

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
October 10, 2019

PROJECT TITLE

Emerald Isle Condominium Project
(formerly the Emerald Isle Assisted Living
Facility Project)

APPLICANT

OSL Properties LLC
Steve McCullagh, applicant representative

ADDRESS/LOCATION

0 Gullane Dr.

PROPERTY OWNER

OSL Santa Rosa Projects LLC Et Al
OSL Santa Rosa Projects LLC Et Al

ASSESSOR'S PARCEL NUMBER

173-670-016
173-670-004

FILE NUMBER

PRJ19-014 (CUP19-019, HDP19-003,
DR19-018, MAJ19-001)

APPLICATION DATE

February 28, 2019

APPLICATION COMPLETION DATE

April 30, 2019

REQUESTED ENTITLEMENTS

Minor Conditional Use Permit
Hillside Development Permit
Tentative Map (Airspace Condominium)

FURTHER ACTIONS REQUIRED

Major Design Review (DR19-018)

PROJECT SITE ZONING

PD 72-001-RC (both parcels)

GENERAL PLAN DESIGNATION

Low Density Residential (both parcels)

PROJECT PLANNER

Andrew Trippel

RECOMMENDATION

Recommend Approval

Agenda Item #10.2
For Planning Commission Meeting of: October 10, 2019

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR CISCO AND MEMBERS OF THE PLANNING
COMMISSION
FROM: ANDREW TRIPPEL, CITY PLANNER
PLANNING & ECONOMIC DEVELOPMENT
SUBJECT: EMERALD ISLE CONDOMINIUM PROJECT

AGENDA ACTION: Resolutions

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, adopt a subsequent Mitigated Negative Declaration consisting of an Initial Study and subsequent Draft Mitigated Negative Declaration with a Mitigation Monitoring and Reporting Program and approve a Tentative Map, a Conditional Use Permit, and a Hillside Development Permit for the Emerald Isle Condominium Project.

EXECUTIVE SUMMARY

Emerald Isle Condominium Project (the Project) proposes an 82-unit multi-family residential condominium development for persons aged 55 years and older to be owned and managed by Oakmont Senior Living LLC. The dwelling units would be allocated among seven residential buildings and the second level of a recreation center. Additionally, the project would consist of recreational amenities, common areas, 210 parking spaces including 95 covered (garage) spaces, and on-site and off-site infrastructure improvements. Approximately 57 percent of the 12.57-acre site would be retained as natural open space (46%) or landscaped area (11%).

BACKGROUND

In 2016, Oakmont Senior Living, LLC filed an application with the City of Santa Rosa to develop the Emerald Isle Assisted Living Facility Project, an assisted living/memory care facility, on this same 12.57-acre site in the Fountaingrove area. The 68,144-square-foot facility would have provided 71 beds within 49 units on 4.14 acres. The remaining 8.03 acres was to be retained as natural open space. Primary vehicular access would have been taken from a driveway connecting to the end of Gullane Drive.

EMERALD ISLE CONDOMINIUM PROJECT

PAGE 3 OF 29

In September 2017, the City of Santa Rosa issued an MND (State Clearinghouse No. 201709207) for the Emerald Isle Assisted Living Facility Project (2017 MND). The Santa Rosa Planning Commission adopted the 2017 MND and approved the project entitlements on November 30, 2017. Subsequent to adoption of the 2017 MND and project entitlements, Oakmont Senior Living withdrew the application. The 2017 MND was never challenged. Pursuant to CEQA Guidelines Section 15096(e), it is presumed to be legally adequate.

The proposed Emerald Isle Condominium project would differ from the Emerald Isle Assisted Living Facility Project in both proposed use and proposed site development. The Project proposes a residential multi-family use that would be restricted to persons aged 55 and older. No additional senior care services would be provided. Site development would be more expansive in order to accommodate the change in use.

1. Project Description

Site Characteristics: The 12.57-acre project site is located in the Fountaingrove area on a small knoll north of Fountaingrove Lake, which is a man-made reservoir fed from the east by Piner Creek. It is at the eastern end of Gullane Drive and consists of two parcels: Assessor's Parcel Number (APN) 173-670-016 and APN 173-670-004 (see Attachment 2 – Location Map). The project site is a small hill with sloping sides that is currently undeveloped. It features tree-covered slopes of native oak and fir descending from a relatively flat center. Site elevations range from approximately 475 to 575 feet above sea level with a majority of the site at 500-565 feet above sea level. It is immediately surrounded by Fountaingrove Golf Course development, specifically Holes 11 (east/northeast), 12 and 13 (west), 16 (southwest), and 17 (south/southeast). A paved golf cart path linking the 12th and 13th holes passes across the western portion of the project site.

Image 1: Project site and surrounding development



(Source: Emerald Isle Condominium Project Subsequent MND, 2019)

There are no existing structures and no paved or unpaved driveways on the project site. The project site was affected by the 2017 Tubbs Fire. Following the fire, trees

within the proposed development area of the project site were inventoried and it was determined that of the 927 trees in the proposed development area (not including hundreds of saplings, mostly oaks 4 inches and greater, located outside the development area), 243 were damaged or destroyed by the fire. After the Tubbs Fire, and in accordance with prior approval by the City of Santa Rosa, 311 trees were removed from the site. Of the 311 trees removed, 143 trees were fire-damaged or dead, and 168 were undamaged but removed with prior approval. Currently, 616 trees remain on-site; 336 are proposed to be removed to accommodate development, with that number including 100 trees which are damaged because of the Tubbs Fire.

A portion of the larger project parcel extends west as Gullane Drive to connect to Thomas Lake Harris Drive. The site is located approximately one mile from the Mendocino Avenue ramp of Highway 101.

Project Description: Proposed development of the 12.57-acre site would include seven residential buildings, a leasing/recreation building with two condominiums above, garages, parking and common areas. The proposed site plan retains many natural features and oak trees that survived the fire. Over 46% of the site would be left as natural open space and 11% would be landscaped area. Approximately 54% of the existing trees on site would be preserved. To mitigate for tree removal, the applicant proposes planting 250 36-inch box trees.

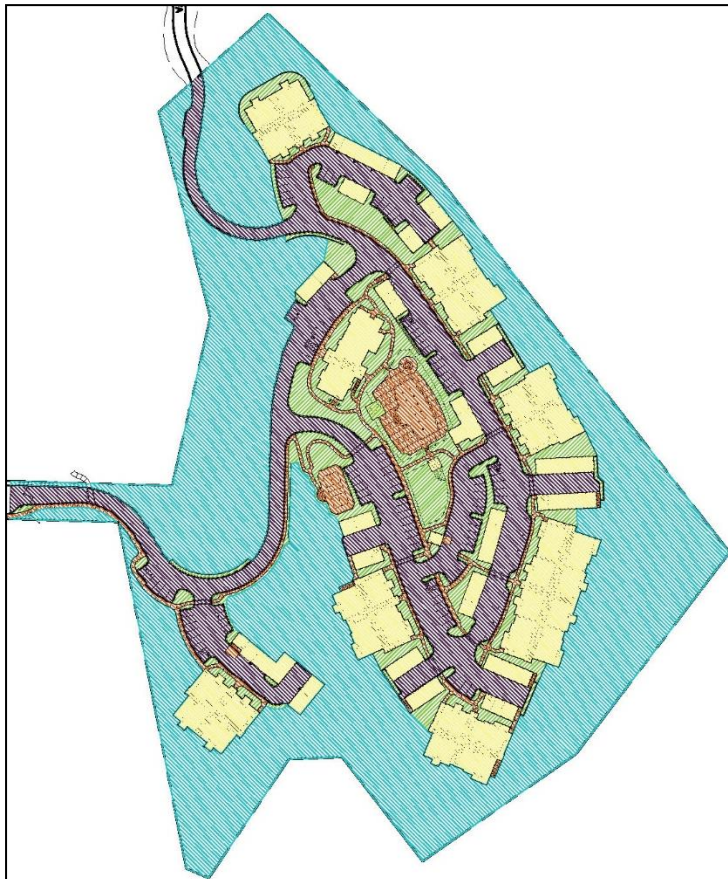


Image 2: Site Development

Portrayed in this image are the following site development data:

