

# Fountaingrove Inn Hotel Condominiums Tentative Map Time Extension

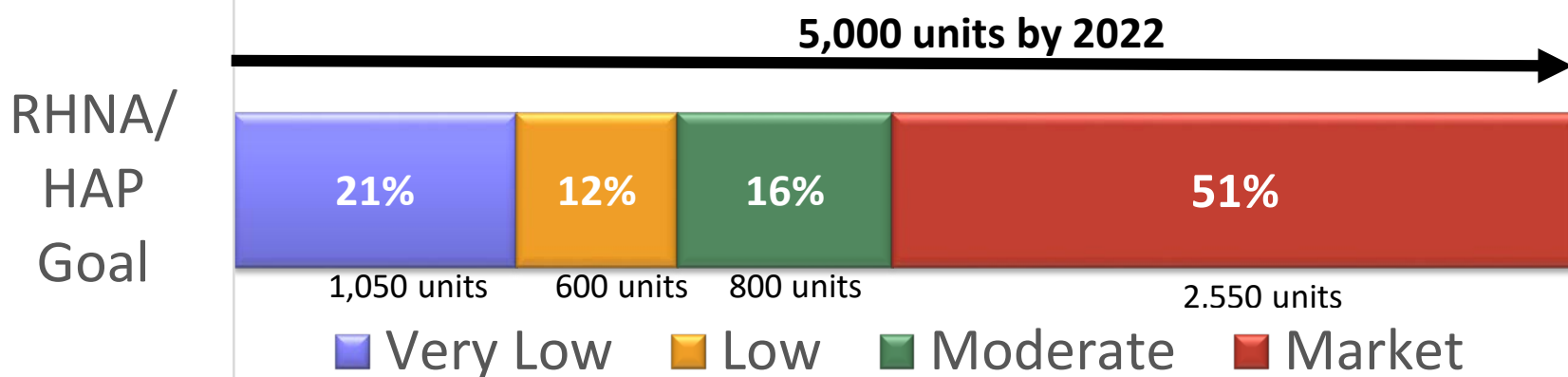
3586 Mendocino Avenue

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Planning and Economic Development

