

Terrazzo at Fountaingrove

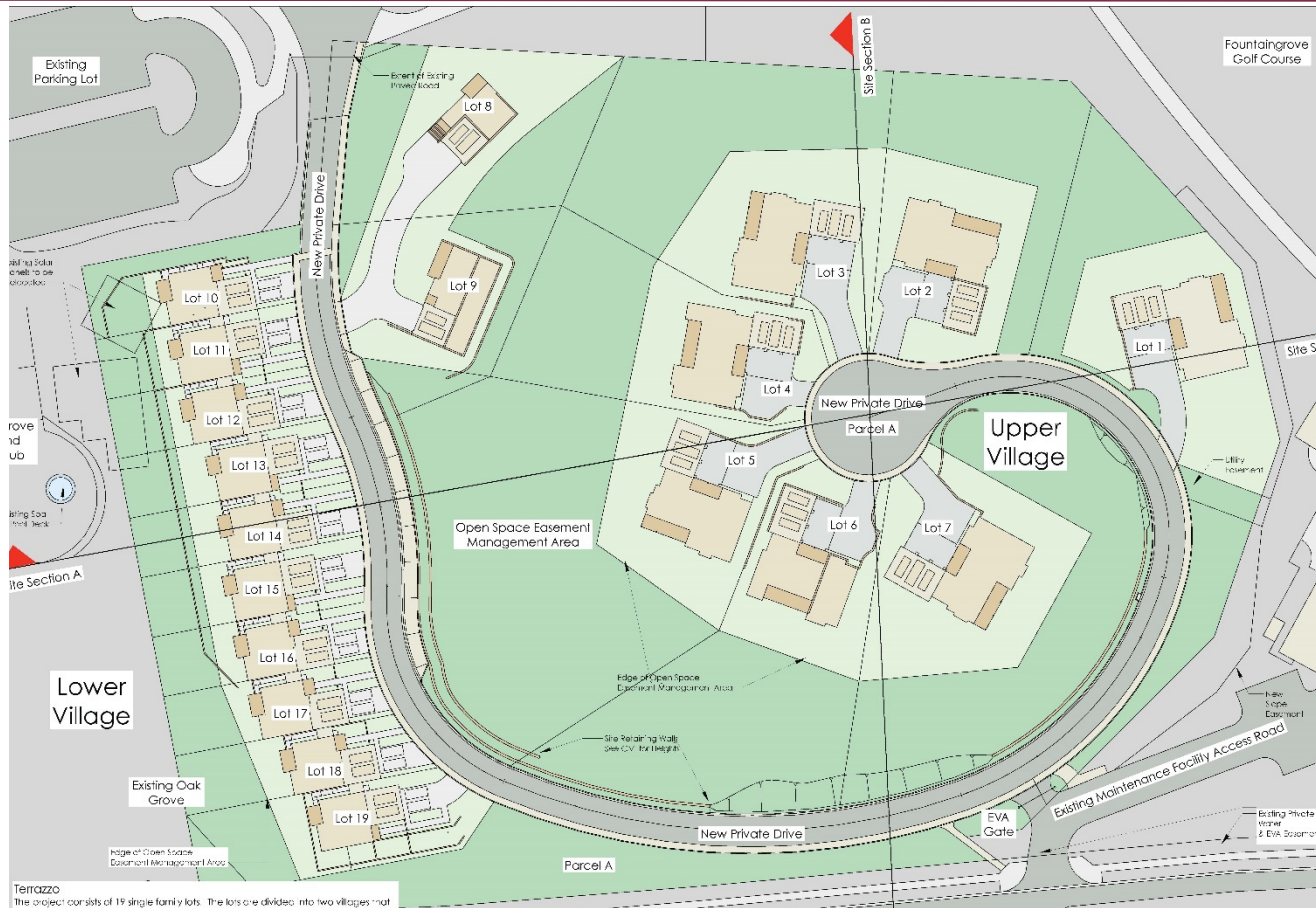
Planning Commission

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