Natural Open Space (blue) at 5.82 ac or 46.3% of total site;

Landscape Area (green) at 1.33 ac or 10.6% of site

Parking/Circulation (grey) at 2.27 ac or 18.1% of site;

Sidewalks/Exterior Flatwork (brown) at 0.67 ac or 5.3% of site

Buildings (yellow) at 2.07 ac or 16.5% of site.

Not shown are the existing Gullane Drive area at 0.41 ac or 3.26% of site and EVA road contained within a road easement on adjacent golf course property.

[Source: Land Use and Coverage Plan (Attachment 8, this report)]

EMERALD ISLE CONDOMINIUM PROJECT
PAGE 5 OF 29

The Project proposes 82 condominiums units. It would include a least one private garage for each unit plus additional parking spaces for resident second cars and for guest parking. The overall unit and parking breakdowns are:

| Dwelling Units | | Parking | | |
|----------------|-----------------------------|--------------|------------|------------|
| 1 | 1-bed @ 833 sq. ft. | | Required | Proposed |
| 45 | 2-bed @ 1,160 sq. ft. | Covered | 82 | 95 |
| 36 | 2-bed + den @ 1,433 sq. ft. | Open | 122 | 115 |
| 82 | Total Units | Total | 204 | 210 |

Community amenities would include a swimming pool with spa, a fire pit, a recreation center with exercise rooms and sport courts, and a pet park. All units would have private patios at grade or above-grade balconies. Storage space will be provided for each unit either within their garage or in closets at the balconies. For more information about the project, please see Attachment 5 – Project Description, Attachment 6 – Design Concept, and Attachment 7 – Project Plan Set.

Image 3: Proposed Site Development and Landscape Plan



(Source: Project Plan Set, July 2019)

2. Surrounding Land Uses

North: Golf course; single-family residential development beyond

South: Golf course; Fountaingrove Lake

East: Golf course; single-family residential development beyond

West: Golf course; single-family residential and community care beyond

The project site is surrounded by Fountaingrove Golf Course operated by the Fountaingrove Golf and Athletic Club. Another significant feature is Fountaingrove Lake, which is a man-made reservoir lake fed by Piner Creek.

- North of the site, beyond the golf course, are Skyfarm subdivision and Canyon Oaks, a 96-unit multi-family development.
- Beyond the golf course to the west is The Oaks, a single-family subdivision, and Fountaingrove Lodge, an independent and assisted living care facility.
- The golf course and Fountaingrove Lake comprise the southern and eastern boundaries of the project parcels, with single-family development beyond along Thomas Lake Harris Drive.
- Nagasawa Park and Fountaingrove Lake are south/southeast of the site, and Oakmont of Varenna retirement community, which includes a community care component, is also located approximately 1,700 feet southeast of the project site.
- To the east beyond the golf course are Lake Pointe Estates, Lake Pointe at Fountaingrove, and Fairway Isle subdivisions and Fountaingrove Golf Club.

As a result of the Tubbs Fire in October of 2017, the majority of the single- and multi-family residential structures to the north, east, and west of the project site were destroyed. Canyon Oaks, which was then a construction site, and the Fountaingrove Lodge facility were not substantially affected.

3. Existing Land Use – Project Site

The project site is undeveloped and populated with native oak and fir trees. The site is relatively level in the center and characterized by steep, wooded slopes extending toward the parcel boundaries. There are approximately 927 trees within the proposed development area of the site. No wetlands or watercourses have been identified on the site and stormwater follows natural overland flow toward the golf course and Fountaingrove Lake. With the exception of fire-damaged trees, it does not appear that the Tubbs Fire significantly affected project site conditions.

4. Project History

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| January 9, 2019 | A Neighborhood Meeting was hosted by City Planning staff to introduce neighbors to the project and gather feedback from the public. Approximately 20 people attended the meeting. |
| February 28, 2019 | Project applications for a Tentative Map, Conditional Use Permit, Hillside Development Permit, and Design Review were submitted for the 82-unit Emerald Isle Condominiums. |
| March 26, 2019 | A Notice of Incomplete Application was prepared and issued to the applicant. |

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| March 27, 2019 | A Notice of Application was distributed to owners of properties located within 400 feet of the proposed project to inform them of the project applications and to gather feedback. |
| April 30, 2019 | A Notice of Complete Application was prepared and issued to the applicant. |
| June 7, 2019 | A Notification of Project Issues was prepared and issued to the applicant. |
| June 18, 2019 | The applicant's response to the Notification of Project Issues was received. During the resubmittal meeting, City staff consulted with the applicant regarding the provision of on-site affordable housing. Pursuant to Ordinance No. 3526, the applicant has opted to pay fees to the City in lieu of providing on-site affordable units. |
| September 9, 2019 | Following completion of an Initial Study on September 9, 2019, a Notice of Intent to Adopt a Subsequent Mitigated Negative Declaration and Notice of Public Hearing was distributed to current occupants and absentee property owners located within 600 feet of the proposed project. The public review period for the Initial Study/Draft Subsequent Mitigated Negative Declaration (IS/Subsequent MND) began on September 9, 2019, and ends on October 8, 2019. |

PRIOR CITY COUNCIL REVIEW

On September 8, 1998, the Council passed Resolution No. 23688, which, among other things, found density transfers within the Fountaingrove Ranch Policy Statement to be consistent with the City's General Plan. For more information about how a density transfer affects this project, please see the General Plan analysis in the next section.

ANALYSIS

1. General Plan

The site is designated Low Density Residential (2.0 to 8.0 units per acre) on the General Plan Land Use Diagram. While the Low Density Residential designation typically relates to detached single-family homes, attached single-family and multi-family residential development is permitted. A total of 82 residential units are proposed on the 12.57-acre project site. The density of the proposed project is 6.5 dwelling units/acre, which is within the General Plan objective criteria for Low Density land uses.

