

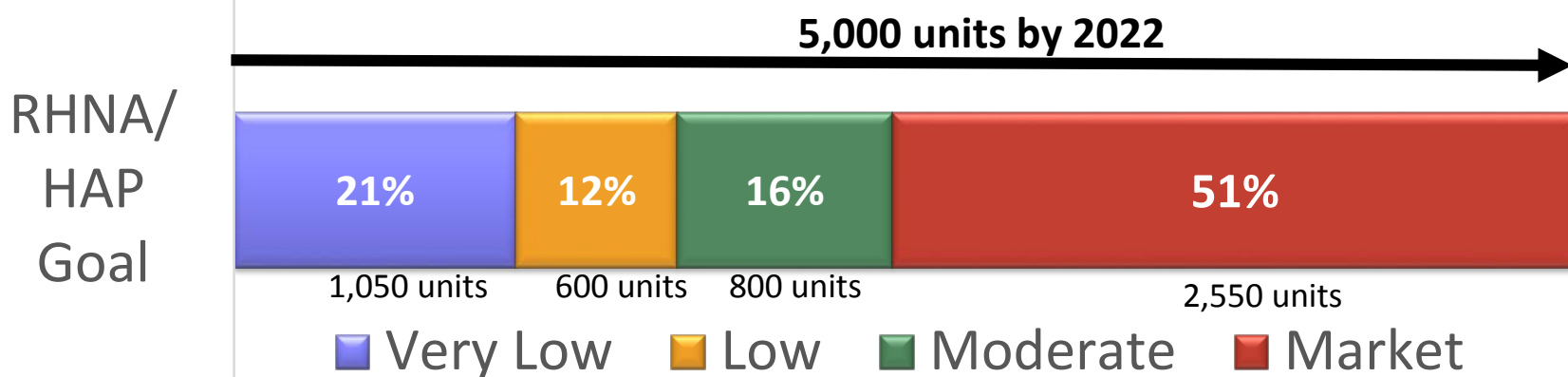
Emerald Isle Condominium Project

0 Gullane Dr.

December 5, 2019


Andrew Trippel
City Planner
Planning and Economic Development


Housing Action Plan



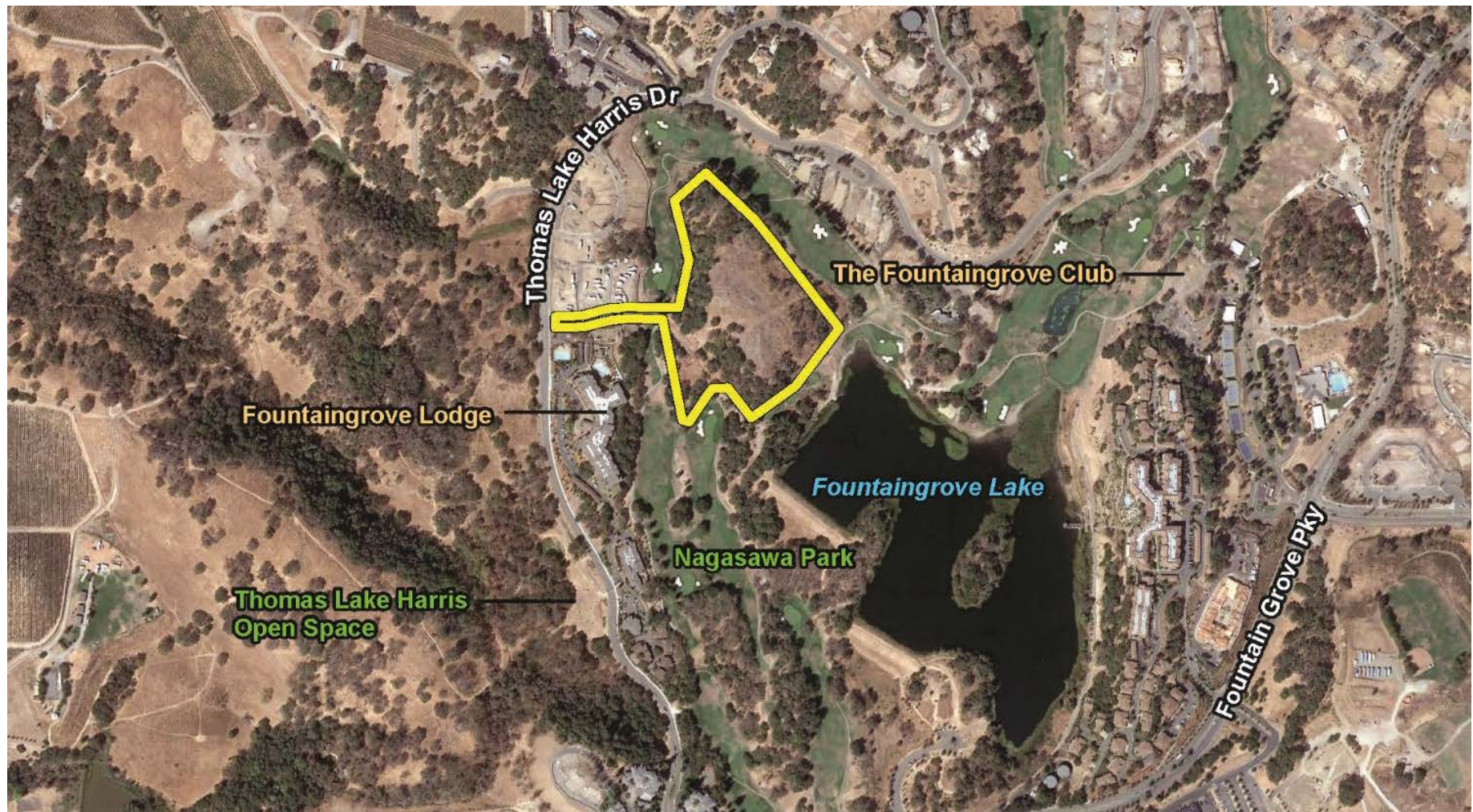
*Regional Housing Needs Allocation (RHNA) 2014 – 2022 and 2016 Santa Rosa Housing Action Plan (HAP)

Emerald Isle Condominium Project: **Total 82 units**

 Market Rate:
82 Units (3.2% of goal)

 Moderate/Second Unit:
0 Units (0% of goal)

