

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
JANUARY 23, 2020

PROJECT TITLE

Terrazzo at Fountaingrove

ADDRESS/LOCATION

1601 Fountaingrove Parkway

ASSESSOR'S PARCEL NUMBER

173-670-024

APPLICATION DATE

September 6, 2018

REQUESTED ENTITLEMENTS

A one-year Time Extension for the
Terrazzo at Fountaingrove Tentative Map

PROJECT SITE ZONING

PD-72-001-RC

PROJECT PLANNER

Michael Wixon

APPLICANT

Hugh Futrell, Hugh Futrell Corporation

PROPERTY OWNER

CGF Equities, Carl Gobar Futrell, LLC

FILE NUMBER

PRJ18-051

APPLICATION COMPLETION DATE

November 6, 2018

FURTHER ACTIONS REQUIRED

Director-level one-year time extension for
the related Conditional Use Permit and
Hillside Development Permit

GENERAL PLAN DESIGNATION

Parks/Recreation

RECOMMENDATION

Approval

Agenda Item #9.2
For Planning Commission Meeting of: January 23, 2020

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR CISCO AND MEMBERS OF THE COMMISSION
FROM: MICHAEL WIXON, CONTRACT PLANNER
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
SUBJECT: TERRAZZO AT FOUNTAINGROVE SUBDIVISION TIME
EXTENSION

AGENDA ACTION: ADOPT RESOLUTION

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission approve the attached resolution, granting a one-year time extension for the Terrazzo at Fountaingrove Tentative Map to subdivide a 7.5-acre parcel into 19 lots for single family residential development and one common parcel.

EXECUTIVE SUMMARY

The project is a one-year time extension for the approved Terrazzo at Fountaingrove subdivision. Approval of the requested time extension, together with a one-year time extension per City of Santa Rosa Municipal Code (SRMC) §20-16.120, would allow the applicant until September 8, 2020 to record the Final Map. If approved, the Director would consider a similar time extension for the related Conditional Use Permit and Hillside Review time extension applications.

BACKGROUND

1. Project Description

Terrazzo at Fountaingrove is a proposed development of 19 single-family residential units on an undeveloped 7.5-acre parcel. Because of the steeply sloped and highly vegetated nature of the site, development is limited, where possible, to the flatter portions of the site. The residences are divided into a 12-lot cluster near the southern parcel boundary and a 7-lot cluster of houses at a higher elevation on the northern portion of the site. By clustering the residential structures and through dedication of designated open space areas, the project minimizes grading of the hillside and preserves and protects 72% of the existing on-site trees. The project proposes to improve and develop around an existing service road, step buildings to better integrate into the hillside, and install new

pedestrian connections between the Fountaingrove Golf and Athletic Club (FGAC) campus and Fountaingrove Parkway.

Approval of the request would extend the deadline to file the Final Map until September 8, 2020. An extension of the Terrazzo at Fountaingrove Conditional Use Permit (CUP) and Hillside Development Permit (HDP) is also requested. Pursuant to SRMC §20.54.050 (B), all extensions except for Tentative Maps, can be approved by the Director of Planning and Economic Development.

2. Surrounding Land Uses

North: Resort (Golf course and maintenance facility associated with the Fountaingrove Golf and Athletic Club)
South: Resort (Swimming pool and recreation center associated with the FGAC)
East: Fountaingrove Parkway, designated scenic corridor, single-family residential subdivision beyond
West: Resort (parking lot and private roadways associated with Fountaingrove Golf and Athletic Club)

3. Existing Land Use – Project Site

The project site is comprised of a 7.5-acre sloped, wooded property located along Fountaingrove Parkway and surrounded by the Fountaingrove Golf and Athletic Club. Many of the structures existing on or around the project site at the time of approval of the original project were destroyed by the Tubbs Fire in October of 2017. The project site remains largely undeveloped.

4. Project History

On May 13, 2009, a Neighborhood Meeting was held to introduce a project concept for Terrazzo at Fountaingrove; notices were sent to property owners within 500 feet of the project site. No one from the public attended the meeting.