In accordance with Fountaingrove Ranch Planned Community District PD 72-001, Section VII.C, on February 11, 2016, Planning Commission approved Resolution No. 11749, granting a Conditional Use Permit for the Canyon Oaks multi-family residential project at 4611 Thomas Lake Harris Drive. The approval included a

density transfer of 18 units of residential density from the Emerald Isle parcels to the Canyon Oaks parcel. Although the Low Density Residential land use designation in the General Plan would permit development of 100 units on the 12.57-acre project parcels, the Canyon Oaks density transfer caps the number of allowable units at 82. A variety of policies set forth in the land use, housing, open space and conservation and growth management elements of the General Plan favor infill residential development in order to confine growth, to the maximum extent possible, within the identified urban boundary. The General Plan's land use diagram is not parcel specific, and so it contributes to policies of the General Plan favoring infill residential growth. The following General Plan goals and policies are applicable to the proposed project:

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| LUL-F | Maintain a diversity of neighborhoods and varied housing stock to satisfy a wide range of needs. |
| LUL-F-3 | Maintain a balance of various housing types in each neighborhood and ensure that new development does not result in undue concentration of a single housing type in any one neighborhood. |
| UD-A | Preserve and enhance Santa Rosa's scenic character, including its natural waterways, hillsides, and distinctive districts. |
| UD-F-2 | Protect natural topographic features such as hillsides, ridgelines and mature trees and stands of trees. Minimize grading of natural contours in new development. |
| UD-H | Design hillside development to be sensitive to existing terrain, views, and significant natural landforms or features |
| UD-H-1 | Minimize the visual prominence of hillside development by taking advantage of existing site features for screening, such as tree clusters, depressions in topography, setback hillside plateau areas, and other natural features. |
| UD-H-4 | Avoid large areas of flat pads in hillside areas. Instead, building forms should be "stepped" to conform to site topography. |
| UD-H-5 | Allow creative lot layouts such as clustering, flexible setbacks, or flag lots if such approaches help to preserve contours and other natural features. |
| UD-H-6 | Minimize vegetation removal in hillside areas and preserve large trees that partially screen development or help blend new development into views. |
| OSC-E | Conserve significant vegetation and trees. |
| OSC-E-2 | Preserve and regenerate native oak trees. |
| OSC-H-4 | Require incorporation of native plants into landscape plans for new |

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| | development, where appropriate and feasible, especially in areas adjacent to open space areas or along waterways. |
| PSF-A-15 | Require the provision of private play space and/or recreation centers for children, families, and older adults in small lot subdivisions, multifamily developments, and gated communities, on each lot or in common open space areas as part of the development project. |

The project implements many General Plan goals and policies in that it proposes a well-designed, residential multifamily development that respects the unique topography and ecology of the space. All required parking will be provided on-site. The area of Fountaingrove that includes the project site is developed in a cluster residential fashion and includes a wide variety of housing types such as attached and detached single-family residential and multi-family apartments. The project reflects surrounding development patterns and increases the diversity of housing options available in the City.

Development has been concentrated onto the portions of the project parcel with the lowest degree of slope and lowest density of vegetation. The buildings are proposed to step up with the existing terrain (see Attachment 10 – Slope Analysis with Site Plan). Approximately 57% of the overall site would be natural or landscaped open area, which is reflective of the unusual shape of the site, its unique location, and the significant existing tree cover on the slopes of the site. The locations of the buildings and associated parking and circulation improvements help to screen proposed development from existing adjacent residential uses.

All trees that are removed that are not fire-damaged will be replaced pursuant to Title 17 of the City Code. The project's landscaping, in addition to the preservation of oak trees throughout the project site, will soften views of the project parcel from Thomas Lake Harris Drive and surrounding properties as well as provide a level of privacy to future residents of the development.

2. Zoning

North: Fountaingrove Ranch Planned Community

South: Fountaingrove Ranch Planned Community

East: Fountaingrove Ranch Planned Community

West: Fountaingrove Ranch Planned Community

Since 1972, the area surrounding the project site has been zoned Planned Community (PC), and later Planned Development (PD), based on a development plan and policy statement for what was then a 1,970-acre ranch property. The Fountaingrove Ranch Planned Community District (PD 72-001) was amended in 1981 to apply to 1,250 acres of the 1,970 acres in the district, and subsequently amended in 1992 to rezone 105 acres from Campus Industrial to Cluster Residential land use. PD 72-001 identifies the project site for Cluster Residential land use (though the project site was not part of the 1992 amendment). The intent of this land use is to create and enhance areas for a range of residential uses. The Cluster Residential development strategy was invoked when development density was transferred from the project parcels to the Canyon Oaks parcel in 2016 as described

in the General Plan analysis section of this report.

Airspace condominiums require Tentative Map approval; therefore, the project is subject to regulations contained in City Code [Chapter 19-24 – Tentative Map Procedures](#). In the Fountaingrove Ranch Planned Community District, all uses require Use Permit approval by Community Development staff (PD 72-001, Section VII.B). Under the current Zoning Code, such Use Permit requirements are met through a Minor Conditional Use Permit reviewed by the Zoning Administrator at a public meeting. Because this project has entitlements requiring review by Planning Commission, PED departmental policy is to elevate Minor Conditional Use Permit review to the Planning Commission for simultaneous review with other required entitlements. For projects on sites exceeding 10 percent slope, a Hillside Development Permit is required to ensure that a project is designed in accordance with the standards set forth in [Chapter 20-32 – Hillside Development Standards](#). Staff responses to required findings for the Tentative Map, Minor Conditional Use Permit, and Hillside Development Permit are provided in APPENDIX A: Required Findings for Discretionary Permits and Staff Analysis.

Tentative Map: The project proposes 82 airspace condominiums (see Attachment 9 – Tentative Map Plan Set) for which an approved Tentative Map is required. PD72-001 allows condominiums pursuant to City of Santa Rosa Standards and requires that a homeowners association for each condominium residential development be formed (PD72-001, Section V.B.1.c). Pursuant to Engineering Development Services Exhibit A (Exhibit A), the formation of a Homeowner's Association, responsible for ownership and maintenance of common area and common site improvements, is required for this subdivision, and approved CC&R's shall be recorded contemporaneously with the Final Map.

Conditional Use Permit: PD 72-001 requires Use Permit review to consider the following criteria: (1) Building design, including solar/energy conservation features; (2) Site design/landscaping design concepts, including solar/energy conservation features; (3) Streetscape concept; (4) Building massing, coverage, height and setbacks; (5) Screening of parking, storage, utility, and mechanical equipment; and (6) Off-street parking (see Attachment 4 – Planned Development 72-001).

1. **Building Design** - The exterior architectural style of the buildings draws from the "Bungalow", "Craftsman" or "Arts & Crafts" architectural style, which incorporates low pitched gable roofs with generous overhangs, exterior walls featuring wood shingles and horizontal and vertical wood siding, stucco and natural stone facing. The building entrances combine heavy timber truss framing along with stone accents. Windows reflect the pane divisions normally found with this architectural style. Stucco colors are generally cool tones intended to compliment warm-tone wood framing and the natural surroundings. The buildings are required to comply with California's Title 24 energy code. High performance low E windows, optimum insulation levels and efficient HVAC and water heating systems would enhance energy savings and comfort.

2. **Site design/landscaping design concepts** - The proposed project seeks to respect natural features of the site by preserving trees and leaving approximately 46% of the site undisturbed. The developed portion incorporates two-three story buildings that step down the hillside. Building are generally oriented such that approximately 50% of units benefit from passive solar heating or solar shading depending on time of year.

Landscaping is designed to provide a suitable and enhanced living environment with connectivity to the neighborhood. It seeks to integrate the project into the surrounding hillsides by utilizing the native species found in the adjoining preserved oak woodlands surrounding the golf course and with the addition of native Oak and Fir plantings at the perimeter of the project (see Attachment 12 – Arborist Report and Attachment 13 – Tree Removal Mitigation Summary). Existing oaks preserved along the perimeter of the project, along with the planting of Valley Oaks and Big Leaf Maples as parking area trees would create a canopy of foliage in scale with the building architecture. Existing natural outcroppings of rock would be preserved in several areas of the site.