Project Location 0 Gullane Drive

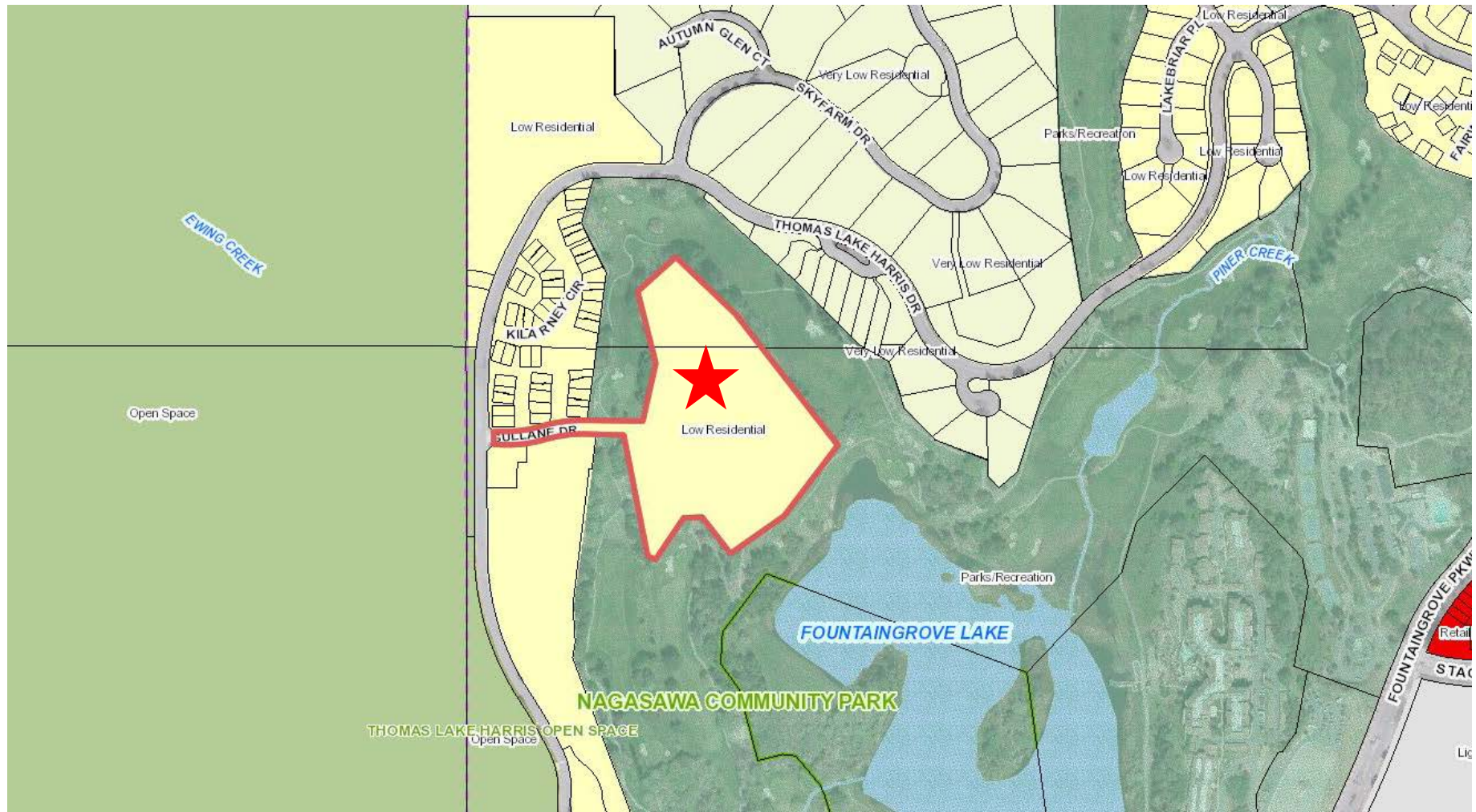


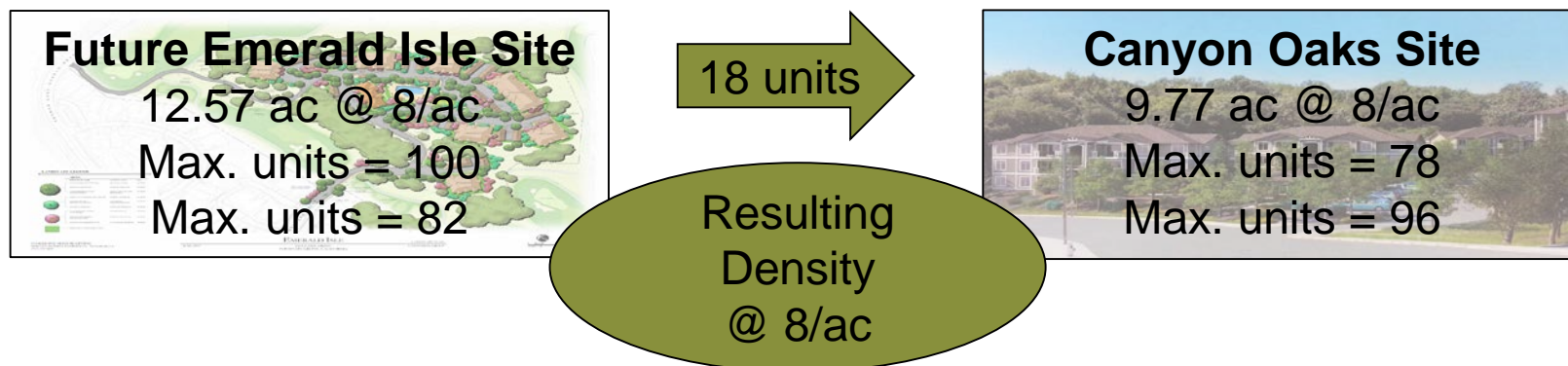
- 82 Multi-family Units
 - For-rent Condominiums
 - Persons aged 55 and older
-
- 8 buildings + accessory parking structures
 - Recreation center and amenities
 - 210 parking spaces
 - EVA Access Road

- 
- ✓ Adoption of Mitigated Negative Declaration
 - ✓ Tentative Airspace Condominium Map
 - ✓ Minor Conditional Use Permit
 - ✓ Major Hillside Development Permit
 - Major Design Review

