

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
APPROVING A HILLSIDE DEVELOPMENT PERMIT FOR EMERALD ISLE
CONDOMINIUMS, AN 82-UNIT CONDOMINIUM DEVELOPMENT FOR RESIDENTS
AGED 55 AND OLDER - LOCATED AT 0 THOMAS LAKE HARRIS DRIVE; ASSESSOR'S
PARCEL NUMBERS (APNS) 173-670-016 AND 173-670-004 – FILE NUMBER HDP19-003

WHEREAS, the Planning Commission of the City of Santa Rosa has duly considered the above referenced Hillside Development Permit for the Emerald Isle Condominium Project located at 0 Thomas Lake Harris Drive (Project); and

WHEREAS, the Planning Commission finds that the approval of the Hillside Development Permit for the Project meets the requirements of the Santa Rosa Zoning Code, including Chapter 20-32, which specifically addresses hillside development.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds that the proposed Project is consistent with the required findings for a Hillside Development permit and the City's General Plan and the design guidelines for hillside development in 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 in that 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 percent 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 in that much of the proposed Project is located on the flattest portion of the site and surrounding residential building placement, as well as private and EVA roads, conforms to site contours.
- 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) in that, 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 in that the proposed Project structures will be constructed at similar elevations to adjacent single-family and multi-family homes and community care facilities 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 in that recreation and community amenities areas and most 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 in that 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 and materials. 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 in that the proposed Project has applied for a 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 in that the proposed 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 proposed 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 in that the proposed Project has been reviewed by City departments and outside agencies and conditioned to avoid significant impacts, and 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 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 the recreation center for at least 12 hours.

BE IT FURTHER RESOLVED, that a Hillside Development Permit for the Emerald Isle Condominium Project located at 0 Thomas Lake Harris Drive is approved subject to the following conditions:

1. Compliance with Planning Commission Resolution No. [Insert reso number 2 here].
2. The Project is must receive Design Review approval prior to the issuance of building permits.

BE IT FURTHER RESOLVED, that the Planning Commission approves and adopts the mitigation measures set forth in the Mitigation Monitoring and Reporting Program dated September 8, 2019, and directs staff, as therein identified, to implement and complete the program as part of the approved Project.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 10th day of October, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
CHAIR

ATTEST: _____
EXECUTIVE SECRETARY