3. **Streetscape concept** – Within this gated community, all roadways would be private streets, including Gullane Drive from Thomas Lake Harris Drive to the golf course edge. The project site is defined by courtyards, patios and walking paths surrounding the buildings. The courtyards, swimming/aerobics pool, sport courts, patios and walkways allow residents outdoor areas for exercise and relaxation, while maintaining the resident views and visual connections amongst neighbors.
4. **Building massing, coverage, height and setbacks** – To avoid significant building masses, the 82 units are divided between eight buildings. Building setbacks from property lines range from 20-108 feet. Buildings 2-6 and the Recreation Center, which contain 76% of all units, are oriented toward the center of the site. Each of the residential buildings, including Buildings 1 and 7, is stepped into sloped areas such that the building entry is a 2-story height and the opposite side of the building is three-story. By focusing development on the flattest portions of the site and stepping buildings into sloped areas, the project achieves a maximum building height of 41.5 feet. Because development is limited to the flattest portions of the site, more than 57% of the project site will remain undisturbed natural open space or landscaped area. The units are each provided with either balconies or patios ranging from 98 to 138 sq. ft., and the balconies, patios, entries and accent materials articulate building facades and increase visual interest.
5. **Screening of parking, storage, utility, and mechanical equipment** - Garage architectural design is derived from the architectural design of the main buildings in terms of materials, detailing, roof materials and colors. Parking spaces in small quantities are situated throughout the site, close to the units, and are positioned or screened so that headlights do not shine into living areas. Shrubs and trees are placed so as not to provide hiding places. Dumpsters for trash and recycling would be shielded within architecturally

compatible enclosures strategically located throughout the site for convenience of use, yet far enough away to minimize problems with odors. Utility and mechanical equipment would be shielded within architecturally compatible enclosures.

6. **Off-street parking** – Proposed includes 95 garage parking spaces and 115 open parking spaces. All required parking is contained on-site.

Hillside Development Permit. [Chapter 20-32](#) requires a Hillside Development Permit for any proposed development taking place on portions of a site with a slope of 10% or greater. The Planning Commission is the stated review authority for hillside projects other than single-family dwellings. In granting a Hillside Development Permit, the Planning Commission must find that the site plan minimizes alteration of topography and drainage on slopes of 10% or more, is graded to respect natural features, and avoids development that cuts into hillsides in a visually prominent way.

The proposed project site is a small knoll with a relatively flat center/top area. Site elevations range from approximately 475 to 575 feet above sea level with a majority of the site at 500-565 feet above sea level. No portion of the project site is identified as a “ridge” on the General Plan Ridgeline exhibit, and because the site is surrounded by valley-like depressions, it is not visible from Santa Rosa valley floor locations. As a result, proposed development would not interrupt the view of the skyline from a major public viewpoint. When viewed from close proximity, much of the project is framed by higher background hillsides and covered with trees that would be retained.

Site design would minimize alterations to topography, drainage patterns, and vegetation on those portions of the site with slope of 10 percent or more by dispersing buildings and on-site improvements throughout the developable area. Overall, 57% of the site will be natural or landscaped open area. This is reflective of the unusual shape of the site, its unique location, and the significant existing tree cover on the slopes of the site.

A slope analysis with site plan overlayed was submitted. Because such a large percentage of the site will remain undisturbed, the average slope of that portion of the site that will be disturbed for development is 18.08%, with 18% of the land having an existing slope of 10% or less; 64% having a slope of between 10% and 25%, and the remaining 18% having slopes exceeding 25%. A detailed visual analysis consisting of computer simulations of the project and rendered landscape and architectural views was also included with the submittal.

A preliminary geotechnical report was submitted and reviewed by Building Department which noted that the project proposes numerous retaining walls to minimize the grading downslope of the buildings. The project Exhibit A requires that the applicant provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.

The proposed site design conforms to Hillside Development standards required

building setbacks. During the Planning review process, the applicant acted on a Planning staff recommendation to modify rooflines to reduce building silhouettes. The applicant responded to this request and provided a revised visual analysis that compares originally proposed rooflines with reduced rooflines on most buildings. Staff finds that the roof height modifications result in building designs with a horizontal visual orientation that better conform to the natural features of the site. In combination with wood shingles, horizontal and vertical wood siding, stucco and natural stone facing on building exterior walls, as well as stucco colors that are generally cool tones, development emerges from the site to be surrounded by existing trees, rock outcroppings, and natural vegetation.

Access to the site would be limited to a single private drive, and internal private drives provide circulation throughout the site. An additional Emergency Vehicle Access (EVA) road would connect the site to Thomas Lake Harris Drive through golf course property. By conforming to existing natural contours, the finished grade of the private drives and EVA road does not exceed 15 percent. Drainage from roadways is managed on-site or directed in a controlled manner to drainage facilities wherever feasible.

The project would include a stormwater collection system that collects overland flow entering the site and conveys drainage out to Thomas Lake Harris Drive, consistent with the existing hydrologic pattern. On-site stormwater would be collected and treated via Best Management Practices pursuant to the City of Santa Rosa Low Impact Design Manual.

Image 5: Building 2 front and rear elevations illustrating roofline changes.



(Source: Emerald Isle Project Plan Set, July 2019)

3. Design Guidelines

The following is a summary of the most appropriate City of Santa Rosa Design Goals and Guidelines which apply to the proposed project. In accordance with PD 72-001, Section VII.B and with Zoning Code [Section 20-52.030.C](#), Major Design Review before the Design Review Board is required for this project with more than 10,000 sq. ft. of proposed development.

Neighborhood Design

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| 1.1 I D | To promote neighborhoods that feature a variety of housing types (both single-family and multiple-family) as well as a variety of price ranges. |
| 1.1 II A 5 | Incorporate a range of residential densities and price ranges within a neighborhood. <i>While remaining consistent with General Plan density requirements, providing a range of housing opportunities supports affordable housing goals as well as creating more interesting neighborhoods.</i> |
| 3.2 II F 1 | Incorporate common open spaces into a site plan as a primary design feature. <i>The open spaces should not be remnant spaces or space left over after the buildings are placed on the site.</i> |
| 3.2 II F 2 | Provide common useable open space for all multiple-family projects with 10 or more units. |
| 3.2 II F 5 | Create a sense of enclosure for the common open space, for example with the dwellings that the space serves and/or with low walls or fences, and/or with landscaping such as hedges or trees. The common space should have a parking area bordering no more than one side of the space. A common space should be visible by as many of the dwellings it serves as possible. <i>Residents are more likely to respect and protect a common space when the perception is that it “belongs” to them.</i> |
| 3.2 II G 1 | Provide each unit with a minimum of 40 square feet of semi-private open space directly adjacent to the unit. It is not intended for the space to have a privacy (6 foot) wall. The intent is to provide a balcony on units above the ground level and a small patio area on the ground level. |
| 3.2 II G 2 | These semi-private spaces should feature an open rail, low wall, or hedge or other element that defines the space but permits the resident to have a presence on the street or open space. |