# Housing Action Plan



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

## FG Inn Hotel Condominiums: Total 22 units

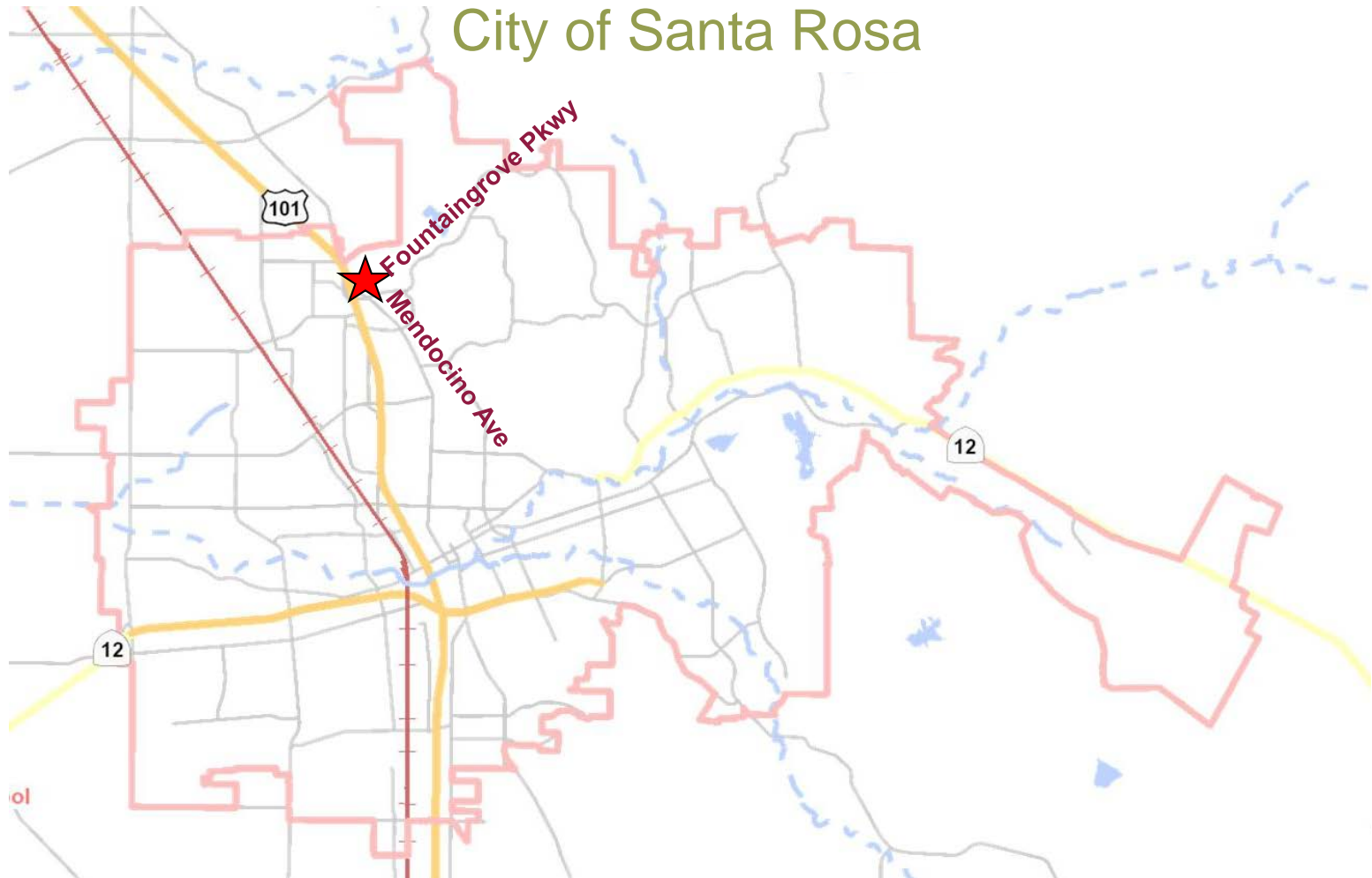
Market Rate:  
22 Units (0.8% of goal)

### Request for:

- One-year Time Extension
- Tentative Map to subdivide 2.84 acres:
  - 1 new 1.1-acre lot with existing building
  - 22 airspace condominiums
  - 1 1.74-acre common parcel
  - Associated infrastructure
- New expiration date: February 9, 2019