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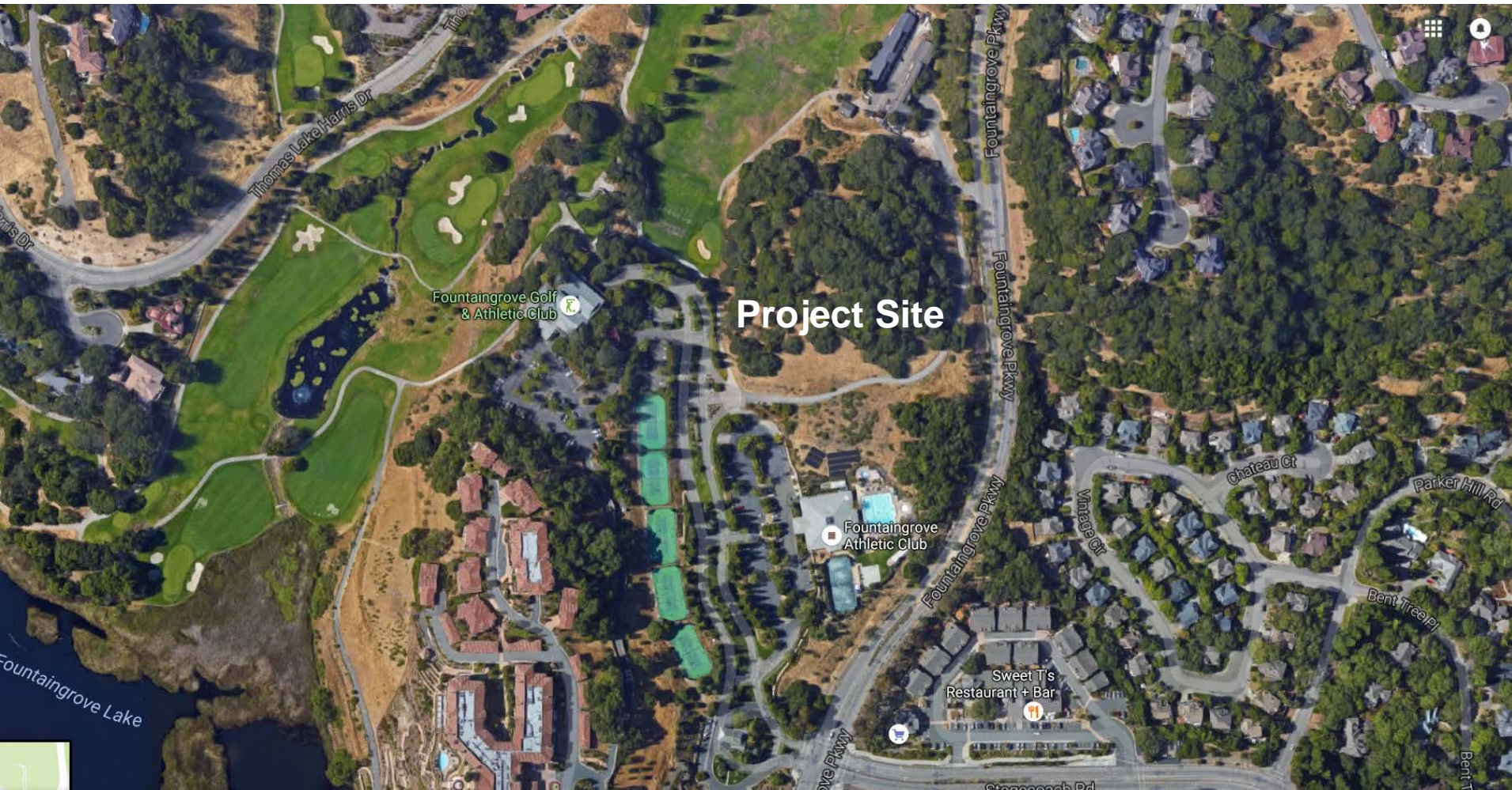
Project Location

1601 Fountaingrove Parkway



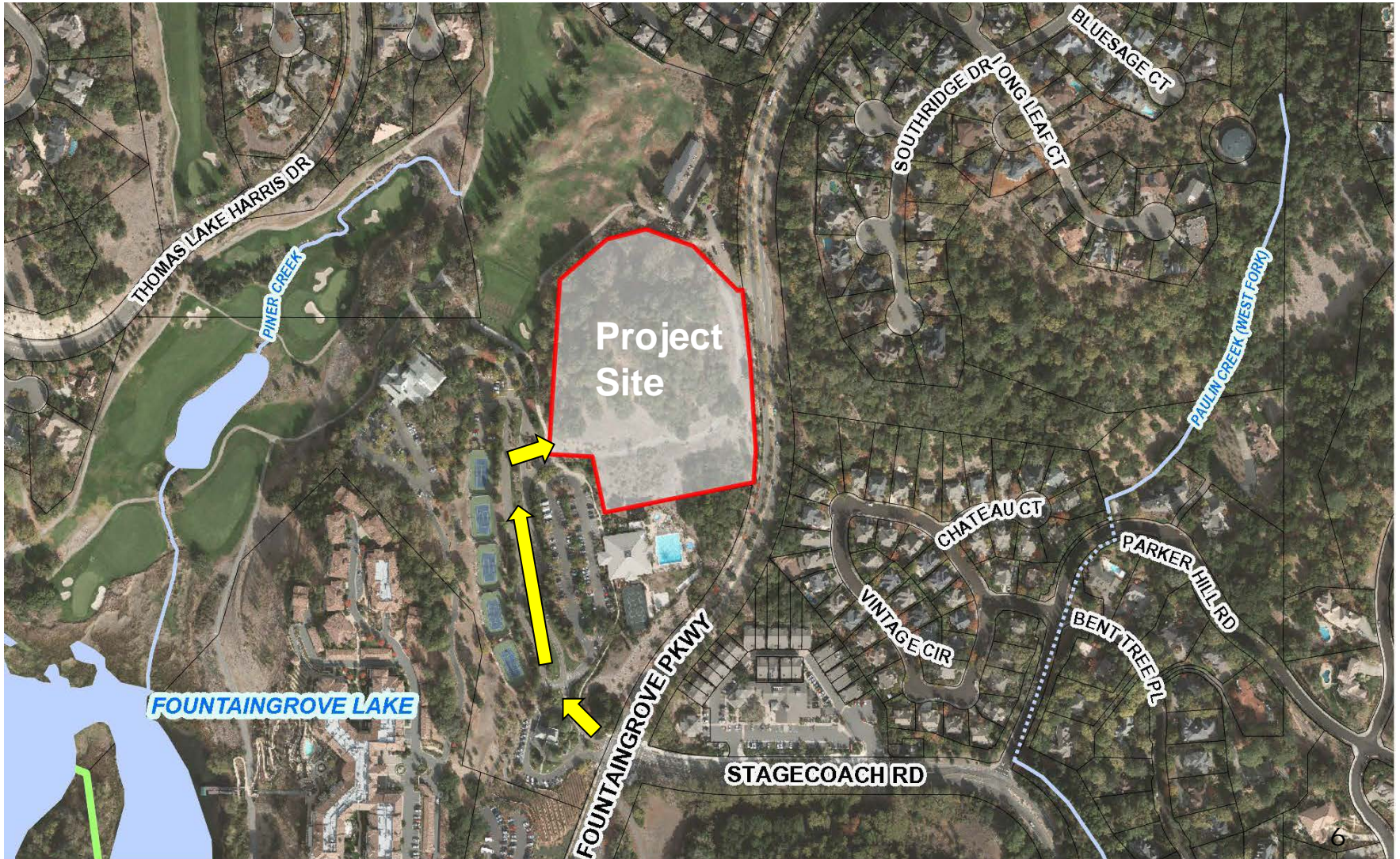
