

# Terrazzo at Fountaingrove

Planning Commission

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January 23, 2020

Michael Wixon  
Contract Planner  
Planning and Economic Development

- **Tentative Map – 19 residential lots, 1 common parcel**
- Conditional Use Permit – development in FG
- Hillside Development Permit – 10% slopes
- Zoning Variance – hillside setbacks
- Mitigated Negative Declaration

# Project Description



- Tentative Map – 19 residential, 1 common parcel
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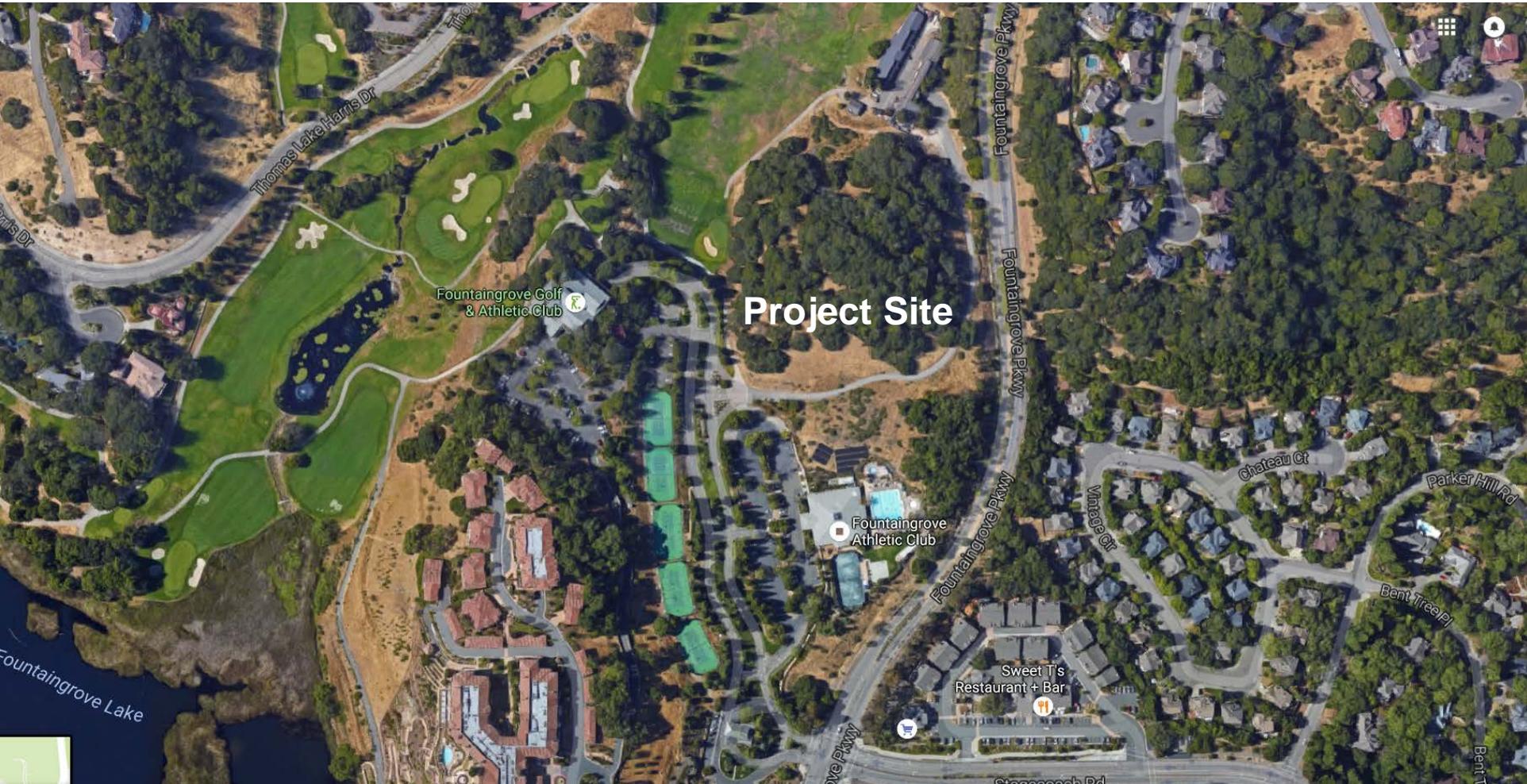
# Project Location

