



## MEMORANDUM

**DATE:** March 15, 2018

**TO:** Chair Burch and Members of the Design Review Board

**FROM:** Patrick Streeter, Senior Planner

**CC:** Bill Rose, Supervising Planner; Jessica Jones, Supervising Planner

**SUBJECT:** Final Design Review – Oakmont of Emerald Isle

*The purpose of this memorandum is to inform the Design Review Board of changes to the design of the Oakmont of Emerald Isle community care facility, which received Preliminary Design Review following a public hearing on January 4, 2018.*

### **Project Description:**

The project is located on a wooded hillside in the Fountaingrove area of Santa Rosa and includes construction and operation of an assisted living facility. The proposed Oakmont of Emerald Isle facility would be two stories, with a maximum roof height of 27.5 feet. The building footprint would be approximately 48,000 feet in area and the building floor area would equate to approximately 70,000 square-feet. In addition to the main building, site development includes a driveway connecting to Gullane Drive, a swimming pool, outdoor dining areas, walking paths, sport courts, raised garden beds, and a pet park. Parking facilities consist of 75 spaces, including 12 garages. Eight acres of the 12-acre site would remain undisturbed open space and approximately 66% of the existing on-site trees would be preserved and protected.

The development would include 49 units and would be licensed as a Residential Care Facility for the Elderly by the California Department of Social Services. The 49-unit, 71-bed facility would consist of 32 assisted living units and 17 memory care units. There would be approximately 50 employees and the facility would be staffed 24-hours per day with three 8-hour shifts. A town car and/or a small limo-bus will be available to provide transportation for residents.

### **Project History:**

On July 6, 2016, a neighborhood meeting was held to introduce the Emerald Isle project and gather feedback from the public.

On August 18, 2016, the project went before the Design Review Board as a concept item. During the meeting, the board discussed color variety and building articulation as well as site planning and landscaping.

On April 27, 2017, applications for a Conditional Use Permit, Hillside Development Permit, and Design Review were submitted to the Department of Planning and Economic Development. At the time of submittal, the project land use was modified from a single-story skilled nursing facility to a two-story assisted living and memory care facility.

On August 3, 2017, the applicant team met with members of the Santa Rosa Fire Department to resolve outstanding issues with the project.

On September 25, 2017, an Initial Study/Draft Mitigated Negative Declaration (IS/MND) was prepared and circulated for the project. The public review period for the IS/MND began on September 25, 2017, and ended on October 25, 2017.

On October 26, 2017, the public hearing that had been scheduled before the Planning Commission was cancelled so that staff resources could be allocated to disaster recovery. The public hearing was rescheduled to November 30, 2017.

On November 30, 2017, the Planning Commission, via Resolution Nos. 11860, 11861, and 11862, adopted a Mitigated Negative Declaration and approved a Conditional Use Permit and a Hillside Development Permit, respectively, for the project.

On January 4, 2018, the Design Review, via Resolution No. 18-972, approved Preliminary Design Review for the Emerald Isle project, with direction that the project return to the Board for consideration of Final Design Review.

### **Changes to Project**

At the January 4, 2018, meeting, the Design Review Board provided 6 conditions of approval to be addressed when the project returned for consideration of Final Design Review. Those conditions are as follows:

1. 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.
2. Shall provide a landscape plan that addresses SRFD defensible space requirements.
3. Consider removal of oaks between the east wall of the building and the walking path.
4. Consider greater color value contrast between all material changes.
5. Shall adjust porte-cochere roof to avoid conflict with living space windows.
6. Consider matching roofline and finish of garage structures with main building.

The applicant team has responded to each of the above conditions and the response is outlined in a narrative attached to this report.

### **Recommendation**

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

### **Contact**

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### **Attachments**

- Attachment 1 - Disclosure Form
- Attachment 2 - Location Map
- Attachment 3 - Zoning and General Plan Map
- Attachment 4 - Design Review Board Minutes, January 4, 2018
- Attachment 5 - Design Review Board Resolution No. 18-972, approving Preliminary Design Review for the Emerald Isle project
- Attachment 6 - Applicant response to DRB comments, dated January 31, 2018
- Attachment 7 - Final Design Review plan submittal, dated received February 1, 2018
- Attachment 8 - Project Description, dated received April 27, 2017
- Attachment 9 - Design Review Board Minutes, August 18, 2016
- Attachment 10 - Fountaingrove Ranch Policy Statement
- Attachment 11 - Initial Study/Mitigated Negative Declaration
- Attachment 11a - Focused Traffic Study for the Emerald Isle Assisted Living Project, prepared by W-Trans and dated May 10, 2017
- Attachment 11b - Air Quality/Greenhouse Gas Emissions Calculations
- Attachment 11c - Biological Resources support materials, including tree inventory
- Attachment 11d - Geotechnical Investigation, prepared by Reese & Associates and dated March 17, 2017
- Attachment 11e - Preliminary Standard Urban Stormwater Mitigation Plan Report, prepared by Brelje & Race Consulting Engineers and dated April 10, 2017
- Attachment 11f - Noise Impact Analysis, prepared by FirstCarbon Solutions, and dated June 8, 2017
- Attachment 12 - Mitigation Monitoring and Reporting Program, prepared by FirstCarbon Solutions and dated October 9, 2017
- Attachment 13 - Photo Simulations, prepared by The Digital Realm, dated received April 27, 2017
- Attachment 14 - Bike rack location schematic

- Attachment 15 - Environmental review response memorandum, prepared by FirstCarbon Solutions and dated November 6, 2017
- Attachment 16 - Late correspondence provided to the Planning Commission on November 30, 2017
- Attachment 17 - Planning Commission Minutes, November 30, 2017
- Attachment 18 - Planning Commission Resolution Nos. 11860, 11861, and 11862
- Attachment 19 - Updated Tree Inventory and Mitigation Plan, prepared by LanDesign Group, December 18, 2017