# Project Location

## 3586 Mendocino Avenue



# Project Location

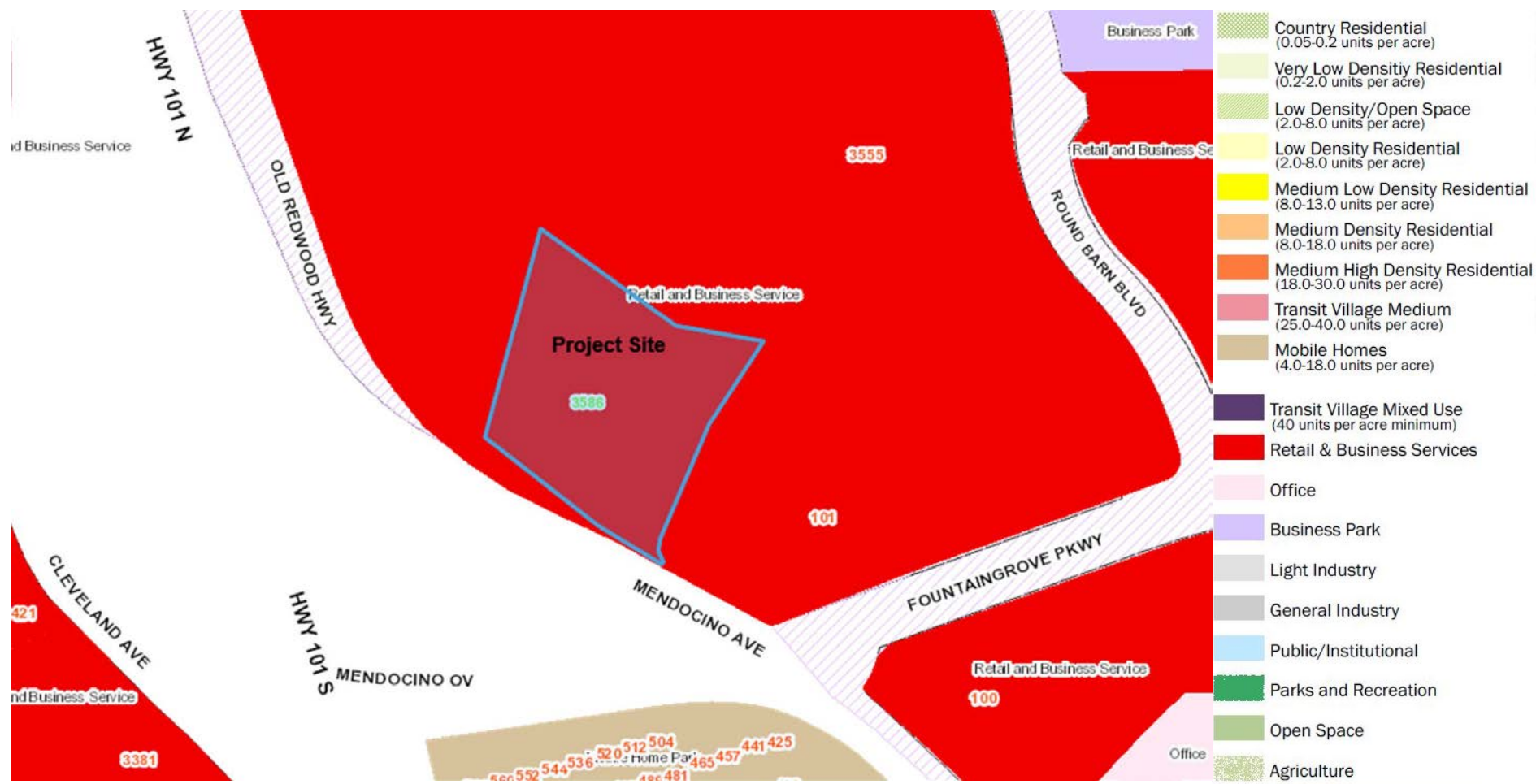
## 3586 Mendocino Avenue





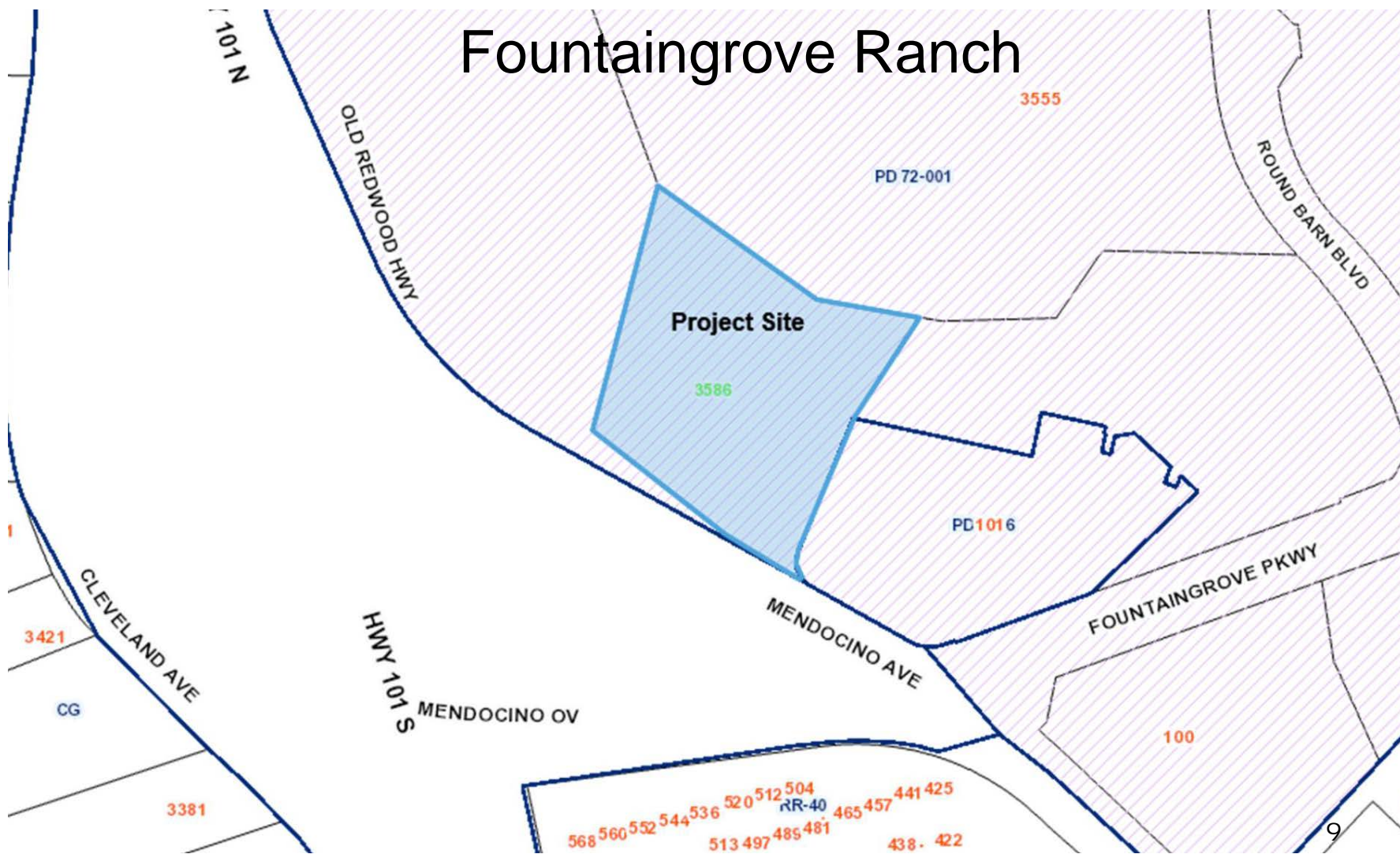
- January 27, 2005 – Planning Commission approves a Conditional Use Permit and Hillside Development Permit for the Fountaingrove Inn Extended Stay Suites and Round Barn Project.
- April 6, 2005; August 16, 2006 – Design Review Board approves preliminary and final design review.
- February 9, 2006 – Planning Commission approves Tentative Map for hotel condominiums.
- September 25, 2008 – Planning Commission approves a one-year Time Extension for the Tentative Map. Several automatic Time Extensions are subsequently granted by the State legislature

- January 7, 2016 and January 24, 2017 – Applications filed for 2 one-year Tentative Map and other project entitlements time extensions. Planning Commission approved Tentative Map time extensions to February 9, 2017 and February 9, 2018.
- January 25, 2018 – Planning and Economic Development receives fourth Tentative Map time extension.
- Should the Planning Commission approve time extension request, the Tentative Map will expire February 9, 2019.