## 1601 Fountaingrove Parkway



# Project Location

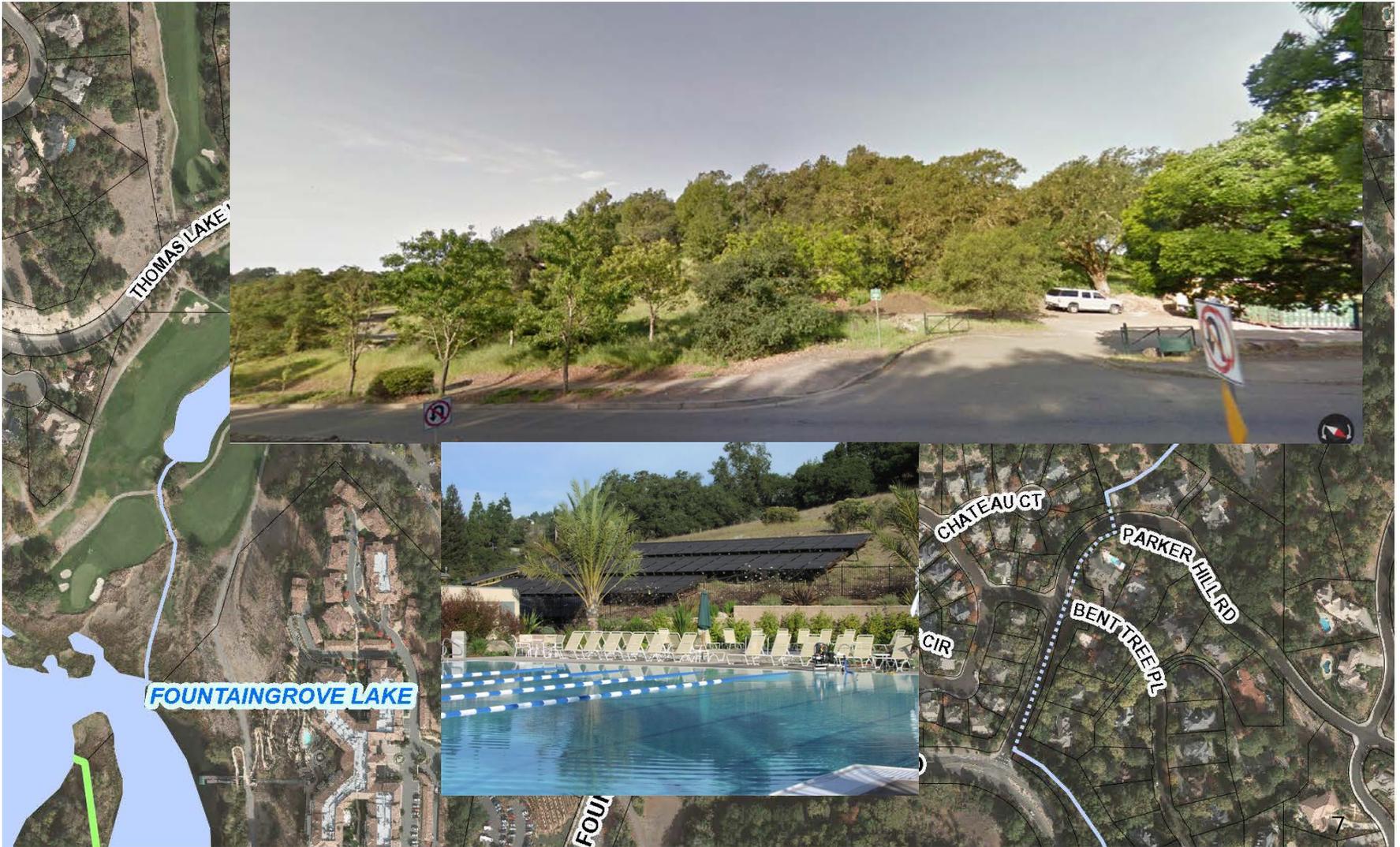
## 1601 Fountaingrove Parkway



# Project Location 1601 Fountaingrove Parkway

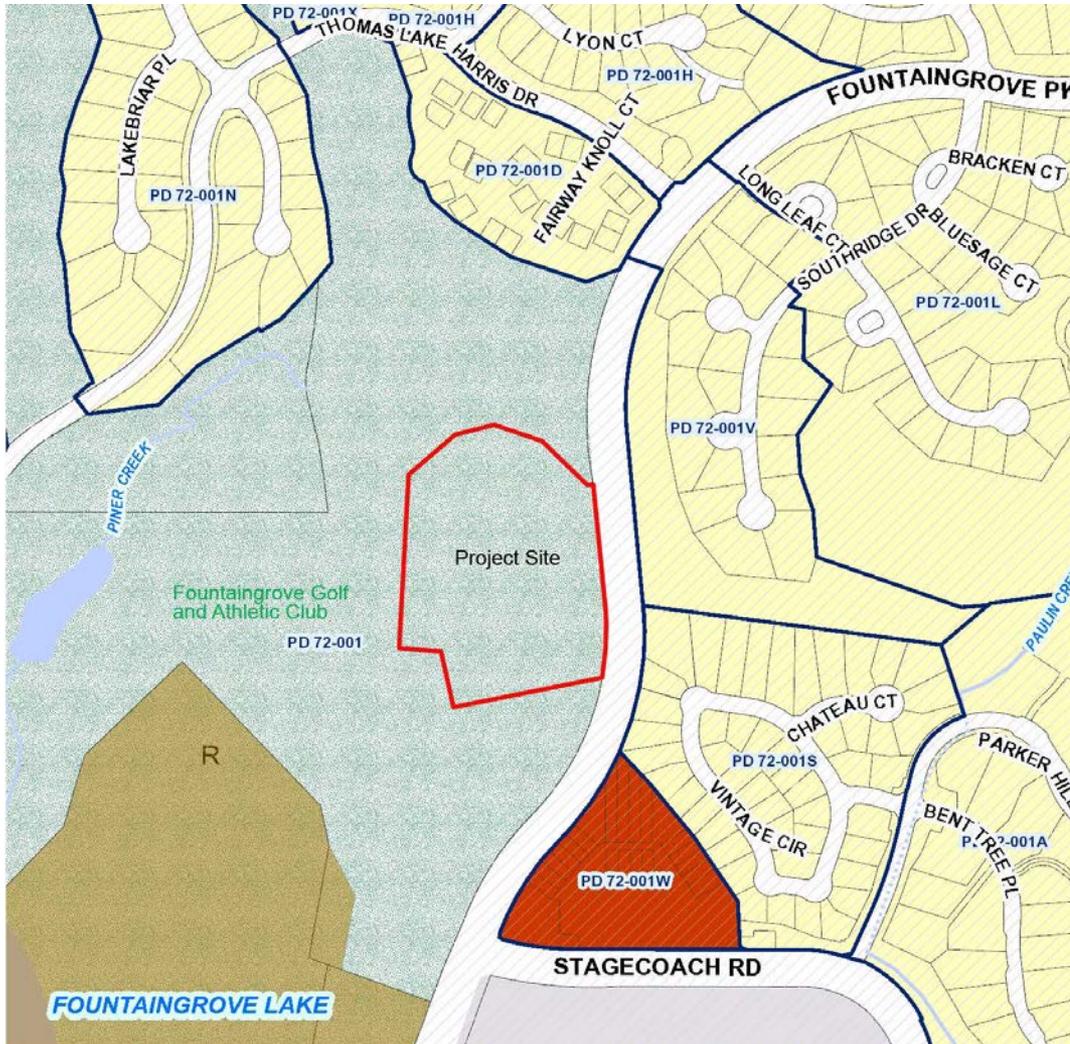


# Project Location 1601 Fountaingrove Parkway



- May 13, 2009 – Neighborhood Meeting, no attendance
- May 27, 2009 – Application: 55 units, 19 on ridge, 36 lower
- February 7, 2011 – Revised application: 66-unit condo
- March 2, 2011 – Neighborhood Mtg at FGAC, 150 attendees
- March 22, 2012 – Project withdrawn ahead of scheduled Planning Commission meeting

