

# DRAFT

RESOLUTION NUMBER [to be entered by Secretary]

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING PRELIMINARY DESIGN REVIEW APPROVAL FOR EMERALD ISLE CONDOMINIUMS, LOCATED AT 0 THOMAS LAKE HARRIS DRIVE, APN 173-670-016 AND 173-670-004, FILE NO. DR19-018

WHEREAS, on October 24, 2019, the Planning Commission of the City of Santa Rosa considered the Emerald Isle Condominiums, an 82-unit condominium development for residents aged 55 and older, and

WHEREAS, Planning Commission adopted a Subsequent Mitigated Negative Declaration, including a Mitigation Monitoring and Reporting Program, and approved Major Hillside Development and Minor Conditional Use Permits for Emerald Isle Condominiums, and

WHEREAS, on December 5, 2019, the Design Review Board of the City of Santa Rosa considered the Emerald Isle Condominiums project, an 82-unit condominium development for residents aged 55 and older, and

WHEREAS, the Design Review Board, at the same time considered written and oral reports of staff, testimony, and other evidence presented by all those who wished to be heard on the matter; and

WHEREAS, the Design Review Board, after due consideration of all evidence and reports offered for review, does find and determine the following:

1. The design and layout of the proposed development is of superior quality, and is consistent with the General Plan, and applicable specific plan, applicable Zoning Code standards and requirements, the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans) in that the site is designated Low Density Residential and the proposed project density is 6.5 dwelling units/acre; the proposed use and density are 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 the proposed development complies with all other applicable provisions of PD72-001, this Zoning Code, and the City Code; and
2. The design is appropriate for the use and location of the proposed development and achieves the goals, review criteria and findings for approval as set forth in the Framework of Design Review (Design Guidelines, Introduction, Subsection C) in that site and building designs offer identifiable and meaningful expressions of the proposed residential use of the property; natural features, including rock outcroppings, are preserved and incorporated throughout the site; existing trees are preserved to the greatest extent possible and landscape design is appropriate for the site's location and architectural design expressed in buildings and site furnishings; the relationship and connectivity between the site and its surroundings is enhanced through establishment of numerous viewsheds from private residences and community areas; building orientation and construction, as well as landscaping, encourages energy efficiency and water conservation; and individual design elements are integrated into a comprehensive expression of the proposed project's use and its relationship with its immediate and surrounding environments; and
3. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments in that the proposed project is consistent with the

# DRAFT

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; and

4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that cluster developments in the Fountaingrove area reflect a varied mix of architectural styles ranging from vernacular to Tuscan-inspired to traditional American Suburban, and by proposing a comprehensive, cohesive design and incorporating elements of "Bungalow", "Craftsman" or "Arts & Crafts" architectural styles, the proposed project design creates a strong relationship with the natural environment and enhances compatibility with surrounding built environments; and
5. The design of the proposed development will provide a desirable environment for its occupants, visiting public, and its neighbors through the appropriate use of materials, texture, and color, and would remain aesthetically appealing and be appropriately maintained in that common areas are clearly distinguished and accessible via a comprehensive pedestrian network that is screened from private residential areas through landscape design; a monument sign with site plan, individual building identification, and highly visible building entrances support visitor interactions with the site; multiple colors and materials are used on buildings throughout the site to provide visual interest, and balconies, patios, and entries further articulate building facades; accessory structures reflect the architectural design of residential structures; and a Defensible Space Plan instructs maintenance of landscaping and open spaces; and
6. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity in that 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 proposed project 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; the applicant has prepared 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; 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
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and an Initial Study was prepared, which resulted in the adoption of a Subsequent Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for the project.

# DRAFT

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Preliminary Design Review of Emerald Isle Condominiums subject to each of the following conditions:

1. Compliance with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval. All fees must be paid prior to issuance of a building permit.
2. All work shall be done according to the Development Advisory Committee Report dated October 7, 2019, and Subsequent Mitigated Negative Declaration Mitigation Monitoring and Reporting Plan dated September 8, 2019, attached hereto and incorporated herein.

## DESIGN REVIEW BOARD

3. add/delete text as needed
4. add/delete text as needed

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this 5<sup>th</sup> of December, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Approved: \_\_\_\_\_  
Scott Kincaid, Chair

Attest: \_\_\_\_\_  
William Rose, Executive Secretary