

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
June 14, 2018

PROJECT TITLE

Fountaingrove Inn Hotel Condominiums
Tentative Map Time Extension

APPLICANT

Justin Hayman

ADDRESS/LOCATION

3586 Mendocino Avenue

PROPERTY OWNER

Angelo Ferro and Justin Hayman

ASSESSOR'S PARCEL NUMBER

173-020-051

FILE NUMBER

PRJ18-008 (fourth extension)

APPLICATION DATE

January 25, 2018

APPLICATION COMPLETION DATE

January 25, 2018

REQUESTED ENTITLEMENTS

One-year time extensions for Tentative
Map

FURTHER ACTIONS REQUIRED

Director level one-year time extensions for
Hillside Development Permit, Conditional
Use Permit and Design Review

PROJECT SITE ZONING

PD (Planned Development)

GENERAL PLAN DESIGNATION

Retail and Business Services

PROJECT PLANNER

Gary Broad

RECOMMENDATION

Approval

Agenda Item # 9.1
For Planning Commission Meeting of: June 14, 2018

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR EDMONDSON AND MEMBERS OF THE COMMISSION
FROM: GARY BROAD, PLANNING CONSULTANT
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
SUBJECT: FOUNTAINGROVE INN HOTEL CONDOMINIUMS – ONE-YEAR
TIME EXTENSION

AGENDA ACTION: ADOPT RESOLUTION

RECOMMENDATION

The Planning and Economic Development Department recommends that the Planning Commission approve a resolution for a one-year time extension for the Fountaingrove Inn Hotel Condominiums Tentative Map at 3586 Mendocino Avenue to subdivide a 2.84-acre parcel into a 1.1-acre parcel with 22 airspace hotel condominiums and a 1.74-acre parcel, previously the site of the Fountaingrove Inn Expansion.

EXECUTIVE SUMMARY

This project includes a request for a one-year time extension for an approved Tentative Map to subdivide a 2.84-acre parcel at 3586 Mendocino Avenue into a 1.1- and a 1.74-acre parcel. The Fountaingrove Inn Hotel Condominiums, a 22-unit airspace hotel condominium, is proposed on the northerly 1.1-acre parcel. The Fountaingrove Inn Expansion, sited on the southerly 1.74-acre parcel, was destroyed in the Tubbs Wildfire.

The Planning Commission approved the Tentative Map for this project on February 9, 2006. In 2008, the Planning Commission approved a one-year time extension, extending the Tentative Map to February 9, 2009. Automatic State extensions further extended the map to February 9, 2016.

The Planning Commission approved second and third time extensions on February 9, 2017 to extend the map two additional years until February 9, 2017 and then to February 9, 2018. The requested fourth time extension would extend the map until February 9, 2019.

City Code and the Subdivision Map Act allow five discretionary time extensions, allowing this Tentative Map one final potential time extension. Associated with this

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Tentative Map time extension request are time extension applications for Design Review, Hillside Development, and Conditional Use permit. Pursuant to Zoning Code Section 20-54.050(B), the Director of Planning and Economic Development will be acting on the time extensions other than the Tentative Map. Prior entitlements and time extensions included a Landmark Alteration permit, however, with the historic Round Barn destruction in the Tubbs Wildfire, Planning staff has determined that a Historic Alteration permit is not required.

BACKGROUND

1. Project Description

The requested Tentative Map time extension is for a project located at 3586 Mendocino Avenue. The Tentative Map, approved on February 9, 2006, proposed to create 22 airspace units over an approved (but unbuilt) 22-unit hotel development, known as the Extended Stay Suites. The subdivision would create a new common area parcel for the 22 airspace hotel condominium unit and a separate parcel for the Fountaingrove Inn Expansion building. The hotel condominium concept creates a type of residential land use, uncommon in Santa Rosa, in which the owner of the unit can occupy the space or rent it out as a hotel suite. All units would have access to the services and amenities of the associated hotel.

The originally entitled Fountaingrove Inn Extended Stay Suites and Round Barn project involved the 22-unit hotel condominium development and subdivision. It included the rehabilitation of the historic Fountaingrove Round Barn as a spa, wine cave, and event center, however, the barn was destroyed in the Tubbs Wildfire. The approved project additionally included the construction of required on-site and off-site improvements, including parking facilities, ingress/egress, and circulation.

Pursuant to City Code Section 20.54.050(B), a tentative map extension requires Planning Commission approval, though the Director of Planning and Economic Development can approve all other time extensions.

2. Surrounding Land Uses

North:	Undeveloped
South:	Highway right-of-way, Mendocino Avenue overcrossing, mobile home park beyond
East:	Undeveloped (hotel and Fountaingrove Round Barn destroyed in Tubbs Wildfire)
West:	Old Redwood Highway and US Highway 101

Surrounding development destroyed in the Tubbs Wildfire included the Hilton Sonoma Wine County hotel complex to the north and the Fountaingrove Inn with The Steakhouse @ Equus restaurant to the east and the historic round barn structure. The nearest residential use is the Journey's End mobile home park located to the south, which was also destroyed in the wildfire.

3. Existing Land Use – Project Site

Prior to the Tubbs Wildfire, the project parcel was partially developed with the Fountaingrove Inn Expansion and associated parking. The portion of the site in which the airspace hotel condominiums is proposed is partially graded, though unpaved. Undeveloped portions of the site are vegetated with low grasses and shrubs and a few clusters of trees.

4. Project History

On November 4, 2004, a concept for the Extended Stay Suites and changes to the historic Round Barn went before the Cultural Heritage Board and the Design Review Board for Concept Design Review.