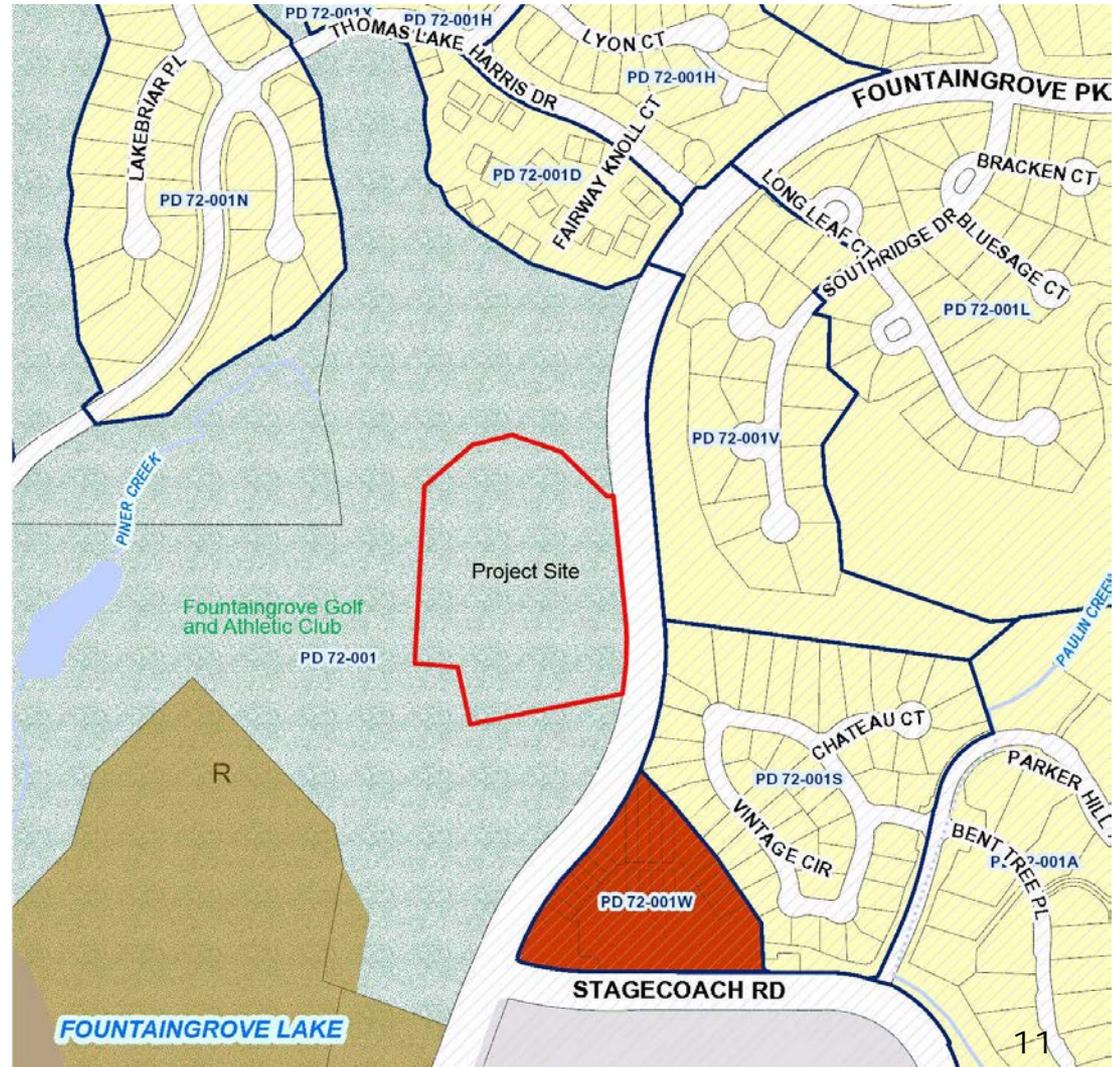
- January 7, 2015 – Neighborhood Meeting, 45 attendees
- February 3, 2015 – Revised application: 19 units
- February 11, 2016 – Project revised to preserve more open space;  
Zoning Variance application received
- June 27, 2016 – IS/MND prepared and circulated
- July 28, 2016 – Scheduled public hearing continued to date  
uncertain
- September 8, 2016 – PC approves MND and project.



	Transit Village Mixed Use (40 units per acre minimum)		Country Residential (0.05-0.2 units per acre)
	Retail & Business Services		Very Low Density Residential (0.2-2.0 units per acre)
	Office		Low Density/Open Space (2.0-8.0 units per acre)
	Business Park		Low Density Residential (2.0-8.0 units per acre)
	Light Industry		Medium Low Density Residential (8.0-13.0 units per acre)
	General Industry		Medium Density Residential (8.0-18.0 units per acre)
	Public/Institutional		Medium High Density Residential (18.0-30.0 units per acre)
	Parks and Recreation		Transit Village Medium (25.0-40.0 units per acre)
	Open Space		Mobile Homes (4.0-18.0 units per acre)
	Agriculture		