On May 27, 2009, applications were submitted for a 55-unit development on the 7.5-acre project site, with 19 units on top of the ridge and 36 units in the areas with lower elevation.

On February 7, 2011, the project was revised to propose a 66-unit attached condominium development with the upper area of the site proposed as a designated remainder parcel.

On March 2, 2011, a Neighborhood Meeting was held at the Fountaingrove Golf and Athletic Club. Approximately 150 people, mostly members of the club, attended the meeting. Meeting attendees expressed opposition to the project due to their concerns about impacts to the club.

Prior to the March 22, 2012, scheduled public hearing before the Planning Commission, the 66-unit condominium proposal was withdrawn.

TERRAZZO AT FOUNTAINGROVE SUBDIVISION TIME EXTENSION
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On January 7, 2015, a neighborhood meeting was held at the Steele Lane Community Center to introduce a revised proposal for the project site. Approximately 45 people were in attendance.

On February 3, 2015, applications were submitted for a 19-unit residential subdivision.

On March 3, 2015, a Notice of Incomplete Application and Project Issues letter was provided to the applicant.

On February 11, 2016, the Planning and Economic Development Department received a revised project submittal. The revised submittal reduced the amount of developed area proposed and also included an application for a Zoning Variance to reduce the required side yard setbacks.

On June 27, 2016, an Initial Study was completed for the Terrazzo at Fountaingrove project. The public review period for the Initial Study/Draft Mitigated Negative Declaration (IS/MND) began on June 27, 2016 and ended on July 28, 2016.

On July 28, 2016, the public hearing on the proposed 19-unit subdivision that had been scheduled before the Planning Commission was continued to a future date to accommodate City staff's request for additional time to prepare the staff report.

On September 8, 2016, the Planning Commission approved the Terrazzo at Fountaingrove Negative Declaration, Zoning Variance, Tentative Map, Conditional Use Permit and Hillside Development Permit (Resolution Nos. 11779-11782).

On December 18, 2018, the City Council introduced an ordinance granting a one-time, one-year extension of time for certain tentative map entitlements, affecting this project.

PRIOR CITY COUNCIL REVIEW

Not applicable.

ANALYSIS

1. General Plan

The project site is located within the approximately 248-acre area of Fountaingrove and is envisioned to support Resort uses with a Parks and Recreation land use designation. The General Plan broadly identifies portions of the project site as Ridgeline, defined in the Plan as, "a line following the highest point formed by the meeting of slopes." Fountaingrove Parkway, adjacent to the project parcel on the east, is a designated scenic road and a major arterial.

The project continues to implement many General Plan goals and policies in that it demonstrates a well-designed, residential use with a variety of housing types that respects the unique topography and ecology of the area. All required parking will remain on-site and will be walkable with ties in to the existing pedestrian network along Fountaingrove Parkway. The project design insures the contours of the ridgeline remain uninterrupted and avoids negatively affecting the viewshed of the public way. It also preserves much of the on-site existing vegetation, which will help provide a level of privacy to future residents.

The entirety of the development has been concentrated onto the portions of the project parcel with the lowest degree of slope. More than 72 percent of the existing trees on site will be protected and preserved. Tree restitution for the 98 trees to be removed is conditioned into project approval pursuant to Title 17 of the City Code. The project's landscaping and open space easement areas will preserve oak trees and soften views of the project parcel from surrounding uses. The natural features and vegetation will also provide a level of privacy to future residents of the development.

2. Other Applicable Plans - Bicycle and Pedestrian Master Plan

A Class I, grade-separated bikeway exists on the east side of Fountaingrove Parkway, along the project frontage, and sidewalks have been installed along the length of Fountaingrove Parkway in the vicinity of the project site. A pedestrian connection will be provided across common Parcel A to link the project to the Fountaingrove Parkway pedestrian network.

