

RESOLUTION NO. 11368

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
GRANTING A ONE-YEAR EXTENSION OF TIME FOR FOUNTAINGROVE INN HOTEL
CONDOMINIUMS, A SUBDIVISION LOCATED AT 3586 MENDOCINO AVENUE, SANTA
ROSA - FILE NUMBER MAJ05-033

WHEREAS, the Planning Commission has considered the request to extend the period for filing the final map for the Fountaingrove Inn Hotel Condominium Subdivision from February 9, 2008, to February 9, 2009; and

WHEREAS, conditions pertaining to the subject development have not changed to any appreciable degree.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Santa Rosa grants a one-year extension of time on the filing of the final map for Fountaingrove Inn Hotel Condominiums, a subdivision of 2.84 acres located at 3586 Mendocino Avenue into 22 air space hotel condominium units and common area, subject to the following conditions:

1. Comply with all conditions of Planning Commission Resolution No. 10892, with one modification; Condition #1 shall read:

Compliance with the Development Advisory Committee report dated September 15, 2008.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 25th day of September, 2008, by the following vote:

| | | |
|-------------|-----|--|
| AYES: | (6) | (Bartley, Cisco, Duggan, Karsten, Poulsen, Walsh) |
| NOES: | (0) | |
| ABSTENTIONS | (0) | |
| ABSENT: | (1) | (Caston) |

APPROVED: _____
CHAIRMAN

ATTEST: _____
EXECUTIVE SECRETARY

FINAL

DEVELOPMENT ADVISORY COMMITTEE REPORT

September 15, 2008

FOUNTAINGROVE INN HOTEL CONDOMINIUM

PROJECT DESCRIPTION

To subdivide an existing hotel site into 2 lots with an existing hotel remaining on one lot and 22 airspace hotel condominium units on the second lot.

| | |
|------------------------|---|
| LOCATION: | 3586 Mendocino Avenue |
| APN: | 173-020-002 |
| GENERAL PLAN LAND USE: | Retail & Business Services |
| ZONE CLASSIFICATION: | EXISTING: PD 0296 PROPOSED: PD 0296 |
| OWNER/APPLICANT: | Fountaingrove Inn LLC |
| ADDRESS: | 24 Cherry Hills Court Alamo, CA 94507 |
| ENGINEER/SURVEYOR: | Carlile Macy / Bruce Jarvis |
| ADDRESS: | 15 Third Street Santa Rosa, CA 95401 |
| REPRESENTATIVE: | Fountaingrove Inn LLC |
| ADDRESS: | 101 Fountaingrove Parkway Santa Rosa, CA 95403 |
| FILE NUMBER: | MJP05-045 |
| PROJECT PLANNER: | Clare Hartman <i>CDH</i> |
| PROJECT ENGINEER: | Larry Lackie <i>L</i> |

BACKGROUND

The applicants request a Tentative Map to (1) subdivide a 2.84-acre parcel located at 3586 Mendocino Avenue into two lots; and (2) subdivide an approved hotel on the proposed Lot 1 into 22 airspace condominium units. The subject Tentative Map was approved by the Planning Commission on February 9, 2006. Prior to the map's expiration, the applicant submitted a request for their first one-year time extension, which if approved would provide a new expiration date of February 9, 2009.

CONDITIONS OF APPROVAL

- I. Prior to scheduling the tentative map for approval the offsite Public Emergency Vehicle Access Easements on the Sonoma Hospitality LLC property, DN 2003-145661 /APN 173-020-005, and reciprocal ingress and regress easements over Fountaingrove Inn LLC, DN 2003-087903/ APN 173-020-003, Round Barn LLC, DN 2003-087903/APN 1173-020-005 shall be submitted in an executed form ready to be recorded to the City.
- II. Developer's engineer shall obtain the current City Design and Construction Standards and the Community Development Department's Standard Conditions of Approval dated March 1, 2004 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received February 1, 2008:

PLANNING CONDITIONS

1. The applicant shall comply with all conditions of approval for the Conditional Use Permit approved for the Fountaingrove Inn Extended Stay Suites now known as Fountaingrove Inn Hotel now known as Fountaingrove Inn Hotel Condominium. (see Planning Commission Resolution No. 10678).
2. The applicant shall comply with all conditions of approval for the Final Design Review approval for the Fountaingrove Inn Extended Stay Suites now known as the Fountaingrove Inn Hotel (see Design Review Board Resolution No. 05-602).
3. A Condominium Association shall be established for the maintenance of all common facilities.

4. Prior to recordation of the Final Map, the applicant shall submit CC&Rs for review and approval by the City Attorney.
5. If the applicant desires covered parking, separate Design Review and Hillside Development Permits approvals are required for covered parking prior to issuance of a building permit.