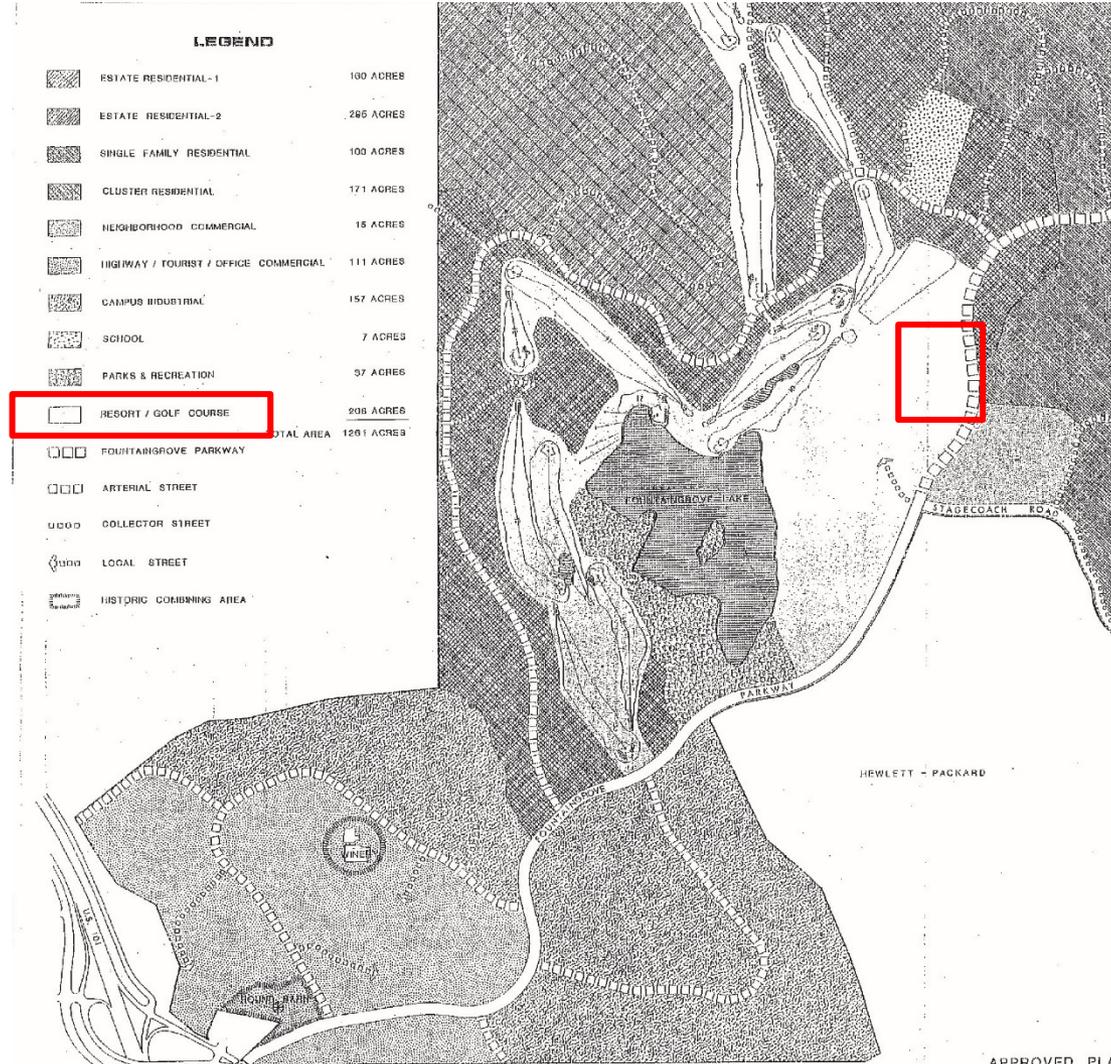
- Parks and Recreation Designation
- Special Purpose Parks and Facilities subcategory
- Resort overlay

- Fountaingrove Ranch Planned Development
- Resort/Golf Course Area
- Intent is to develop a destination resort complex
- Condominium and other ownership resort units permitted (400 unit max)
- Development standards determined by CUP



# Fountaingrove Ranch Planned Development

**FOUNTAINGROVE RANCH**  
 AMENDED PLANNED COMMUNITY MAP  
**LAND USE & CIRCULATION PLAN**  
 FOUNTAINGROVE, LTD.  
 A LIMITED PARTNERSHIP  
 BY INVESTMENT CORPORATION  
 TEACHERS MANAGEMENT & INVESTMENT CORPORATION  
 GENERAL PARTNERS  
 BEYTWIMMER ROAD  
 BRIEF-ARMSTRONG ASSOCIATES  
 BRIEF, ARMSTRONG ASSOCIATES  
 BRIEF & DRAF DANIEL / DAUBERTY / GOLDZOLL  
 Civil and Sanitary Engineers / Local Government Engineers  
 LUIS MANZANO & ASSOCIATES, INC.  
 Land Planning Consultants