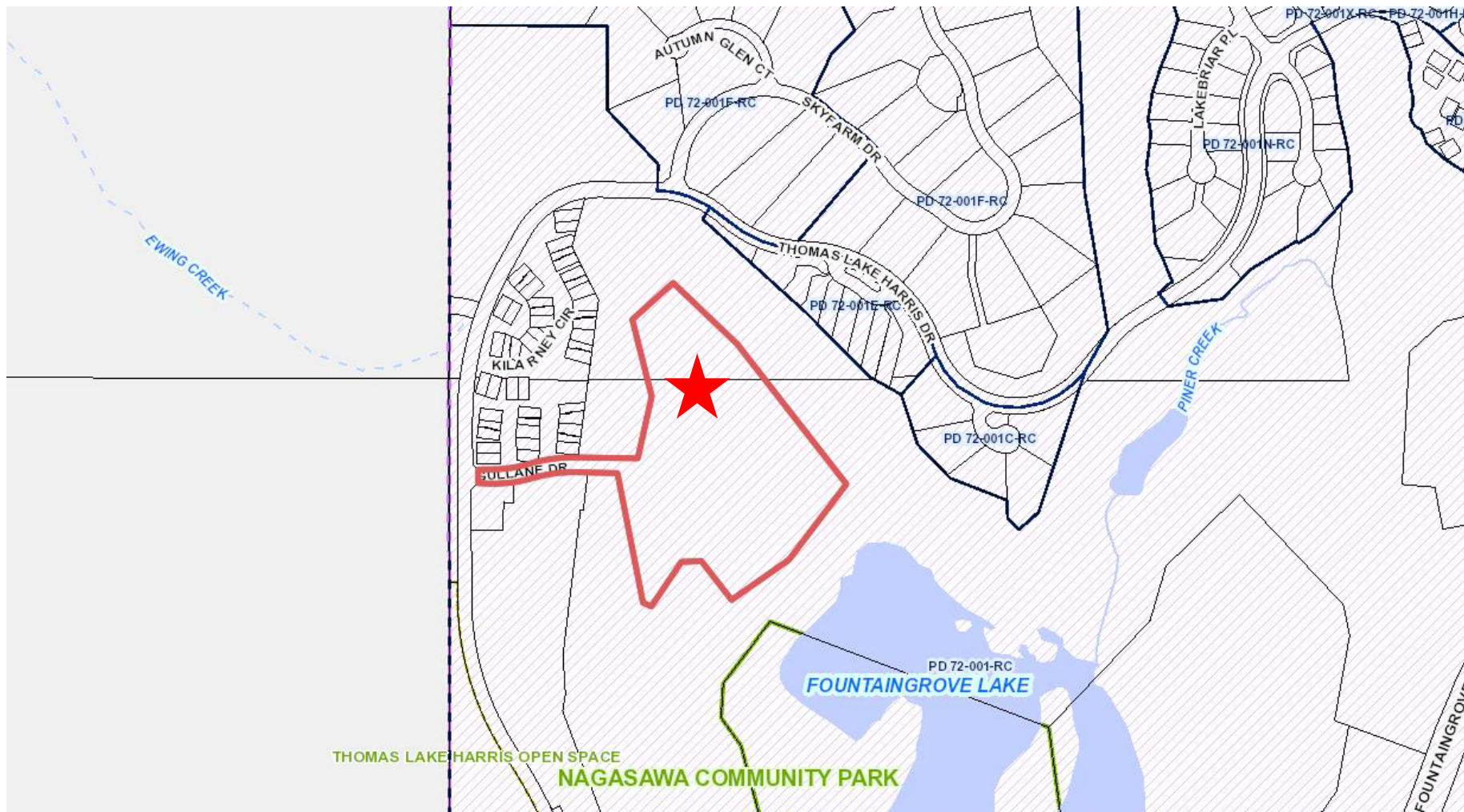
- Emerald Isle Assisted Living Facility
- November 30, 2017 - MND & Project Entitlements
- Project withdrawn prior to Final Design Review
- MND was not challenged
- Legally adequate pursuant to CEQA § 15096(e)
- Emerald Isle Condominium Project

- January 9 Neighborhood Meeting
- February 28 Applications Submitted
- March 26 Notice of Incomplete Application
- March 27 Notice of Application
- April 30 Notice of Complete Application
- June 7 Notification of Project Issues
- August 18 Response to Project Issues
- September 9 Notice of Intent to Adopt and Public Hearing
- October 24 Planning Commission approves land use





- 1981 – Fountaingrove PD allows density transfer subject to Planning Commission approval.
- 1998 – City Council Resolution No. 23688 found density transfers to be consistent with General Plan.
- 2016 – Planning Commission Resolution approves 18-unit density transfer to Canyon Oaks Apartments.



Environmental Review

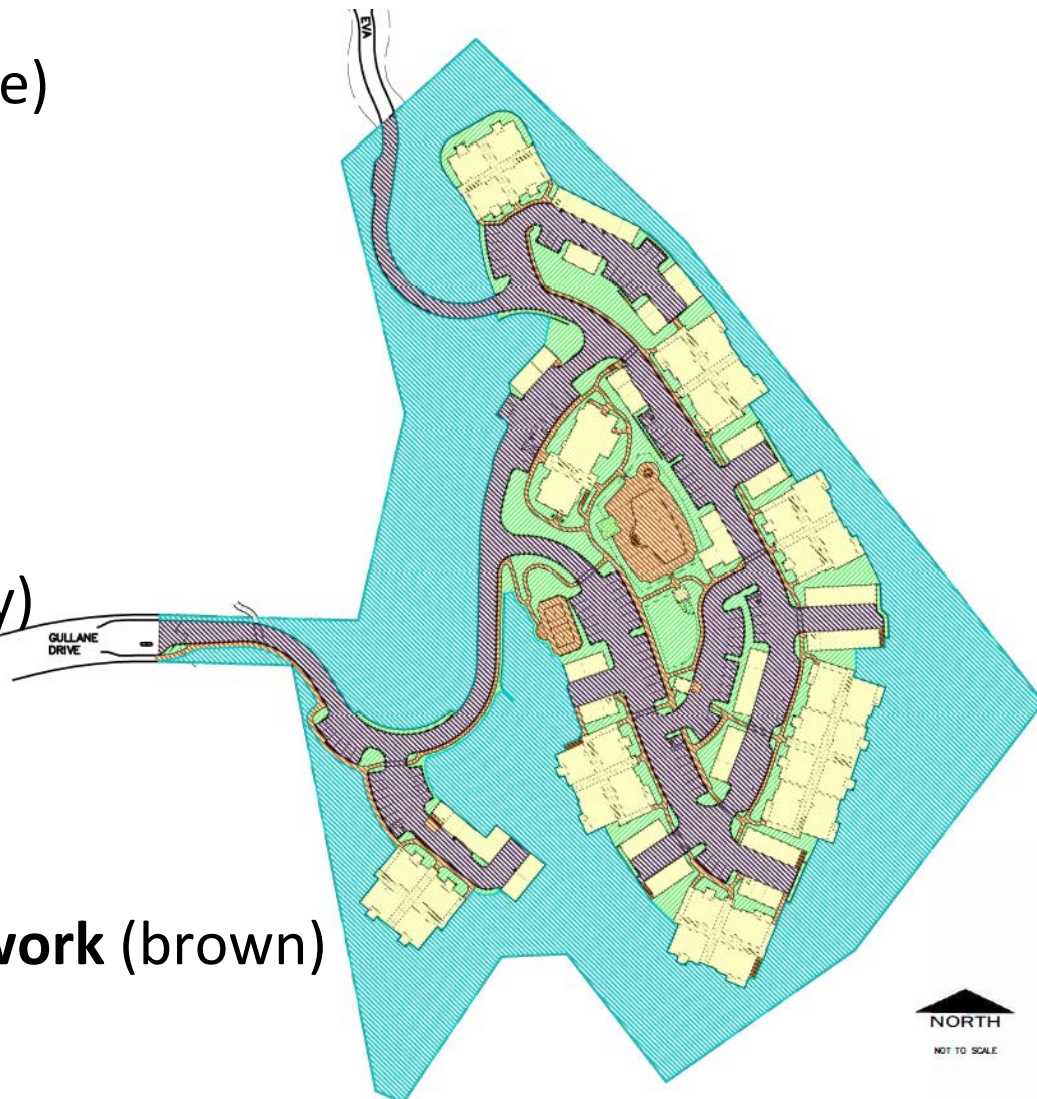
California Environmental Quality Act (CEQA)