Building Design

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| 3.2 I B | To provide a quality living environment. |
| 3.2 II A 2 | Integrate new development carefully into existing neighborhoods. |
| 3.2 II E 2 | Locate parking areas such that the walk from parking to the dwellings is short and direct. |
| 3.2 III A 1 | Break up the mass of larger structures with articulation of the form, use of color and the use of multiple materials, including: horizontal wood, cement fiber and composite siding, vertical wood siding, stucco, wood shingles, real and cultured masonry. |

| | |
|-------------|---|
| 3.2 III A 4 | Avoid dressing up fronts of building with higher quality materials and switching to less expensive siding material on the sides and back. Design all four sides of buildings. |
| 3.2 III C 1 | Incorporate features such as balconies, cantilevers, dormers, bay windows, patios, entries, accent materials, etc. to provide articulation and interest. |
| 3.2 III C 2 | Avoid buildings with a massive appearance. Divide buildings into segments that break down the scale. |
| 3.2 III E 2 | Locate garages or carports so as to minimize their impact from the public street. The main buildings should be the dominant visual statement along the public streetscape. |
| 4.1 II 6 | Select landscape materials and plants that are appropriate in scale and function to the locations in which they are placed. |
| 4.1 II 10 | Select planting materials that are appropriate for local climatic conditions and historic continuity. |

Hillside Considerations

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| 4.5.2.B.2 | Avoid grading to create benched or terraced hillside sites. Grading on sloping terrain for the purpose of accommodating houses designed for flat land conditions will not be a basis for an acceptable hillside site plan. |
| 4.5.2.C.2 | Place buildings to take advantage of existing vegetation in the foreground and in the background. |
| 4.5.2.E.1 | Utilize landscaping to screen structures from the downhill direction. This is particularly important when tall pony walls occur on the downhill side. |

4. Neighborhood Comments

Comments and concerns received from Neighborhood Meeting participants and in response to required project noticings are summarized below. All public comments received are provided in Attachment 17 – Public comments through September 30, 2019, and staff responses to public comments and concerns are available in APPENDIX B: Staff Responses to Public Comments.

Emergency evacuation concerns

- Evacuation from the area was difficult during 2017 fire. Adding more people would make it even more challenging.
- General questions about fire precautions that would be taken – fire sprinklers, automated/manual EVA gates, grading of EVA road – were raised.

Traffic congestion concerns

- Development would increase traffic congestion in area, especially during

evacuation.

- The project lacks sufficient parking for the number of residents and guests.

Allowable density and subdivision concerns

- Residents assert that property was planned for 10-12 units in cluster development.
- Concerns that condominium development is not appropriate or allowed.

Environmental concerns

- Parking areas would be too big and visible from off-site locations.
- The project will result in drainage issues.
- Concerns about tree removal were expressed.

Aesthetic concerns

- Existing views would be negatively affected by development.
- Existing golf course views would be negatively affected by EVA road.
- Building height and pitched roof design is not appropriate or desirable.
- Concerns were expressed about overlighting of the project area.

Golf course and associated concerns

- Balls may bounce off EVA road into yards of The Oaks development.
- EVA road may require a redesign of #11 green area and bunker.
- Implementation of EVA road would mean that four Redwood trees are removed.
- EVA road may exacerbate an on-going drainage issue between golf course and The Oaks.
- A fence is needed between the project and golf course to prevent people and pets from wandering onto golf course—and to prevent children from chasing golf balls.

5. Public Improvements/On-Site Improvements

The project would be accessed via Gullane Drive, which is an improved private drive extending from its point of connection with Thomas Lake Harris Drive to the edge of the western edge of the Fountaingrove Golf Course. The 24-foot wide private drive would meander with existing land contours upward with a slope not exceeding 15% to provide access to Building 7 and then complete a circular path that would offer access to Buildings 1-6, as well as the Recreation Center and other community amenities. Other proposed on-site improvements would include vehicle and bicycle parking areas, walking paths, and an EVA road extending north from the project site to Thomas Lake Harris Drive at a point near the Canyon Oaks apartments entrance. Additional on-site improvements would include landscaping with native trees and plants, retaining walls at necessary locations, and bioretention areas to contain post-development storm water in compliance with the City's Low Impact Design Manual.

FISCAL IMPACT

Approval of this action does not have a fiscal impact on the General Fund.

ENVIRONMENTAL IMPACT

In September 2017, the City of Santa Rosa issued an MND (State Clearinghouse No. 201709207) for the Emerald Isle Assisted Living Facility Project (2017 MND). The Santa Rosa Planning Commission adopted the 2017 MND and approved the project entitlements on November 30, 2017. Subsequent to adoption of the 2017 MND and project entitlements, Oakmont Senior Living withdrew the application. The 2017 MND was never challenged. Pursuant to CEQA Guidelines Section 15096(e), it is presumed to be legally adequate.

A subsequent Initial Study was prepared in compliance with the California Environmental Quality Act (CEQA). The proposed project would result in potentially significant impacts in: Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Noise, Transportation, and Tribal Cultural Resources. The project impacts would be mitigated to a less-than-significant level through implementation of recommended mitigation measures contained the Mitigation Monitoring and Reporting Program prepared for the project, which identifies the timing of, and the agency or agencies responsible for, enforcement and monitoring of each mitigation measure to be implemented to reduce potentially significant impacts to less than significant levels, or through compliance with existing Municipal Code requirements or City standards. A Notice of Intent to adopt a Mitigated Negative Declaration was posted with the California State Clearing House and the Sonoma County Clerk's Office, initiating a thirty-day public comment period beginning September 9, 2019, and ending October 8, 2019.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

The project was noticed as a Public Hearing per the requirements of Chapter 20-66 of the City Code. Notification of this public hearing was provided by posting an on-site sign, publishing notice in a newspaper of general circulation, mailed notice to surrounding property owners, electronic notice to parties that had expressed interest in projects taking place in this geographic area of Santa Rosa, and bulletin board postings at City Hall and on the City website.

ISSUES

There are no unresolved issues remaining with the project.

ATTACHMENTS

- Attachment 1 Disclosure Form
 - Attachment 2 Location and Neighborhood Context Map
 - Attachment 3 Subsequent Mitigated Negative Declaration for Emerald Isle Condominium Project (formerly known as the Emerald Isle Assisted Living Facility Project) prepared by FirstCarbon Solutions and submitted on September 9, 2019
 - Attachment 4 Fountaingrove Ranch Planned Community District Policy Statement, PD 72-001, adopted per Ordinance No. 2196, September, 1981, and as amended per Ordinance No. 1546 dated January 25, 1972, and as amended per Ordinance No. 2955 dated May 26, 1992
 - Attachment 5 Project Description (revised) dated received by the City on March 13, 2019
 - Attachment 6 Design Concept dated received by the City on February 28, 2019 with Addendum
 - Attachment 7 Project Plan Set (revised) dated received by the City on July 1, 2019
 - Attachment 8 Land Use and Coverage Plan dated received by the City on February 28, 2019
 - Attachment 9 Tentative Map Plan Set (revised) dated received by the City on July 1, 2019
 - Attachment 10 Slope Analysis with Site Plan received by the City on July 1, 2019
 - Attachment 11 Visual Analysis (revised) dated received by the City on July 1, 2019
 - Attachment 12 Arborist Report dated received August 20, 2019
 - Attachment 13 Tree Removal Mitigation Summary dated February 25, 2019
 - Attachment 14 Traffic Study prepared by W-Trans dated August 30, 2019, dated received by the City on August 30, 2019
 - Attachment 15 Fire Hazard Assessment dated received February 28, 2019
 - Attachment 16 Emergency Preparedness and Evacuation Guidelines dated received September 30, 2019
 - Attachment 17 Public comments received through September 30, 2019
- Resolution 1 with Exhibit (Subsequent Mitigated Negative Declaration with MMRP)
- Resolution 2 with Exhibits (DAC and MMRP)
- Resolution 3
- Resolution 4

CONTACT

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APPENDIX A: Required Findings for Discretionary Permits and Staff Analysis

TENTATIVE MAP. Decisions are based on the four discretionary standards found in [Section 19-24.080\(A-D\)](#). Below is staff analysis of the Project's compliance with applicable Tentative Map standards.