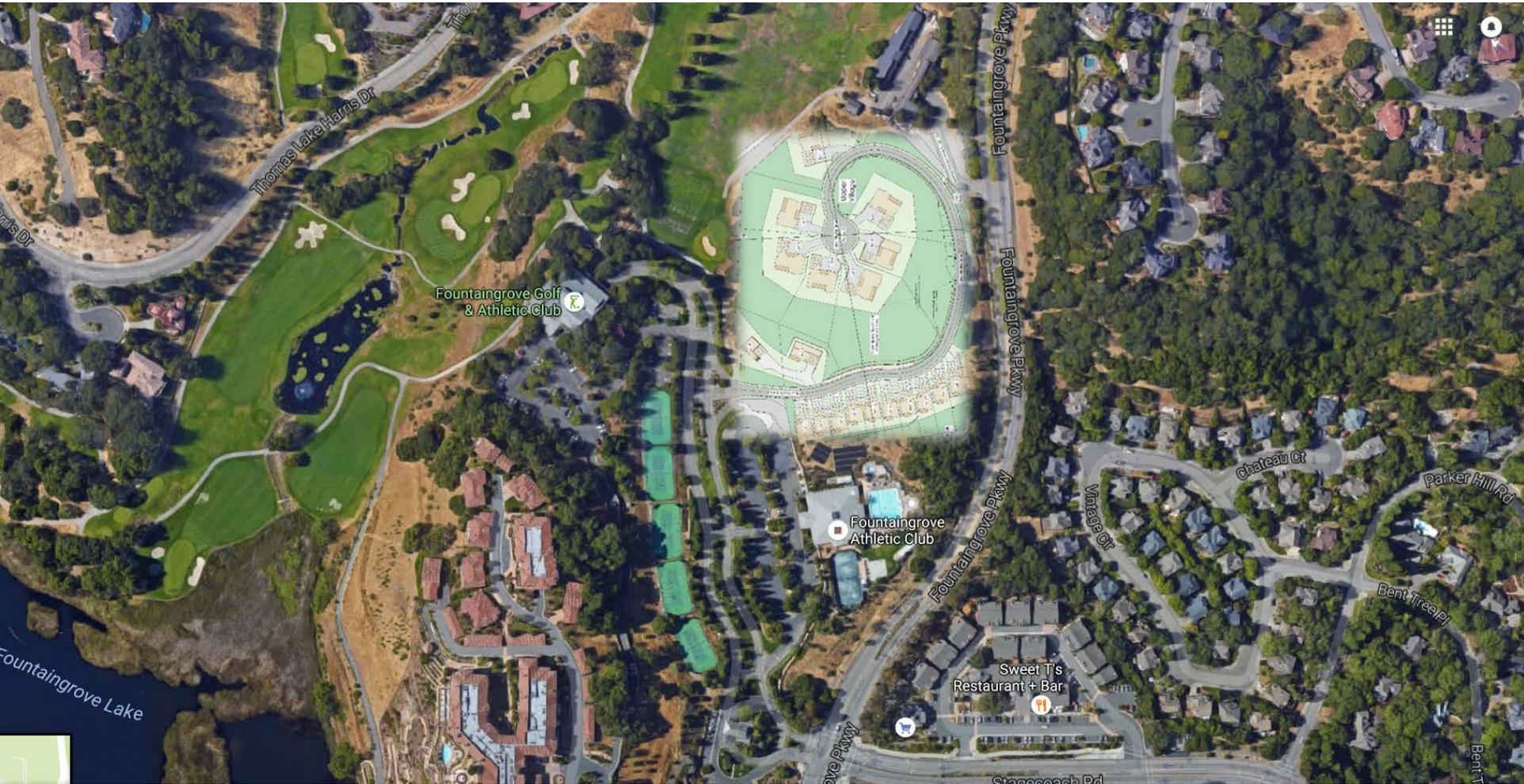


APPROVED PL/

# Hillside Development



# Hillside Development



# Hillside Development



View 4/ Looking North from Fountaingrove Parkway



View 3/ Looking West from Fountaingrove Parkway

- Traffic Impact Study
- Landscape/Open Space Easement Management areas
- Ridgeline
- Design Review



The Planning and Economic Development Department recommends:

The Planning Commission, by resolution, approve a one-year time extension of the Tentative Map to subdivide a 7.5 acre parcel into 19 single family residential parcels and one common parcel. The new expiration date, if approved, would be September 8, 2020.