- Subsequent Initial Study/Mitigated Negative Declaration and MMRP
- Public review began September 9, 2019
- Mitigation measures related to:
 - ➡ Air Quality
 - ➡ Cultural Resources
 - ➡ Noise
 - ➡ Biological Resources
 - ➡ Geology / Soils
 - ➡ Transportation

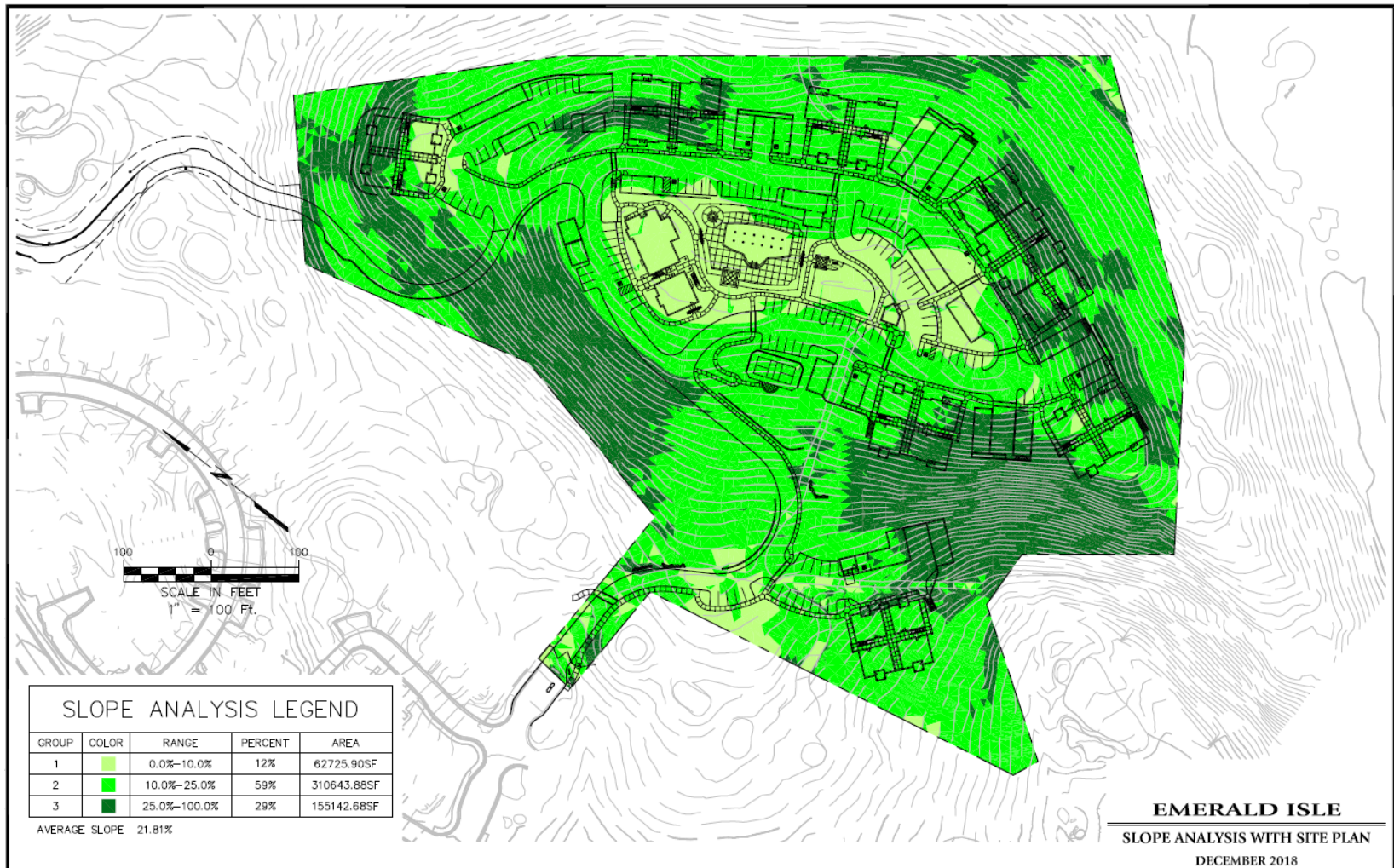


Land Use and Coverage Data

- **Natural Open Space (blue)**
5.82 ac or 46.3% of site
- **Landscape Area (green)**
1.33 ac or 10.6%
- **Buildings (yellow)**
2.07 ac or 16.5%
- **Parking/Circulation (grey)**
2.27 ac or 18.1%
- **Existing Gullane Drive**
0.41 ac or 3.26% of site
- **Sidewalks/Exterior Flatwork (brown)**
0.67 ac or 5.3% of site



Slope Analysis





The Digital Realm
June 2019

Gullane Drive
View 1 - With revised roof line of proposed building outlined

Emerald Isle
Santa Rosa, Ca.



