

RESOLUTION NO. 11782

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

WHEREAS, the Planning Commission of the City of Santa Rosa has duly considered the above referenced Hillside Development Permit for the Terrazzo at Fountaingrove single family residential subdivision project located at 1601 Fountaingrove 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 the project has been designed to minimize impacts through placement and clustering of homes, and to preserve significant areas of natural trees.
- B. Site development minimizes alteration of topography, drainage patterns, and vegetation on land with slopes of 10 percent or more in that the residential units within the Project are clustered to the flatter portions of the parcel and architecture is stepped down along the hillside.
- 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 the project has been designed such that areas where the slope is greater than 25% are altered only in spot areas near or on the roadway, and on minor portions of some of the lots where the average slopes are less than 25%, and only in areas that are visually insignificant and hidden.
- D. Project grading respects natural features and visually blends with adjacent properties in that the proposed Project has been well designed to minimize impact through landscaping, placement and clustering of homes, and tree preservation to allow the site to visually blend in with adjacent properties.
- 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.

- F. The proposed Project complies with the City's Design Guidelines in that it keeps the tops of structures below the perceived skyline, minimizes grading, places buildings to take advantage of existing vegetation, and utilizes landscaping to screen structures.
- G. The proposed Project complies with the requirements of Chapter 20-32 and all other applicable provisions of the Zoning Code.
- H. The proposed Project is consistent with the General Plan.
- I. Components of the development occurring near the ridgeline identified in the General Plan are designed in a sensitive manner and the development does not interrupt the skyline, as confirmed through visual simulations provided in the project plan set.
- J. 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 is compatible with surrounding development and has been reviewed by City departments and outside agencies and conditioned to avoid significant impacts.
- K. 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 a Hillside Development Permit for the Terrazzo at Fountaingrove residential Project located at 1601 Fountaingrove Parkway is approved subject to the following conditions:

1. All work shall be done according to the final approved plans dated received June 27, 2016.
2. The attached housing component of the project is subject to 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 for the Project, dated July 27, 2016, 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 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