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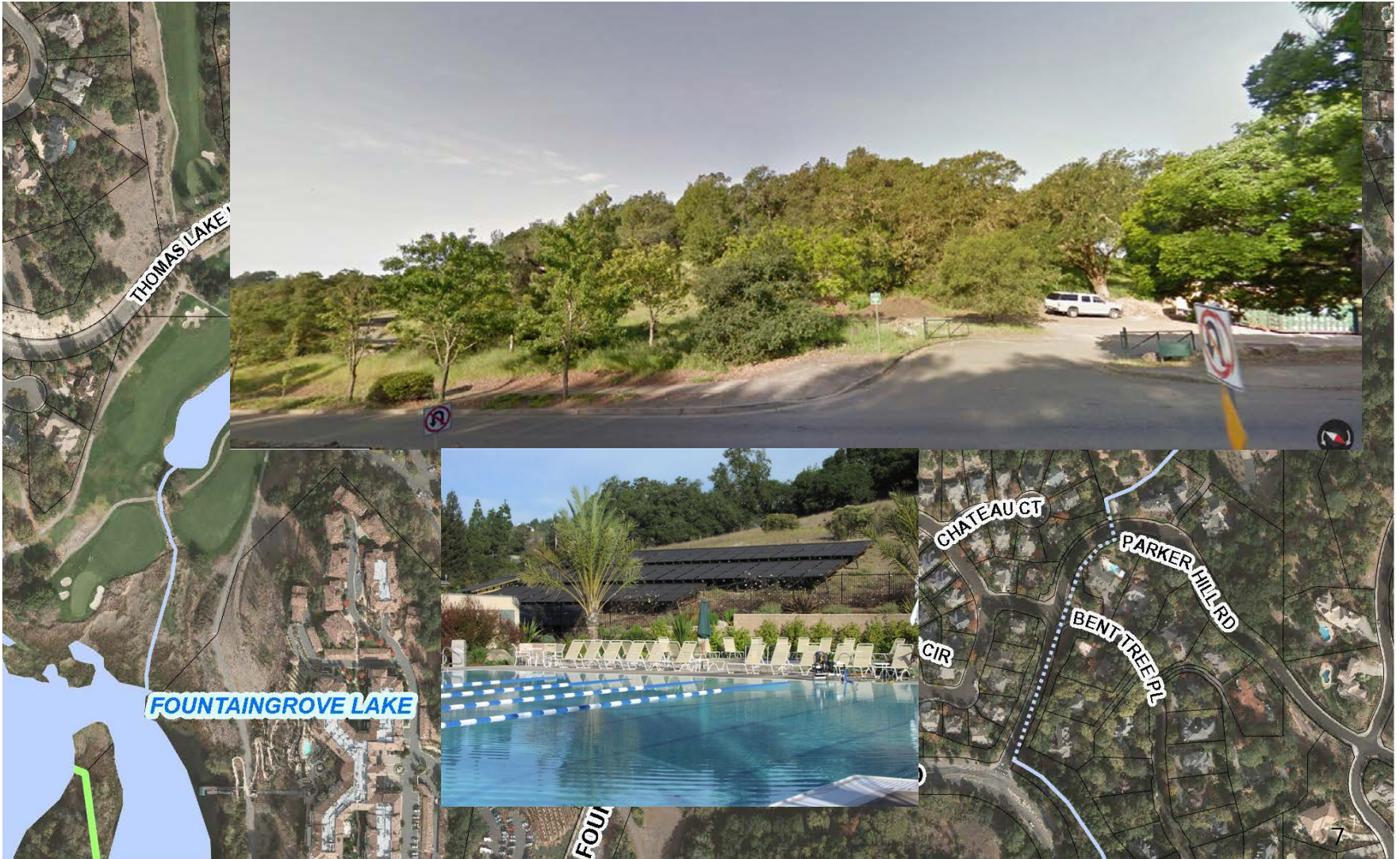
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1601 Fountaingrove Parkway