- A. *That the proposed map is consistent with the general plan and any applicable specific plans as specified in Government Code Sections 65451 and 66474.5.*

Staff Response: The project site is designated Low Density Residential by the General Plan, which allows residential multifamily development at a density of 2-8 dwelling units per acre. The proposed project density is 6 units per gross acre, which is consistent with the General Plan. The project site is not located within any specific plan boundary;

- B. *That the proposed subdivision meets the housing needs of the City and that the public service needs of the subdivision's residents are within the available fiscal and environmental resources of the City.*

Staff Response: Compliance with the City's Housing Allocation Plan (HAP) (City Code, [Chapter 21-02](#)) is required, and the Project as proposed is not eligible for exemptions described in [§21-02.080](#). In accordance with HAP, all residential developments shall pay a housing impact fee [\[§21-02.050\(A\)\]](#). Developers of projects of 70 or more dwelling units are required to consider providing allocated units physically situated within and part of the development [\[§21-02.050\(B\)\]](#). Planning staff and the developer discussed including allocated units on the project site; however, the developer prefers the project as proposed.

City Staff has reviewed the project plans and determined that there is adequate water and sewer capacity. The site will be developed in compliance with the City's Standard Urban Stormwater Mitigation Plan (SUSMP);

- C. *That the design of the proposed subdivision has, to the extent feasible, provided for future passive or natural heating or cooling opportunities.*

Staff Response: All structures have been designed with sufficient windows to allow the inflow of sunlight for natural heating and airflow for natural cooling. Numerous larger tree species would be retained throughout the site, with more than 280 new trees proposed, to provide shade and cooling opportunities. The project site is surrounded by open spaces and is adjacent to Fountaingrove Lake, both of which may contribute to natural cooling of surrounding ambient air.

- D. *That the proposed subdivision would not discharge waste into the City's sewer system that would result in violation of the requirements prescribed by the California Regional Water Quality Control Board. (Ord. 3396 § 1, 1998; Ord. 2622 § 1, 1987)*

Staff Response: The project has been reviewed by City Staff and was found to be in compliance with all City Utilities and Infrastructure. The project is required to implement permanent storm water Best Management Practices (BMP) in accordance with the City's Low Impact Development Technical Design Manual. Implementation of BMPs ensures compliance with the North Coast Regional

Water Quality Control Board's NPDES Municipal Separate Storm Sewer Systems (MS4) Permit requiring Governing Agencies to implement a myriad of programs to prevent pollution, improve and protect storm water quality, reduce storm water runoff, and enhance the ecologic vitality of local creeks and waterways.

CONDITIONAL USE PERMIT. Pursuant to [Section 20-52.050. F](#), the review authority may approve a Conditional Use Permit or Minor Conditional Use Permit only after first finding all of the following:

1. *The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code.*

Staff Response: The proposed use, multi-family residential at a density of 6.5 units per acre, is allowed within the PC-CR (Planned Community-Cluster Residential) district as regulated by Fountaingrove Ranch Planned Community Policy Statement and Development Plan PD72-001 and complies with all other applicable provisions of this Zoning Code and the City Code in that the Cluster Residential district allows densities up to 8 units per acre;

2. *The proposed use is consistent with the General Plan and any applicable specific plan.*

Staff Response: The site is designated Low Density Residential (2.0 to 8.0 units per acre) and the project proposed density is 6.5 dwelling units/acre. The project as designed would maintain neighborhood diversity and varied housing stock to satisfy a wide range of needs (Goal LUL-F), as well as maintain a balance of various housing types and ensure that new development does not result in undue concentration of a single housing type in any one neighborhood (Policy LUL-F-3) and providing a variety of housing types throughout the City (Policy H-A-1), and the project would further the goals and policies of the General Plan by designing hillside development to be sensitive to existing terrain and views (Goal UD-H) and minimizing vegetation removal in hillside areas and preserve large trees that partially screen development or help blend new development into views, and conserving significant vegetation and trees (Goal OSC-E);

3. *The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity.*

Staff Response: The proposed project is consistent with the Fountaingrove Ranch Planned Community District development plan which envisions cluster residential development in this area which would include single-family attached and detached units on small lots as well as multi-family dwellings and project approval is subject to the City's hillside development and design standards;

4. *The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints.*

Staff Response: The project complies with General Plan objective criteria for land use and density, as well as all site development and use standards contained in applicable Planned Development and Zoning Code regulations. It is located in a developed area with access to City services and has been reviewed

by City staff and conditioned to include improvements as necessary to support the project and its associated uses. The project design incorporates a dedicated Emergency Vehicle Access roadway that would provide an alternative route to Thomas Lake Harris Drive in the event of an emergency, and the project would implement a Defensible Space Plan consisting of four zones in which vegetation would be modified to prevent the rapid transmission of fire(s) from wildland to structures or from structures to wildland.

5. *Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.*

Staff Response: The proposed project is located within an area zoned for residential uses and through working with neighbors and staff, the applicant has revised the proposed project to minimize impacts to its proposed tenants as well as surrounding businesses and residences. The applicant has prepared a Fire Hazard Assessment (Attachment 15), which has informed development of an Emergency Preparedness and Evacuation Plan (Attachment 16). The Emergency Preparedness and Evacuation Plan would provide emergency contact information to residents, collect emergency contact information from residents, establish protocols for communication in the event of an emergency, and includes roadway emergency evacuation routes to locations outside the Fountaingrove area has been submitted, and the project has been conditioned to require installation of an emergency generator to provide sufficient power to light the recreation center and outdoor common area emergency lighting for up to 12 hours; and

6. *The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).*

Staff Response: An Initial Study was prepared, which resulted in the adoption of a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for the project.

HILLSIDE DEVELOPMENT PERMIT. Pursuant to [Section 20-32.060.F](#), the review authority may approve, conditionally approve, or disapprove a Hillside Development Permit application, and shall record the decision and the findings upon which the decision is based. The review authority may approve the permit only after first finding that:

- A. *Site planning minimizes the visual prominence of hillside development associated with the proposed Project by taking advantage of existing site features for screening, including tree clusters, depressions in topography, setback hillside plateau areas, and other natural features.*

Staff Response: Residential and accessory structures proposed for the Project are clustered closer to the center of the site, with taller, more prominent buildings generally oriented parallel to the contours of the site and situated such that

nearly 46 percent of the site remains undisturbed and approximately 54% of the existing trees will be preserved and protected.

- B. Site development minimizes alteration of topography, drainage patterns, and vegetation on land with slopes of 10 percent or more.*

Staff Response: Recreation and community amenities areas and a majority of site circulation and parking are located on the flattest portion of the site with residential buildings located in relationship to site topography and stepped down to conform to the topography of individual building locations.

- C. Site development does not alter slopes of 25% or more, except in compliance with Section 20-32.020.B (Applicability-Limitations on hillside development).*

Staff Response: To the extent feasible, all ground disturbance avoids areas with high slope and no ground disturbance is proposed for areas considered visually prominent or containing significant natural features.