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# Hillside Development

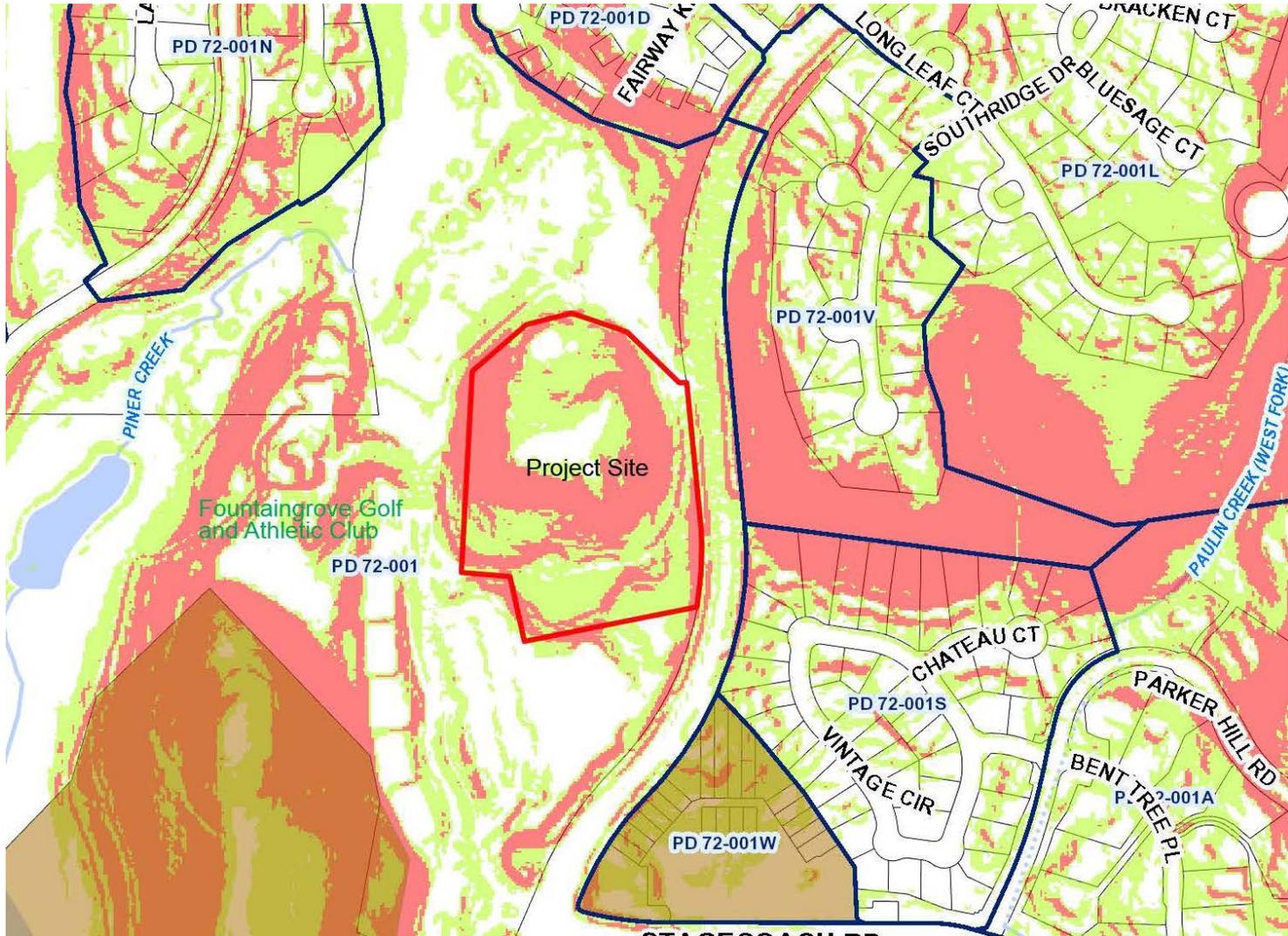


View 1/ Looking South from Thomas Lake Harris Drive



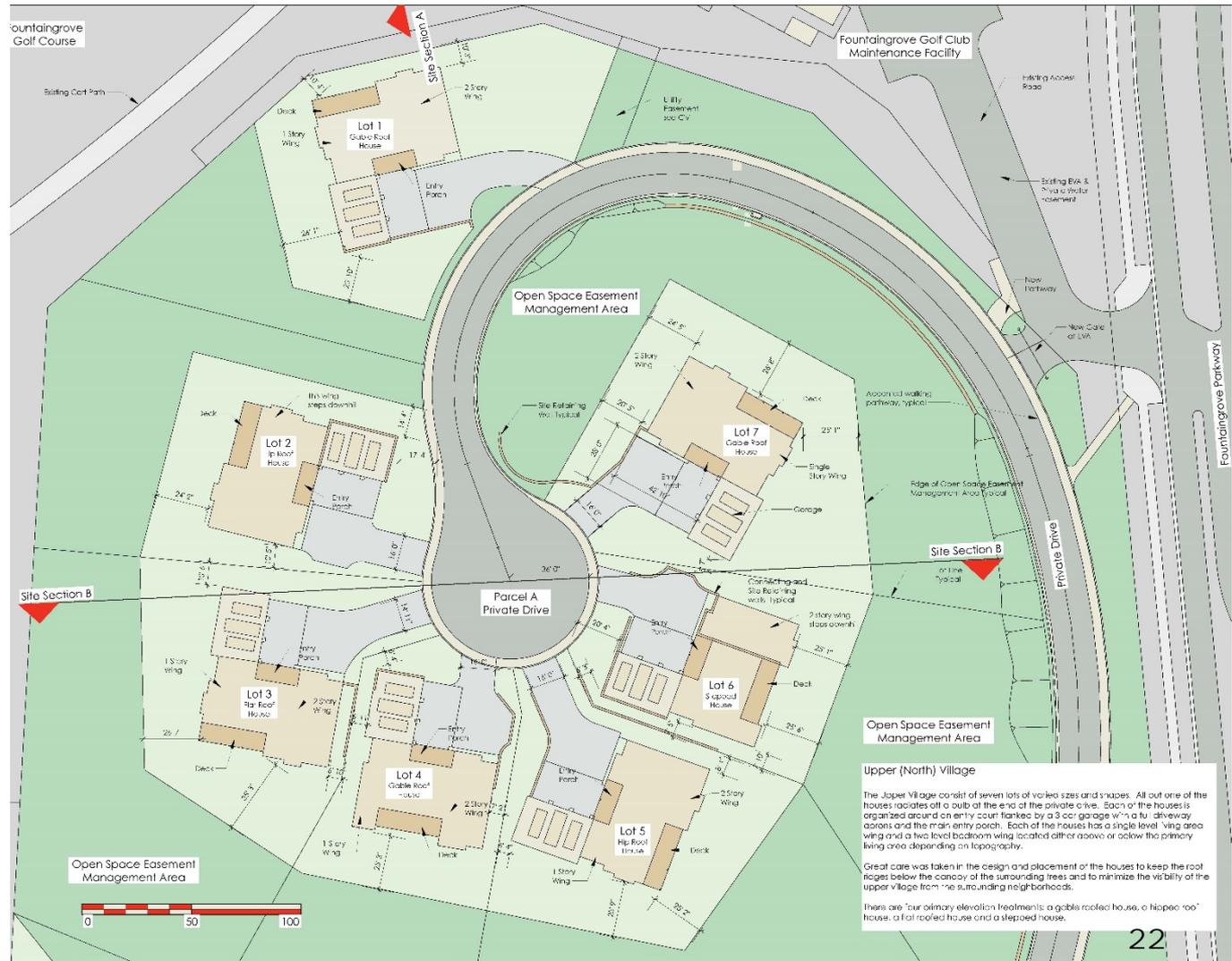
View 2/ Looking Southwest from Fountaingrove Parkway

# Hillside Development



# Zoning Variance

- Hillside Development requires 20' front and 15' side setbacks
- Request for 12', 18', 17' front setback on Lots 2, 4, and 7
- Request for 4' to 14.3' side setbacks on Lots 1 through 7



- Previous versions of project:
  - Compatibility with surrounding development
  - Impacts to area traffic
  - Impacts to Club uses
- Currently proposed project:
  - Aesthetic/privacy issues with the pool
  - Construction impacts
  - Traffic safety along Club driveways
  - Loss of membership/revenue
  - Requests for story poles
  - Requests for continuance
  - Many are in favor of Upper Village, opposed to Lower Village

- Initial Study prepared on June 27, 2016
- Notice of Intent to adopt IS/MND posted with State Clearinghouse, Sonoma County Clerk's Office, and Santa Rosa City Hall
- Thirty-day comment period began June 27, 2016 and ended July 28, 2016.