The Digital Realm
June 2019

Thomas Lake Harris Drive
View 2 - Proposed revised roof line with previous roof line outlined

Emerald Isle
Santa Rosa, Ca.



The Digital Realm
June 2019

Thomas Lake Harris Drive
View 3 - Proposed revised roof line with previous roof line outlined

Emerald Isle
Santa Rosa, Ca.

- 
- **Building Design**
 - **Site Design/Landscape**
 - **Streetscape**
 - **Building Massing, Coverage, Height**
 - **Screening – Parking, Storage, etc.**
 - **Off-Street Parking**

Development Characteristics

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

B2 BEFORE ROOFLINE MODIFICATION



B2 AFTER



Building Design

B2 BEFORE



B2 AFTER



B2 RIGHT ELEVATION (AFTER)



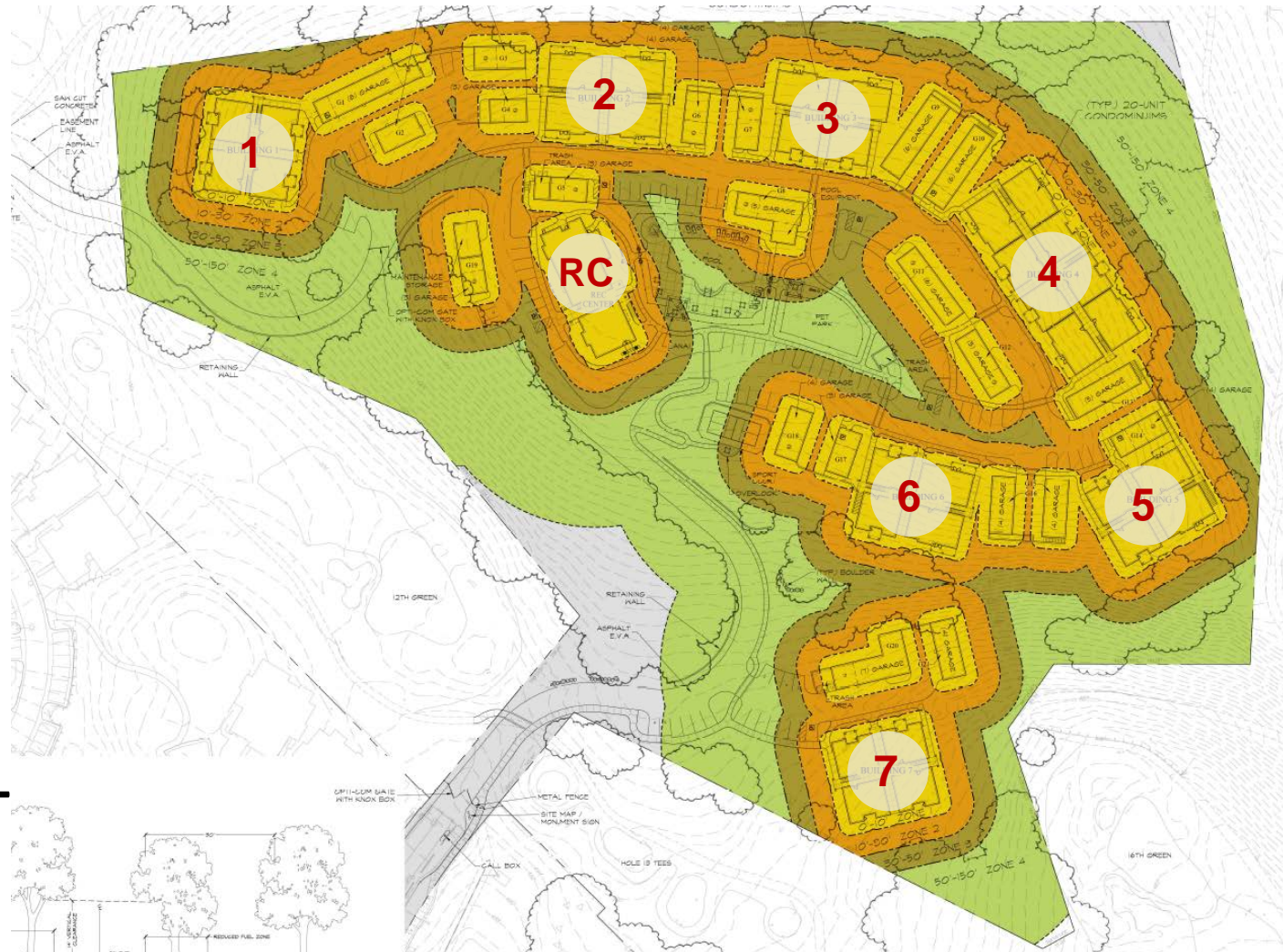
B2 LEFT ELEVATION (AFTER)