- D. Project grading respects natural features and visually blends with adjacent properties.*

Staff Response: The proposed project structures will be constructed at elevations similar to surrounding development and much of the site will remain either undisturbed or thoughtfully landscaped.

- E. Building pad location, design, and construction for the Project avoids large areas of flat pads and building forms will be stepped to conform to site topography.*

Staff Response: Recreation and community amenities areas and a majority of site circulation and parking are located on the flattest portion of the site with residential buildings located in relationship to site topography and stepped down to conform to the topography of individual building locations.

- F. The proposed Project complies with the City's Design Guidelines in the use of native landscaping and compatible colors, forms, and materials.*

Staff Response: Existing tree cover will be supplemented with planting of 236 36-inch box native tree species and 11% of the developed site will be landscaped with native plants. Materials and color selections reflect surroundings and are designed to blend development into the backdrop of existing development and natural areas.

- G. The proposed Project complies with the requirements of Chapter 20-32 and all other applicable provisions of this Zoning Code.*

Staff Response: The proposed project has applied for a Major Hillside Development Permit as required and complies with all other applicable provisions of the Zoning Code and of PD 72-001.

- H. The proposed Project is consistent with the General Plan.*

Staff Response: The project site is designated Low Density Residential by the General Plan, which allows residential multifamily development at a density of 2-8 dwelling units per acre. The proposed project density is 6 units per gross acre, which is consistent with the General Plan. The project site is not located within any specific plan boundary.

- I. The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the public health, safety or general welfare.

Staff Response: The proposed project has been reviewed by City departments and outside agencies and conditioned to avoid significant impacts. An Initial Study was prepared, which resulted in the adoption of a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for the project. The proposed project is located within an area zoned for residential uses and through working with neighbors and staff, the applicant has revised the proposed project to minimize impacts to its proposed tenants as well as surrounding businesses and residences. An Emergency Preparedness and Evacuation Plan that would provide emergency contact information to residents, collect emergency contact information from residents, establish protocols for communication in the event of an emergency, and includes roadway emergency evacuation routes to locations outside the Fountaingrove area has been submitted, and the project has been conditioned to require installation of an emergency generator to provide sufficient power to light the recreation center and outdoor common area emergency lighting for up to 12 hours.

APPENDIX B: Staff Responses to Public Comments

| Neighborhood/Resident Concern or Issue | Staff Response |
|---|--|
| <p>Emergency evacuation concerns</p> <p><i>Evacuation from the area was difficult during 2017 fire. Adding more people would make it even more challenging.</i></p> <p><i>General questions about fire precautions that would be taken – fire sprinklers, automated/manual EVA gates, grading of EVA road – were raised.</i></p> | <p>The proposed project has been reviewed and approved by City Fire. Compliance with current Building and Fire codes is required at time of construction. As proposed, the project includes an Emergency Vehicle Access (EVA) road connecting residential building and common areas to Thomas Lake Harris Drive. The EVA road provides an alternative evacuation route in the event of an emergency. The EVA road design includes Opticom-controlled gates at both ingress/egress points to prevent non-emergency usage, and the gates are equipped with a manual override in the event of a power outage. Additionally,</p> <ul style="list-style-type: none"> • A Vegetation Management Plan for the site, extending to 100 feet from the exterior walls of the building, shall be provided to the Fire Dept for review and approval prior to occupancy. • The proposed project would implement a Defensible Space Plan consisting of four zones in which vegetation would be modified to prevent the rapid transmission of fire(s) from wildland to structures or from structures to wildland has been submitted for review. • Private fire hydrants will be installed during project construction. • The applicant has agreed to install an emergency generator to provide sufficient power to light the recreation center for at least 12 hours. The project's draft Conditional Use Permit includes as a recommended condition of approval the installation of an emergency generator as described in the Emergency Preparedness and Evacuation Plan. • The applicant has submitted a Fire Hazard Assessment and Emergency Preparedness and Evacuation Plan (Attachments 15 and 16). The Emergency Preparedness and Evacuation Plan would provide emergency contact information to residents, collect emergency contact information from residents, establish protocols for communication in the event of an emergency, and includes roadway emergency evacuation routes to locations outside the Fountaingrove area. The project is conditioned to require installation of emergency generator to provide sufficient power to the Recreation Center for at least 12 hours. |
| <p>Traffic congestion concerns</p> <p><i>Development would increase traffic congestion</i></p> | <p>A Focused Traffic Study prepared by W-Trans and dated August 30, 2019 (Traffic Study), considered potential traffic impacts resulting from the proposed project (see Attachment 14 – Traffic Study). The Traffic Study included evaluation of Thomas Lake Harris Drive near the project site, as well as the Thomas Lake</p> |

in area, especially during evacuation.

The project lacks sufficient parking for the number of residents and guests.

Harris Drive/Gullane Drive intersection and Fountaingrove Parkway/Thomas Lake Harris Drive (West) intersection.

Projects/sites included in development of the baseline operating conditions were Canyon Oaks, Fir Ridge Workforce Housing, Fountaingrove Inn Condos, Terrazzo at Fountaingrove, Skyfarm 3, The Arbors, Bicentennial Estates 2 and 3, Round Barn Village, and Residence Inn. Below are key findings:

- The project is expected to generate an average of 303 new daily vehicle trips, including 16 trips during the a.m. peak hour and 21 trips during the p.m. peak hour.
- No reported collisions have occurred near the Thomas Lake Harris/Gullane Drive intersection in the past five years, and the intersection at Fountaingrove Parkway/Thomas Lake Harris drive has a collision rate that is less than the statewide average.
- The study intersections currently operate acceptably during the a.m. and p.m. peak hours and are projected to continue operating acceptably under Baseline and Future conditions.
- Upon the addition of project-generated traffic to Existing, Baseline, and Future traffic volumes, the study intersections would be expected to continue operating acceptably at LOS B or better.

The Traffic Study recommends adding edge line striping on Thomas Lake Harris Drive for a distance of approximately 300 feet to the north and south of Gullane Drive to reduce speeds on Thomas Lake Harris Drive and ensure provision of adequate site distance at Gullane Drive.

The Traffic Study was reviewed and accepted by the City Traffic Engineer, and the project Exhibit "A" requires installation of the recommended edge line striping.

The minimum parking requirement is 204 spaces, of which 82 spaces must be covered. Proposed on-site parking includes 95 garage parking spaces and 115 open parking spaces for a total of 210 spaces. All required parking is contained on-site.

Allowable density and subdivision concerns

Residents assert that property was planned for 10-12 units in cluster development.

Concerns that condominium development is not appropriate or allowed.

The General Plan Land Use of the parcels comprising the 12.57-acre proposed project site is Low Density Residential, which allows 2-8 dwelling units per acre. The parcels are zoned Planned Development 72-001 (PD 72-001), which is the Fountaingrove Ranch Planned Community District adopted per Ordinance No. 2196 in September, 1981. The Land Use and Circulation Plan included in PD 72-001 identifies the parcels as Cluster Residential (CR) Land Use Area, for which the intended use is "a range of attached and detached single family dwelling types with a minimum project size of 2 acres and a permitted density of up to 8 units per acre. The proposed project density is 6.5 units/acre (82 units/12.57-acre site).

