
- DINING PATIO
- POOL
- BED AREA
- FOUNTAIN, PL. RAISED PLANTER
- PORTS COCHERE
- BATHROOM
- SPORTS COURT
- TYP. EXISTING TREES TO REMAIN
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Recommendation

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, approve a Conditional Use Permit, approve a Hillside Development Permit, and adopt a Mitigated Negative Declaration for the Oakmont at Emerald Isle project.

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