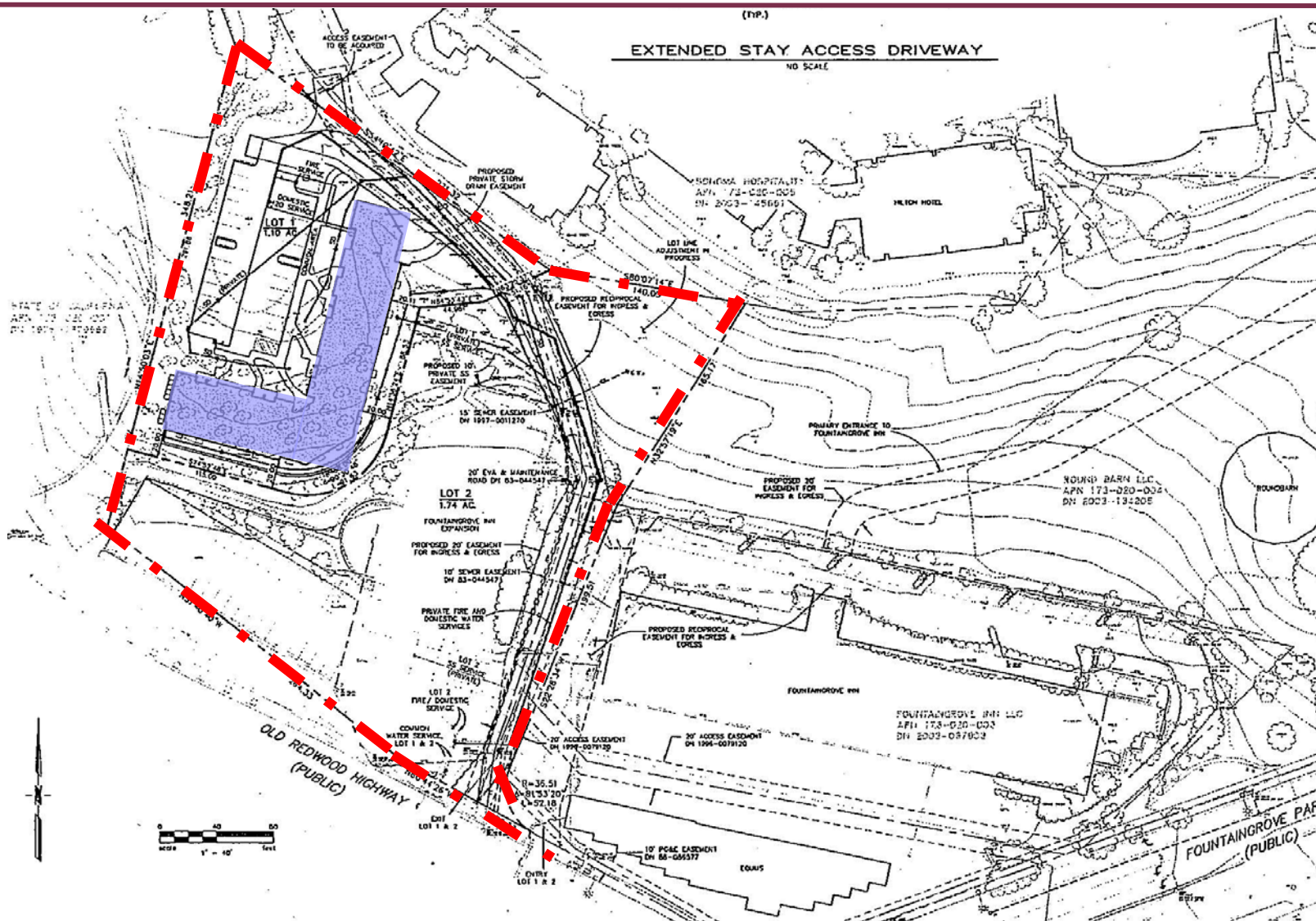




## Fountaingrove Ranch



# Approved Tentative Map



# Environmental Review

## California Environmental Quality Act (CEQA)

- Initial Study/Mitigated Negative Declaration adopted for Extended Stay Suites project on January 27, 2005
- February 9, 2006 - PC found the hotel condominiums project to fit within the scope of the 2005 MND
- No additional environmental review necessary, pursuant to CEQA Guidelines 15162 based on resolution findings, including Engineering Division conditions requiring infrastructure and utility review.



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