On January 27, 2005, the Planning Commission, via Resolutions 10678 and 10677, approved a Conditional Use Permit and a Hillside Development Permit, respectively, for the Fountaingrove Inn Extended Stay Suites and Round Barn project.

On March 3 and June 16, 2005, the Design Review Board adopted Resolution Nos. 05-448 and 05-602 which granted Preliminary and Final Design Review for the overall project.

On April 6, 2005, and August 16, 2006, the Cultural Heritage Board approved two Landmark Alteration Permits (Nos. 191 and 219, respectively) associated with the project. The permits were related to exterior changes to the Round Barn structure.

On February 9, 2006, the Planning Commission adopted Resolution No. 10892, which approved the Tentative Map for the project.

On September 25, 2008, the Planning Commission approved a one-year extension of time (first extension) for the Tentative Map via Resolution No. 11368. Although an application was submitted on June 14, 2008, for a second one-year time extension, that application was never acted on. The February 9, 2009, expiration date was superseded by a series of automatic time extensions granted by the State legislature.

On February 9, 2017, the Planning Commission approved second and third one-year time extensions to extend the Tentative Map until February 9, 2017 and then February 9, 2018. The requested time extension to February 9, 2019 is the fourth requested extension.

This project could qualify for a final (fifth) one-year time extension.

PRIOR CITY COUNCIL REVIEW

Not applicable.

ANALYSIS

1. General Plan

The project site is designated for Retail and Business Services land use in the General Plan. While the General Plan lists a maximum density for residential land use districts, it is silent for the Retail and Business Services land use. At the 2006 entitlement public hearing and 2008 time extension hearing, the Planning Commission determined that the Tentative Map was consistent with the Goals and Policies of the General Plan. No changes to the General Plan have occurred since the hotel condominium project approval that would require modifications to the proposed development.

2. Zoning

North:	PD (Planned Development)
South:	RR-40 (Rural Residential)
East:	PD
West:	PD

The project site is within the Fountaingrove Ranch Planned Development zoning district, PD 72-001, which envisions a mix of residential and commercial uses across much of the original 1,970-acre ranch property. The district is divided into several land use areas. The PD identifies the project site as a Highway/Tourist/Office Commercial area, which permits "hotel, motel, and related transient habitation facilities." The PD policy statement includes condominiums in this land use category.

In the Fountaingrove Ranch Planned Community District, development standards are determined by Use Permit. For sites exceeding 10 percent slope, a Hillside Development Permit is also required to ensure that projects are designed in accordance with the standards set forth in Section 20-32 of the Zoning Code. Parking requirements are determined by Section 20-36 of the Zoning Code. As previously mentioned, the project received a Conditional Use Permit and a

Hillside Development Permit the Director of Planning and Economic Development will act on those time extensions.

3. Design Guidelines

During the Concept, Preliminary, and Final Design Review meetings, the Design Review Board found the approved development consistent with the Santa Rosa Design Guidelines. The Planning Commission considered project design and hillside development design considerations during its review of the Conditional Use Permit, Hillside Development Permit, and Tentative Map.

4. Neighborhood Comments

No comments have been received from project site neighbors.

5. Public Improvements/On-Site Improvements

No public improvements are associated with the Tentative Map or its related entitlements. On-site access, circulation, and parking facilities will be required on the improvement plans.

ENVIRONMENTAL IMPACT

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study/Mitigated Negative Declaration (MND) was prepared for the Extended Stay Suites Project on January 27, 2005. When the Planning Commission considered the hotel condominiums proposal with the Tentative Map on February 9, 2006, it found the project to fit within the scope of the already approved MND.

CEQA Guidelines section 15162 provides that no additional review is required where an EIR is certified or a negative declaration has been adopted for a project and there are no substantial changes to the project or changed circumstances which will result in new or more severe environmental impacts and there is no new information showing the project will have significant effects not discussed in the negative declaration.

The Tubbs Wildfire resulted in the destruction of the Fountaingrove Inn Expansion building, the Fountaingrove Inn and the Round Barn, however, any redevelopment of these facilities would be subject to separate application processing and environmental review. The remaining project elements of the two-lot land division and the construction of the Fountaingrove Inn Hotel Condominiums would necessitate additional site and infrastructure repair work, however, the scope of this work is not anticipated to result in environmental impacts with significant effects not discussed in the original IS/MND. Comments from Engineering are included in the proposed time extension resolution to ensure that City staff review will occur prior to project construction to ensure that any

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remediation occurs to existing site improvements and utilities that may have been damaged in the wildfire.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

As detailed earlier in this report, the project received Preliminary and Final Design Review from Design Review Board, Landmark Alteration Permits from the Cultural Heritage Board, and a Conditional Use Permit, Hillside Development Permit, and Tentative Map approval and prior time extensions from the Planning Commission.

NOTIFICATION

Consent agenda items do not require public noticing.

ISSUES

The proposed resolution for this fourth time extension references the required additional conditions of approval included as part of the second and third project time extensions. As noted above, it also requires Engineering conditions related to potential fire damage to utilities and improvements be addressed.

ATTACHMENTS

- Attachment 1 - Disclosure Form
- Attachment 2 - Location Map
- Attachment 3 - General Plan and Zoning Map
- Attachment 4 - Neighborhood Context Map
- Attachment 5 - Approved Tentative Map
- Attachment 6 - Planning Commission Minutes: February 9, 2006 (excerpt)
- Attachment 7 - Original Planning Commission Approvals
- Attachment 8 - Planning Commission Minutes: September 25, 2008
- Attachment 9 - Planning Commission Resolution No. 11368
- Attachment 10 - Planning Commission Resolution No. 11815
- Attachment 11 - Planning Commission Resolution No. 11816

Resolution 1/Exhibit A (Fourth Time Extension)

CONTACT

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