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| | <p>PD72-001 allows condominiums pursuant to City of Santa Rosa Standards and requires that a homeowners association for each condominium residential development be formed (PD72-001, Section V.B.1.c). Pursuant to Engineering Development Services Exhibit A (Exhibit A), the formation of a Homeowner's Association, responsible for ownership and maintenance of common area and common site improvements, is required for this subdivision, and approved CC&R's shall be recorded contemporaneously with the Final Map.</p> |
| <p>Environmental concerns</p> <ul style="list-style-type: none"> • <i>Parking lots</i> • <i>Drainage</i> • <i>Tree removal</i> | <p>An Initial Study/Mitigated Negative Declaration that examines potential environmental impacts resulting from the proposed project development has been prepared. The <i>Subsequent Mitigated Negative Declaration for Emerald Isle Condominium Project (formerly known as the Emerald Isle Assisted Living Facility Project)</i> concludes that with implementation of the proposed mitigation measures, impacts to biological resources air quality, and cultural resources would be reduced to a less than significant level and the project would not substantially degrade the quality of the environment and associated impacts would be less than significant.</p> <p>The project's site design proposes small parking areas scattered throughout the site to minimize any potential impacts of required parking. Parking area landscapes include trees in landscape border areas to reduce heat island effects, and the landscaping helps to improve the visual quality of the parking areas.</p> <p>City regulations require that all stormwater resulting from site development be managed on-site, including storm water generated from parking areas, and this project will be required to comply with all City regulations.</p> <p>The City of Santa Rosa's Tree Protection Ordinance protects trees 4 inches in diameter and larger. Per Chapter 17-24, existing trees over 4-inches in girth to be removed shall be replaced by two, 15-gallon minimum-size trees for each 6 inches, or fraction thereof, of the diameter of the tree to be removed. The Arborist Report and Tree Protection Plan and Arborist Report Summary & Addendum completed by ISA Certified Arborist, Becky Duckles, and contained in Appendix B of the draft IS/MND for public review, inventoried 927 code-protected trees (not including the hundreds of saplings, mostly oaks 4 inches in diameter and greater, located outside the development area). Some trees at the edges of grading or other construction activity, or near property lines that may be potentially impacted were also included. Of those 927 trees:</p> <ul style="list-style-type: none"> • 280 live trees are to remain (within development area) • 236 live trees are to be removed for project (mitigation required) |

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| | <ul style="list-style-type: none"> • 100 fire damaged or dead trees are to be removed (within development area) • 143 fire damaged or dead trees have been removed per prior approval • 168 trees have been removed per prior approval (mitigation required) <p>Overall, 404 trees would be removed and require mitigation. As such, 250 36-inch box trees would be planted at the time of overall construction. The planting locations of required mitigation for removed trees that are located on golf course property would be at the discretion of golf course management, and the project has been conditions to require that tree mitigation locations for removed trees that are located on golf course property be at the discretion of Fountaingrove Golf Course management.</p> |
| <p>Aesthetic concerns</p> <ul style="list-style-type: none"> • <i>Existing views would be negatively affected by development.</i> • <i>Existing golf course views would be negatively affected by EVA road.</i> • <i>Building height and pitched roof design is not appropriate or desirable.</i> • <i>Concerns were expressed about overlighting of the project area.</i> | <p>A scenic vista is typically a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. According to the Santa Rosa General Plan 2035, mountain view corridors to natural ridgelines and landmarks, such as the Taylor and Bennett Mountains, are considered part of Santa Rosa's scenic character. Taylor Mountain is located 6.26 miles south of the project site, while Bennett Mountain is located 7.22 miles southeast. Views of the Sonoma Mountains, visible from many flatland areas of the City, are also recognized as a scenic resource. The Sonoma Mountains are 15.93 miles southeast of the project site. The California Department of Transportation (Caltrans) identifies officially designated scenic highways through the California Scenic Highway Mapping System. The project site is not located in the vicinity of an officially designated or eligible State Scenic Highway. The closest officially designated scenic highways are State Route 12 (SR-12) and State Route 116 (SR-116), located approximately 4.37 miles east and 8.18 miles west of the project site, respectively. There are no protected scenic views that would be affected by site development.</p> <p>The project site is zoned as Planned Development (PD) 72-001 and on-site development must comply with the associated Fountaingrove Planned Development Policy Statement PD-72-001. The City's Municipal Code establishes site planning and development standards for Planned Development (PD) Zones that require parcel size, building site area, lot coverage, setbacks, height limits, parking requirements, and open space requirements to conform with the approved Policy Statement and Development Plan for the site. These standards are identified during the rezoning of a property to the PD zoning district, with review by the Design Review Board, Planning Commission, and City Council. As part of project approval, the project must</p> |

demonstrate consistency with the identified standards, which in turn ensure appropriate aesthetics.

Although the site is located on a wooded hill near the northern city limit, it is nonetheless located in the urbanized context of the City of Santa Rosa, where existing development within the city limit contributes substantial nighttime light. Existing sources of light in the vicinity of the project site include streetlights, lighting from single-family homes, and the surrounding golf course buildings. Existing sources of glare in the vicinity include building windows and the windshields of parked cars, although the abundant trees and vegetation in the area reduce glare.

The proposed EVA road is located within an area defined by a recorded Grant of Easement dated December 22, 2009, and review of the proposed structure has been in accordance with the recorded easement and City regulations. The design (materials, slope, pitch, etc.) of the EVA road must comply with current City Standards. The project is subject to Major Design Review. At this time, Planning staff would not recommend design modifications or specify use of materials beyond what is currently required.

Building height is subject to review and Minor Conditional Use Permit approval. The project is also subject to Major Design Review. The applicant has modified the roof design of most buildings, which has resulted in an overall height reduction.

The project is required to comply with the City's Outdoor Lighting Ordinance.

Golf course and associated concerns

Balls may bounce off EVA road into yards of The Oaks development.

EVA road may require a redesign of #11 green area and bunker.

Implementation of EVA road would mean that four Redwood trees are removed.

EVA road may exacerbate an on-going drainage issue between golf course and The Oaks.

A fence is needed between the project and golf course to prevent people and pets from

The proposed EVA road is located within an area defined by a recorded Grant of Easement dated December 22, 2009, and review of the proposed structure has been in accordance with the recorded easement and City regulations. The design (materials, slope, pitch, etc.) of the EVA road must comply with current City Standards. Because the road is proposed within a recorded easement, any golf course performance issues related to the EVA road location or design would be a private matter between project and golf course ownership. The EVA road is subject to an approved Hillside Development Permit; any future modifications may require additional review.

The project proposes to remove four Redwood trees located on golf course property within the EVA road easement. The planting locations of required mitigation for removed trees that are located on golf course property would be at the discretion of golf course management, and the project has been conditioned to require that tree mitigation locations for removed trees that are located on golf course property be determined at the discretion of Fountaingrove Golf Course management.

Under current City regulations, all storm water, including run-off from the EVA road, is required to be retained and managed on-

wandering onto golf course—and to prevent children from chasing golf balls.

site or directed to appropriate storm water drainage systems. This project is required to comply with all local regulations. An existing flooding issue on another property may not be resolved by this project's proposed storm water management.

The applicant and golf course management have agreed upon installation of a property line fence along that portion of the proposed adjacent to golf course holes #11 and #12. The project has been conditioned to require the installation of a property line fence as agreed upon by the applicant and golf course management with review by Planning staff required.