

RESOLUTION NO. 11781

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL
USE PERMIT FOR TERRAZZO AT FOUNTAINGROVE - LOCATED AT 1601
FOUNTAINGROVE PARKWAY; ASSESSOR'S PARCEL NUMBER (APN): 173-670-024;
FILE NUMBER MJP15-002

WHEREAS, on February 3, 2015, an application was submitted requesting approval of a Conditional Use Permit for a 19-unit single family residential project, with a density of 2.5 units per acre, to be located at 1601 Fountaingrove Parkway, also identified as Sonoma County Assessor's Parcel Number 173-670-024 (Project); and

WHEREAS, the proposed Project is located within the boundaries defined in the Fountaingrove Ranch Planned Community District Policy Statement, adopted by the City Council in September of 1981 by Ordinance No. 2196, which has been determined to be consistent with the City's General Plan; and

WHEREAS, the Planning Commission has considered the application, the staff reports, oral and written, the General Plan and zoning on the subject property, the testimony, written comments, and other materials presented at the public hearing; and

WHEREAS, the Planning Commission has considered the approved and adopted Mitigated Negative Declaration for the Pproject dated June 27, 2016; and

NOW, THEREFORE, BE IT RESOLVED, that after consideration of the reports, documents, testimony, and other materials presented, and pursuant to City Code Section 20-52.050 (Conditional Use Permit), the Planning Commission of the City of Santa Rosa finds and determines:

- A. The proposed use, single family residential housing at a density of 2.5 units per acre, is allowed within the Planned Development (PD) district, as regulated by the Fountaingrove Ranch Planned Community Policy Statement and Development Plan and complies with all other applicable provisions of the Zoning Code and the City Code in that the Resort/Golf Area within this PD district allows the density, lot size and lot coverage to be determined as part of the Conditional Use Permit, and that the project fits within the overall limit of 400 resort residential units within Fountaingrove Ranch.
- B. The proposed Project is consistent with the City's General Plan and any applicable specific plan in that it proposes a well-designed, residential use with a variety of housing types that respects the unique topography and ecology of the space. The General Plan designates the project site for Parks and Recreation and Resort land use, which allows for resort residential units, and the proposed project meets many of the General Plan policies related to hillside development, development along ridgelines, clustering of units, and minimizing vegetation removal. The project provides ownership resort units in that

resident vehicular access is through the Fountaingrove Golf and Athletic Club (FGAC) campus and all future residents will be required to be members of the FGAC.

- C. The design, location, size, and operating characteristics of the proposed Project would be compatible with the existing and future land uses in the vicinity in that the proposed Project is consistent with the Fountaingrove Ranch Planned Community District development plan which envisions ownership resort units with related recreational facilities. The Project design is sensitive to the topography of the site and integrates well with the surrounding private club. Resort residential development in this area would include single-family attached and detached units, and the Project's approval is subject to the City's hillside development and design standards.
- D. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints in that 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.
- E. Granting the conditional use 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 in that the proposed Project is located within in area zoned for resort residential uses and through working with neighbors and staff, the applicant has revised the proposed Project to minimize impacts to surrounding businesses and residences.
- F. The proposed Project has been reviewed in compliance with the California Environmental Quality Act (CEQA) in that an Initial Study was prepared, which resulted in the adoption of a Mitigated Negative Declaration for the Project.

BE IT FURTHER RESOLVED that the Planning Commission approves and adopts the mitigation measures set forth in the Terrazzo at Fountaingrove Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring Program dated June 27, 2016, and directs staff, as therein identified, to implement and complete the program.

BE IT FURTHER RESOLVED that this Conditional Use Permit is subject to all applicable provisions of the Zoning Code, including Section 20-54.100 (Permit Revocation or Modification).

BE IT FURTHER RESOLVED that a Conditional Use Permit for 19 single family residential units at a density of 2.5 units per acre, is approved subject to each of the following conditions:

GENERAL:

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 final approved plans dated received June 27, 2016.
3. Compliance with all conditions as specified in the Terrazzo at Fountaingrove Tentative Map Resolution No. 11780

EXPIRATION AND EXTENSION:

4. This Conditional Use Permit shall be valid for a two-year period. If construction has not begun or if an approved use has not commenced within two (2) years from date of approval, this approval shall automatically expire and shall be invalid unless an application for extension is filed prior to expiration.
5. If implemented within the initial approval period in accordance with all conditions of approval, this Conditional Use Permit shall be valid for the duration of use.

BUILDING DIVISION:

6. Provide a geotechnical investigation and soils report with the building permit application(s). The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
7. Obtain building permits for each new structure and related site improvements.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds and determines this entitlement to use would not be granted but for the applicability and validity of each and every one of the above conditions and that if any one or more of the above said conditions are invalid, this entitlement to use would not have been granted without requiring other valid conditions for achieving the purposes and intent of such approval.

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REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 8th day of September, 2016, by the following vote:

AYES: (5) Chair Cisco, Vice Chair Stanley, Commissioners Duggan, Edmondson, Groninga

NOES: (0)

ABSENT: (2) Commissioners Crocker, Dippel

ABSTAIN: (0)

APPROVED: 
CHAIR

ATTEST: 
EXECUTIVE SECRETARY