3. Zoning

North:	Fountaingrove Ranch Planned Development
South:	Fountaingrove Ranch Planned Development
East:	Fountaingrove Parkway
West:	Fountaingrove Ranch Planned Development

The project was previously evaluated against the development standards of the Planned Development Zone and the Zoning Ordinance for the Tentative Map and the related Use Permit, Hillside Development Permit and Zoning Variance. These standards have not changed and, therefore, no additional review is needed. Previous areas specifically reviewed included the Resort/Golf Course Land Use District, the Fountaingrove HOA and relevant CC&Rs, Parking, Development Standards established by the Conditional Use Permit, Hillside Development and Scenic Road Standards, Variance Findings, and Design Guidelines (i.e., Neighborhood Design, Single Family Residential Design, Building Design, and Hillside Considerations).

The project site is within the -RC (Resilient City) combining district, which was established following the 2017 Tubbs Fire. There are no standards or provisions of the combining district that would affect the time extension being considered.

4. Neighborhood Comments

The approved project generated many comments directed to potential effects within the FGAC campus, including aesthetic impacts, potential traffic conflicts, and predicted loss of revenue and membership to the FGAC resulting from construction near the pool area. The Planning Commission had judged these concerns to have been addressed sufficiently with its approval of the project with conditions on September 8, 2016.

5. Public Improvements/On-Site Improvements

A common drive across Parcel A will be constructed to minor street standards with an at-grade pedestrian walkway. The drive will extend from the existing private driveway within the Fountaingrove Golf and Athletic Club, through the development, and terminate in a cul-de-sac in the Upper Village. Additionally, an Emergency Vehicle Access (EVA) road will connect Parcel A to Fountaingrove Parkway by way of the FGAC maintenance facility road. South of the EVA, a pedestrian walkway will be installed, linking the Parcel A pedestrian way to the existing Fountaingrove Parkway sidewalk.

FISCAL IMPACT

This project would have no direct impact on the City's general fund.

ENVIRONMENTAL IMPACT

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study was prepared for the project, which resulted in a Mitigated Negative Declaration. for the Project A Notice of Intent to adopt a Mitigated Negative Declaration was posted with the California State Clearinghouse and Sonoma County Clerk's Office initiating a thirty-day public comment period ended on July 28, 2016. No local, state, or federal agencies provided comments related to the Initial Study/Mitigated Negative Declaration, and no public comments were received directly pertaining to the project's environmental review. The Planning Commission adopted the MND on September 8, 2016 (Resolution No.11778). CEQA Guidelines §15162 provides that no additional environmental review is required where a negative declaration has been adopted for a project and there are no substantial changes to the project or changed circumstances which would result in new or more severe environmental impacts, and there is no new information showing the project will have significant effects with the mitigation measures and conditions of approval discussed in the mitigated negative declaration.

Although the project site was within the affected area of the 2017 Tubbs Fire, the project site was undeveloped at the time, mitigation measures were included in the environmental document to reduce all potentially significant impacts to a less than significant level, and circumstances have not changed on the site to the degree that additional environmental review would be necessary.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

No other board would act on the time extension application.

NOTIFICATION

Public noticing is not required for Consent agenda items. Although, if approved, the Director would consider a similar time extension for the related Conditional Use Permit and Hillside Review time extension applications.

ISSUES

There are no unresolved issues identified for the time extension request.

ATTACHMENTS

- Attachment 1: Disclosure Form
- Attachment 2: Location Map
- Attachment 3: Percent Slope Map
- Attachment 4: Zoning and General Plan Map
- Attachment 5: Project Plan Set
- Attachment 6: Tentative Map
- Attachment 7: Initial Study/Mitigated Negative Declaration
- Attachment 8: Project Setback Exhibit
- Attachment 9: Fountaingrove Ranch Policy Statement
- Attachment 10: Planning Commission Resolution No. 11778, dated September 8, 2016 (MND)
- Attachment 11: Planning Commission Resolution No. 11779, dated September 8, 2016 (Variance)
- Attachment 12: Planning Commission Resolution No. 11780, dated September 8, 2016 (Tentative Map)
- Attachment 13: Planning Commission Resolution No. 11781, dated September 8, 2016 (Conditional Use Permit)
- Attachment 14: Planning Commission Resolution No. 11782, dated September 8, 2016 (Hillside Development Permit)

Resolution: A one-year time extension of tentative map (with Exhibits A and B)

CONTACT

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