ENGINEERING CONDITIONS

MAPPING REQUIREMENTS

6. This development is a Major Subdivision condominium with 22 air space units and 1 common Parcel on Lot 1 and a commercial lot with hotel rooms on Lot 2. A Final Map shall be required for this subdivision together with a Condominium Plan defining the open space units. The Condominium Plan may be prepared as a separate document or incorporated with the Final Map required for this subdivision at the option of the Applicant.
7. The formation of a homeowners association is required for this subdivision which includes both Lots 1 and 2 responsible for ownership and maintenance of all private improvements within the common areas of Lot 1 together with; the retaining wall on Lot 1, landscaping on Lot 1 and 2, and the common grading, drainage and pavement improvements between Lots 1 and 2. The documents creating the association and the covenants, conditions and restrictions governing the association shall be submitted to the City Attorney's Office and the Department of Community Development with the 1st submittal of the final map in the review and approval process by the City.
8. The final map shall show a private access and utility easements over the existing paved roadways and parking areas on Lot 2 in favor of Lot 1, Round Barn LLC, DN 2003-087903/APN 1173-020-005, and the Fountaingrove Inn, DN 2003-087901/ APN 173-020-003 over Lots 1 and 2.
9. Private storm drain easements shall be granted to Sonoma Hospitality LLC, DN 2003-145661/ APN 173-020-005, Fountaingrove Inn LLC, DN 2003-184205/ APN 173-020-003, and Round Barn LLC, DN 2003-087903/APN 1173-020-005 Over Lots 1 and 2.
10. The Final Map for this subdivision shall not be recorded prior to the issuance of the Building Permit for 3586 Mendocino Avenue, the Fountaingrove Inn Condominiums. Security for the required improvements of the Final Map and Condominium Plan will be based on the approved Building Permit Plans.

PRIVATE IMPROVEMENTS

11. Prior to approval of a Building Permit a soil study shall be completed to evaluate the site for landslide potential and hillside stability. A soil report is to be submitted for peer review to evaluate the site for landslide potential and hillside stability per SP117 guidelines. The Peer review is to be conducted by the City and paid for by the applicant, contact Steve Allen, (707) 543-3209, sallen@srcity.org, to coordinate the review process. Recommendations from the study shall be incorporated into the site grading design.
12. The project shall provide a storm drain design that provides no increase of storm drain flows from the site. The common storm drain system shall be reviewed and approved by the Sonoma County Water Agency. The storm drain improvements shall be owned and maintained by the Homeowner's Association including any onsite detention systems on Lot 1 or Lot 2.
13. Subdivision improvements shall include, but not be limited to, all grading, paving, drainage, retaining walls, amenities and utility design necessary to support the 22 air space condominium development.
14. The subdivision storm drain is private and the design shall not increase the post-development storm drain flow from the predevelopment condition. The common storm drain system shall be reviewed and approved by the Sonoma County Water Agency.
15. The subdivision project will require retaining walls for construction of the condominium site pad on Lot 1. Retaining walls shall be private, require structural permits, and not be constructed in public right of way or over public easements or public sewer, water and storm drain lines and structures.
16. The common driveways between Assessors Parcel and 73-020-052 and Lot 1 and Lot 2 shall be 20 feet wide and covered by joint access and utility easements and maintenance agreement.
17. This project is in a High Fire Zone and all driveways shall be built to City Fire Department requirements unless otherwise allowed by the City Fire Marshal.
18. The common driveway for Lots 1 and 2 to be used as an EVA. The driveway is to be widened to provide a clear 20 foot width for 2-way travel or 12 foot wide for one-way travel lanes and shall be covered by joint access and utility easements and maintenance agreements.

19. All improvements for this subdivision are being constructed under a Building Permit for 3586 Mendocino Avenue; to build a new 22 unit Extended Stay Suites for Fountaingrove Inn. Recording of the Final Map and Condominium Plan will be subject to security based on the site improvements shown on the civil plans of the approved Building Permit Plans. A copy of the set of approved Building Permit plans is to be submitted to the Engineering Division with the plan check for the map to determine the amount of the security required for recording the map.

UTILITIES DEPARTMENT

20. Submit irrigation plans with the Building Permit in conformance with the Water Efficient Landscape Policy adopted by the Santa Rosa City Council, Resolution No. 21142, December 22, 1992.
21. Prior to issuance of a Building Permit submit a Preliminary Landscape Statement, Certificate of Conformance and Certificate of Completion (Water Efficient Landscape Policy).
22. On landscape and irrigation plans on the Building Permit, include the total planned square footage of planted areas for high water use plants (i.e. - turf, annuals and container plants); moderate water use plants (i.e. - ornamental trees, shrubs ground covers, and perennials primarily irrigated by sprinklers); and low water use plants (i.e. - drought tolerant plants irrigated primarily through drip emitters). The planting plan must include specific plant names that fit in each category. The following tables should appear on all landscape and irrigation plans:

| Hydrozone Table - Complete for all valves | | | | | | |
|---|--|----------------------------------|-----|----------------------------|--------------|----------------|
| Valve No. | Irrigation Method (Spray, drip, etc.) | Plant type (High, Moderate, Low) | GPM | Precipitation Rate (in/hr) | Area (sq ft) | % of Landscape |
| 1 | | | | | | |
| 2 | | | | | | |
| 3 | | | | | | |

| Summary Hydrozone Table | | |
|-------------------------|--------------|----------------|
| Plant Type | Area (sq ft) | % of Landscape |
| Low water use | | |
| Moderate water use | | |
| High water use | | |
| Total | | |