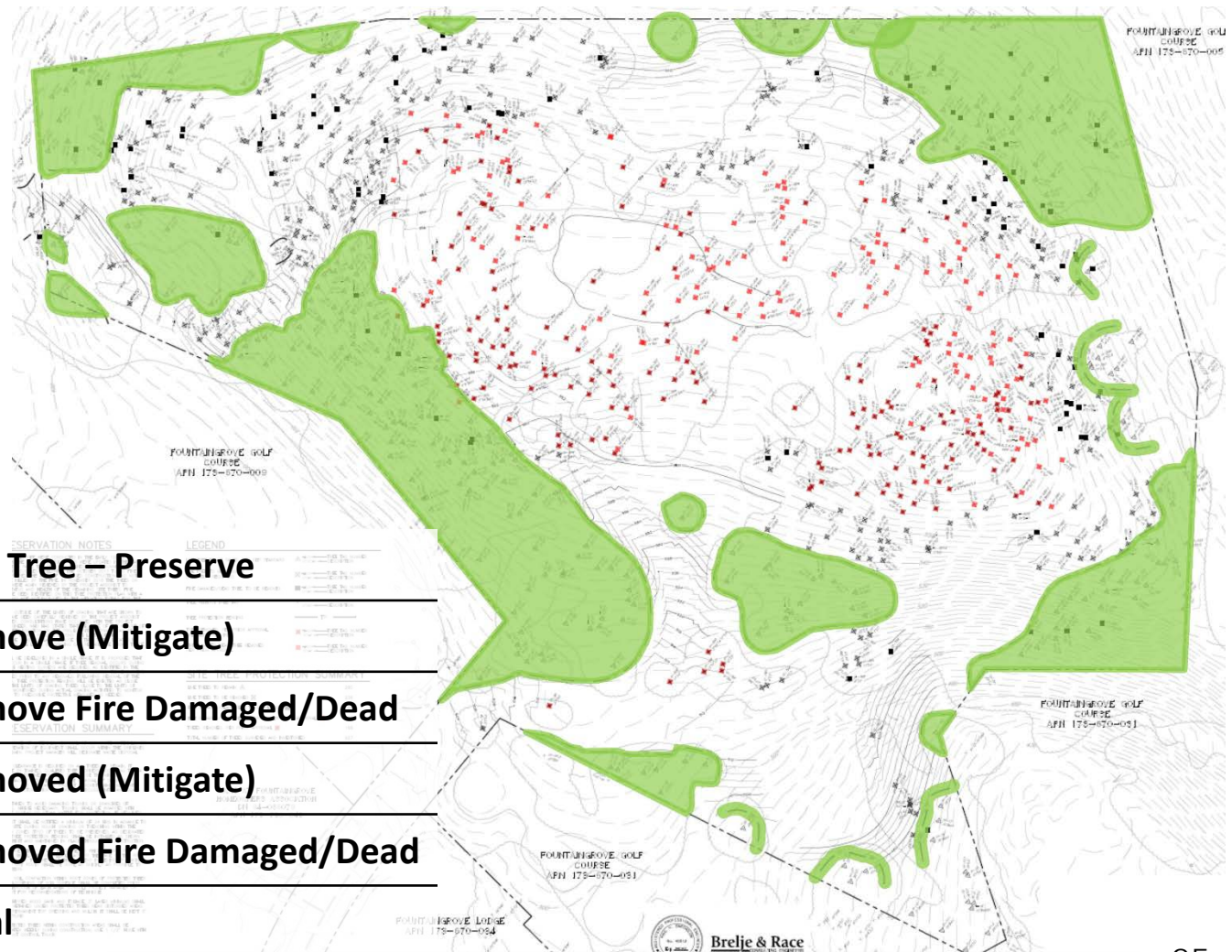
Illustrated Defensible Space Plan

- **Zone 1**
- **0-10 FT**
- **Zone 2**
- **10-30 FT**
- **Zone 3**
- **30-50 FT**
- **Zone 4**
- **50-150 FT**



Tree Preservation and Protection Plan

	280	Live Tree – Preserve
	236	Remove (Mitigate)
	100	Remove Fire Damaged/Dead
	168	Removed (Mitigate)
	143	Removed Fire Damaged/Dead
	927	Total



Building Massing, Coverage, and Height

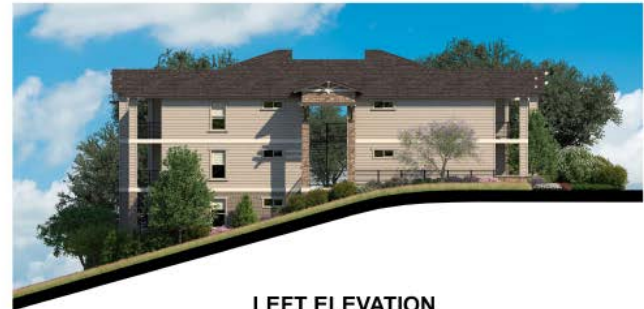
B4



FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



BACK ELEVATION

Building Massing, Coverage, and Height

B2



FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



BACK ELEVATION

Building Massing, Coverage, and Height

RC



FRONT ELEVATION



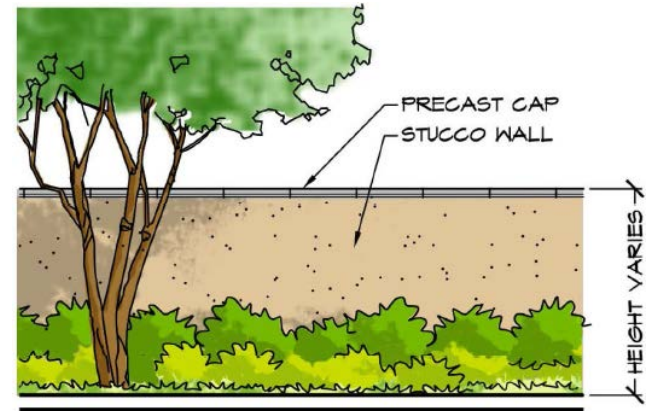
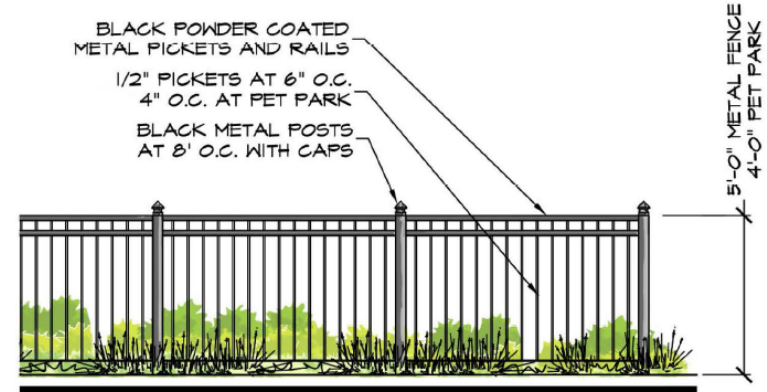
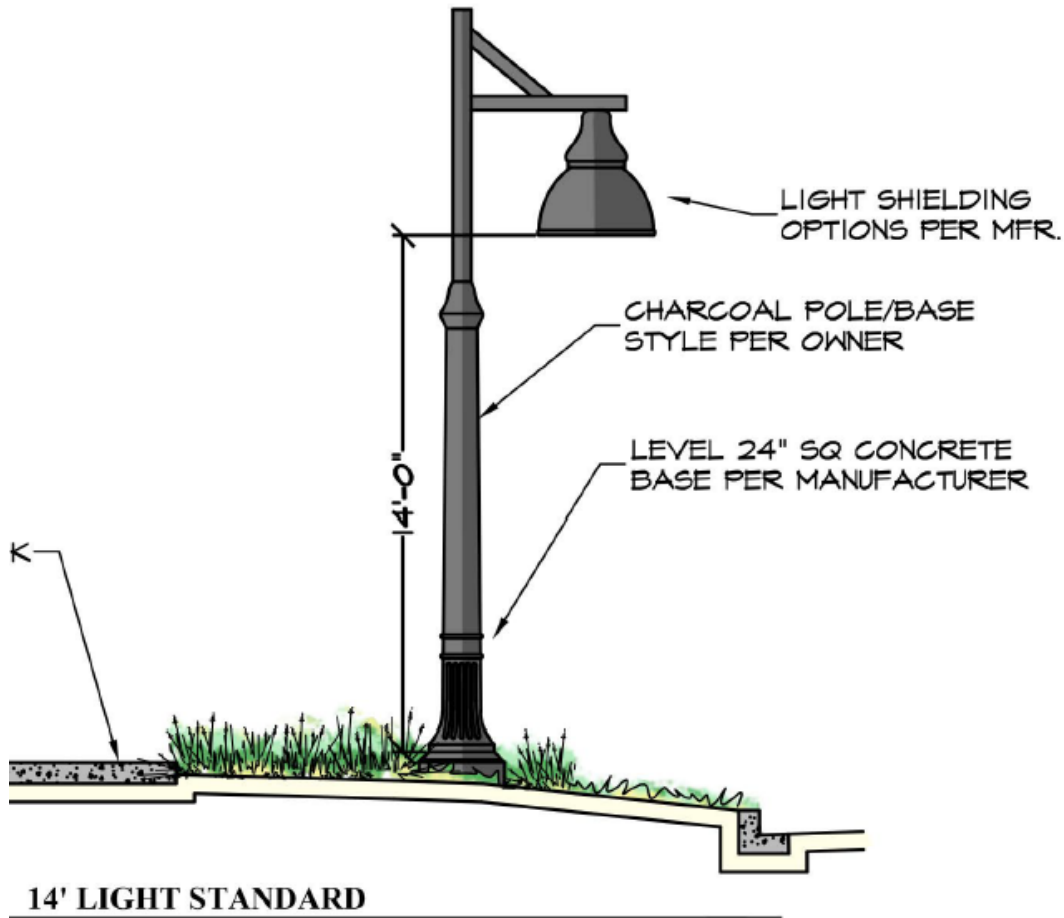
RIGHT ELEVATION