23. Water and sewer onsite will be private. The fire hydrant(s) on Lot 1 will be off the private fire system for that lot. Show on the Building Permit plans how the 10 foot separation between the public sewer and private water laterals can be achieved. Provide a cleanout at the edge of the easement to lot 2 to separate the private and public (if it does not currently exist). The sewer service to lot 1 crosses over lot 2. This is acceptable to Utilities. A private easement will be required.
24. Water services must be provided per Section X of the Water System Design Standards. All meters will be at the Old Redwood Highway frontage. For water conservation and utility billing reasons, Utilities suggests a separate domestic water meter for each unit.
25. Provide a separate irrigation service for each lot. See Section X. O. of the Water System Design Standards.
26. There is a public sewer main in the existing 10 foot/15 foot easement onsite. Increase the existing easement as needed. A public easement shall be provided for public utility mains outside of the public right of way. The width of the easement shall be equal to twice the depth of the main or 15 feet wide for a single utility, whichever is greater, and shall be centered over the facility. The easement shall be configured to include all publicly maintained appurtenances and structures. No surface structure including but not limited to roof eaves, decks or pools may encroach into the easement. Footings and foundations may encroach into the one to one line from the pipe depth to the top of grade if approved in writing by the Chief Building Official and the Director of Utilities. Trees may not be planted within 10 feet of a public sewer main. The City Utilities Department will not be responsible for repairs or replacement of landscaping in public sewer main easement. This information shall be added to the information sheet of the Final Map.

27. Access to public utilities including all structures (i.e. manholes, cleanouts, etc.) is to be provided at all times. Provide a driving gate for access to the existing offsite manhole near the northerly property line if a fence is installed along the northeasterly portion of the project. No footings for the fence shall be installed within 5 feet of the public sewer main. Provide City Utilities Field Maintenance Operations 12 keys to the Knox locks if the gate is to be installed in a fence. The access driveway must be a minimum 12 feet in width and must be provided with a turnaround per City Standard 206 when the backup distance for any maintenance vehicle exceeds 100 feet. The design of the access road shall include drainage measures required to prevent damage from water. Refer to XIV of the Sewer System Design Standards. This might require the "access easement to be acquired" shown on the plans to be moved closer to the existing manhole. The turnaround, paved area, gate and access to the existing sewer must be approved by the Utilities Department. It will be reviewed with the Encroachment Permit application.
28. The tentative map must clearly identify if lots will require pressure regulating valves (more than 80 psi static pressure at meter). The Final Map information sheet must also be annotated with this information.
29. Utilities Engineering provides mapping of private onsite water mains and fire hydrants for the Fire Department and processes the fee collection and meter installation for the fireline. Provide two copies of the approved onsite plans showing private firelines and private fire hydrants. Locations to the Utilities Engineering Division prior to requesting meter sets and commencing service. Refer to section XI.A of the Water System Design Standards for submittal of plans for private fire systems.
30. This parcel is in the High Fire Severity Zone. A fire flow test will be completed at the time of the tie in of the project to the City system. The fire flow must meet the requirement for the project before the project is accepted. The City will perform the fire flow test. The fee to have the test performed must be paid to the Utilities Department prior to the test being performed.

RECREATION AND PARKS

31. Street trees will be required and planted by the developer. Selection will be made from the city's approved master plan list and inspected by the Parks Division. Planting shall be done in accordance with the city *Standards and Specifications for Planting Parkway Trees*. Tree planting location shall be marked by Parks Division Tree Section personnel; contact (707) 543-3422. Copies of the master street tree list and the standards are available at the Parks Division Office (707) 543-3770. This declaration shall be added to the General Notes of the improvement plans.

32. Parks acquisition and/or park development fees shall be paid at the time of building permit issuance. The fee amount shall be determined by the resolution in effect at the time.
33. The irrigation of the street trees and the maintenance of the tree wells and landscaping on Old Redwood Highway shall be the responsibility of the Home Owner's Association. Existing and new landscape improvements along Old Redwood Highway are to be included on the subdivision plans and are to be reviewed and approved by the Recreation and Parks Department.

RECOMMENDATION:

 X Approval with conditions as set forth in this report.

 Denial - Major Reasons:

 Continuance.

Marie Meredith
MARIE MEREDITH
Deputy Director of Community Development - Planning