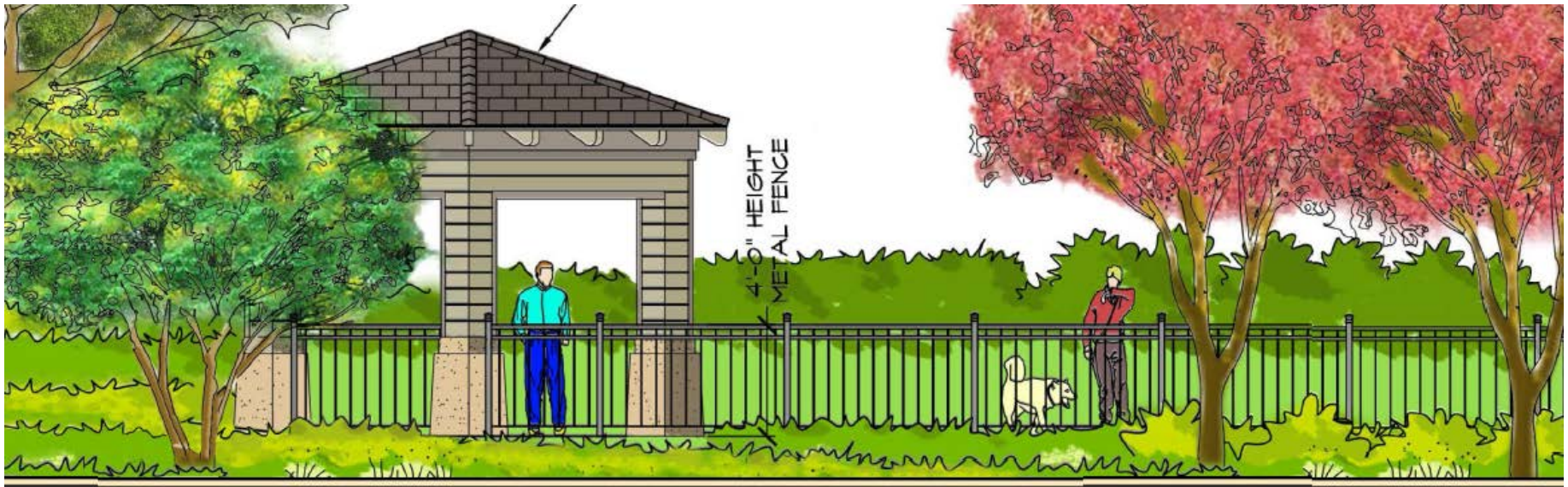
LEFT ELEVATION



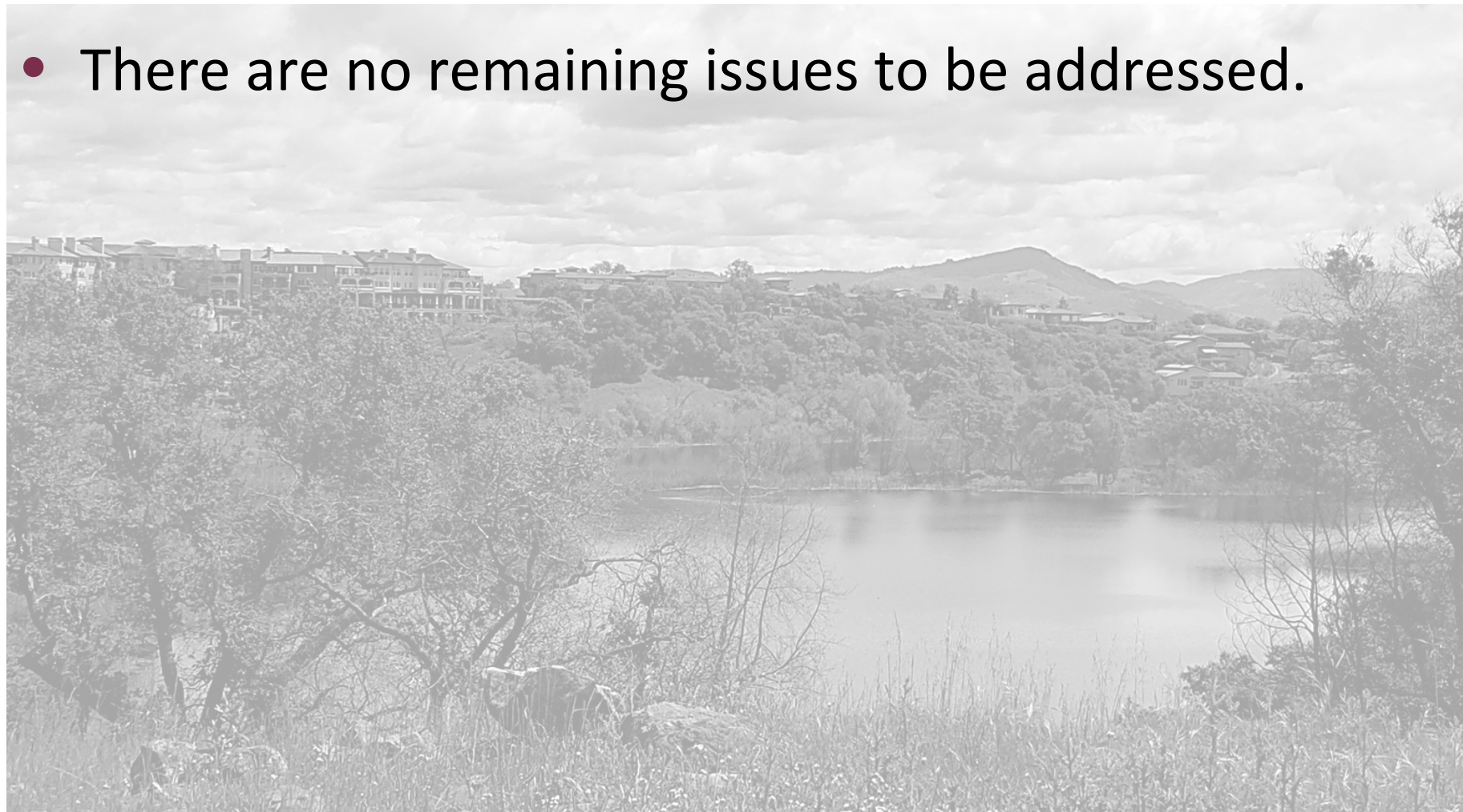
BACK ELEVATION

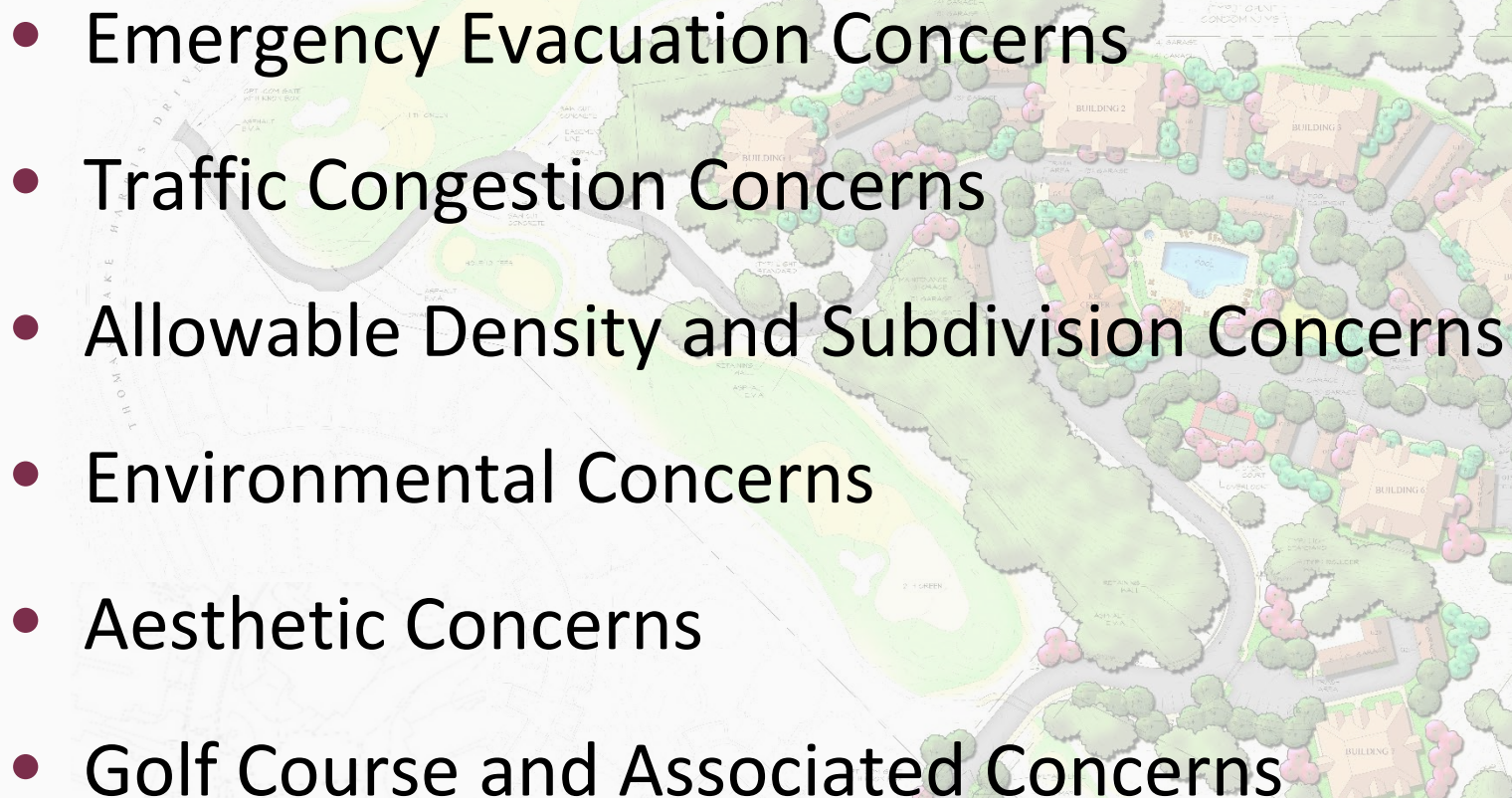


Parking and Screening



- There are no remaining issues to be addressed.



- 
- Emergency Evacuation Concerns
 - Traffic Congestion Concerns
 - Allowable Density and Subdivision Concerns
 - Environmental Concerns
 - Aesthetic Concerns
 - Golf Course and Associated Concerns

Planning and Economic Development Department recommends that the Design Review Board:

- Approve Major Design Review

For the proposed Emerald Isle Condominiums

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