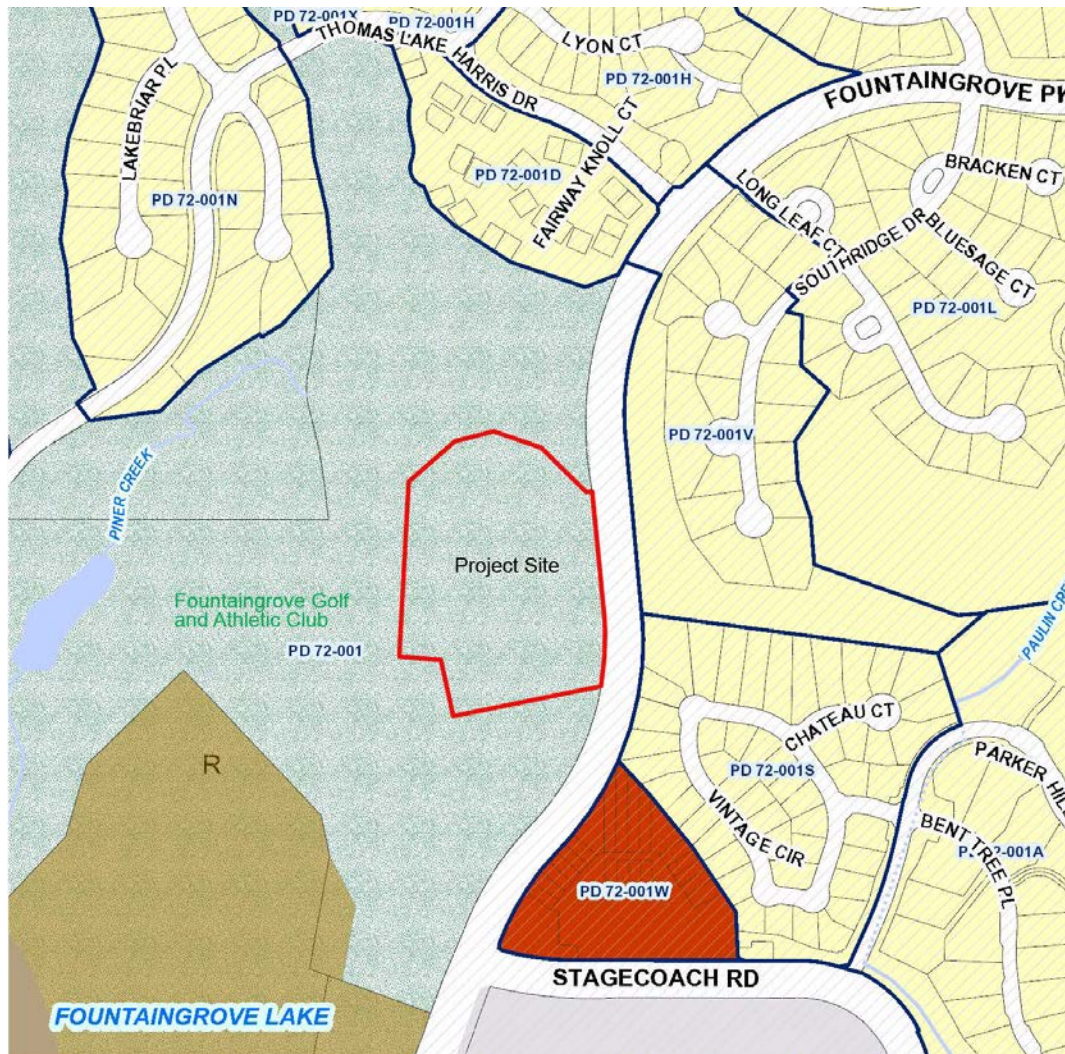
Project Location

1601 Fountaingrove Parkway



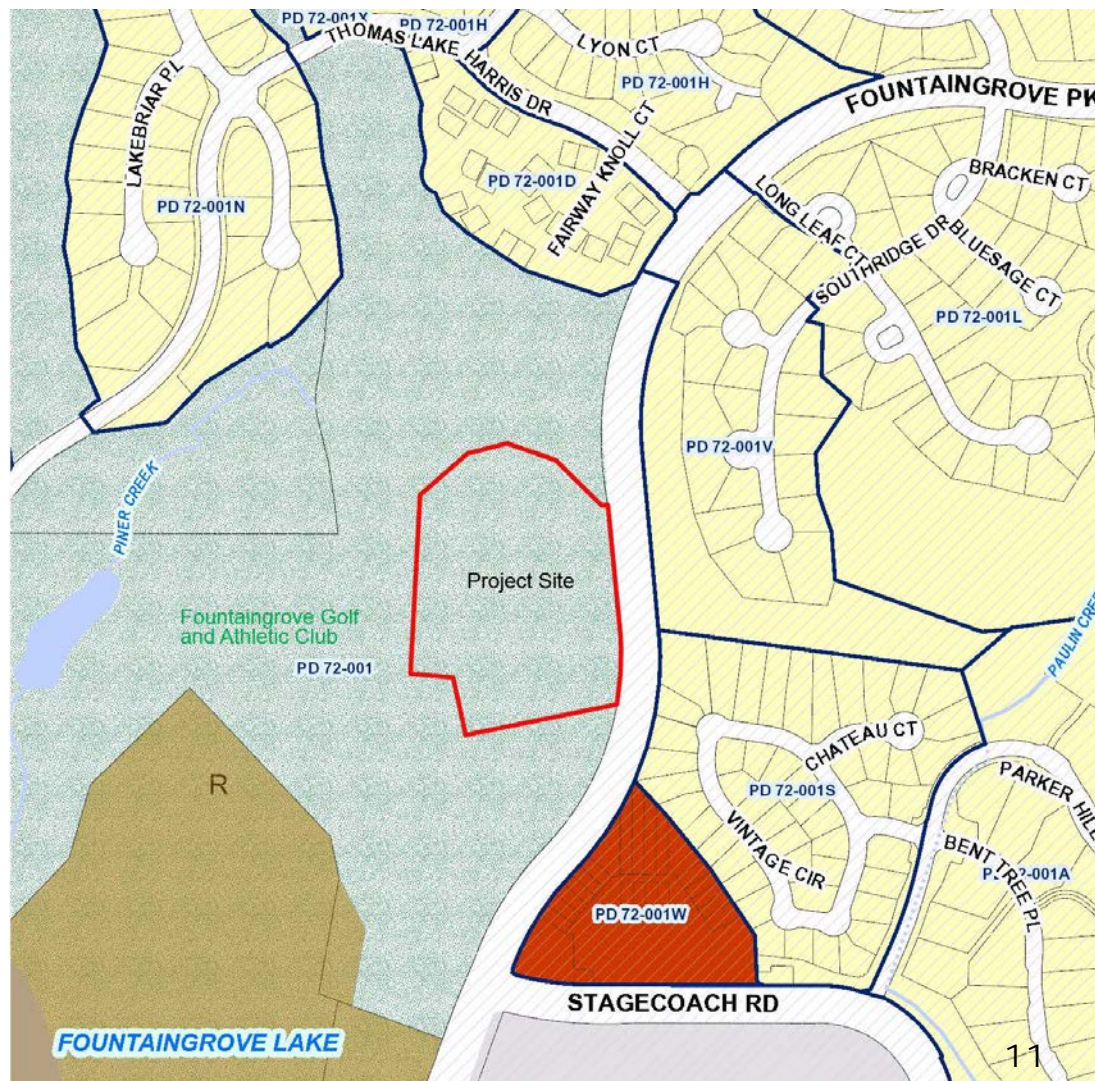
- May 13, 2009 – Neighborhood Meeting, no attendance
- May 27, 2009 – Application: 55 units, 19 on ridge, 36 lower
- February 7, 2011 – Revised application: 66-unit condo
- March 2, 2011 – Neighborhood Mtg at FGAC, 150 attendees
- March 22, 2012 – Project withdrawn ahead of scheduled Planning Commission meeting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



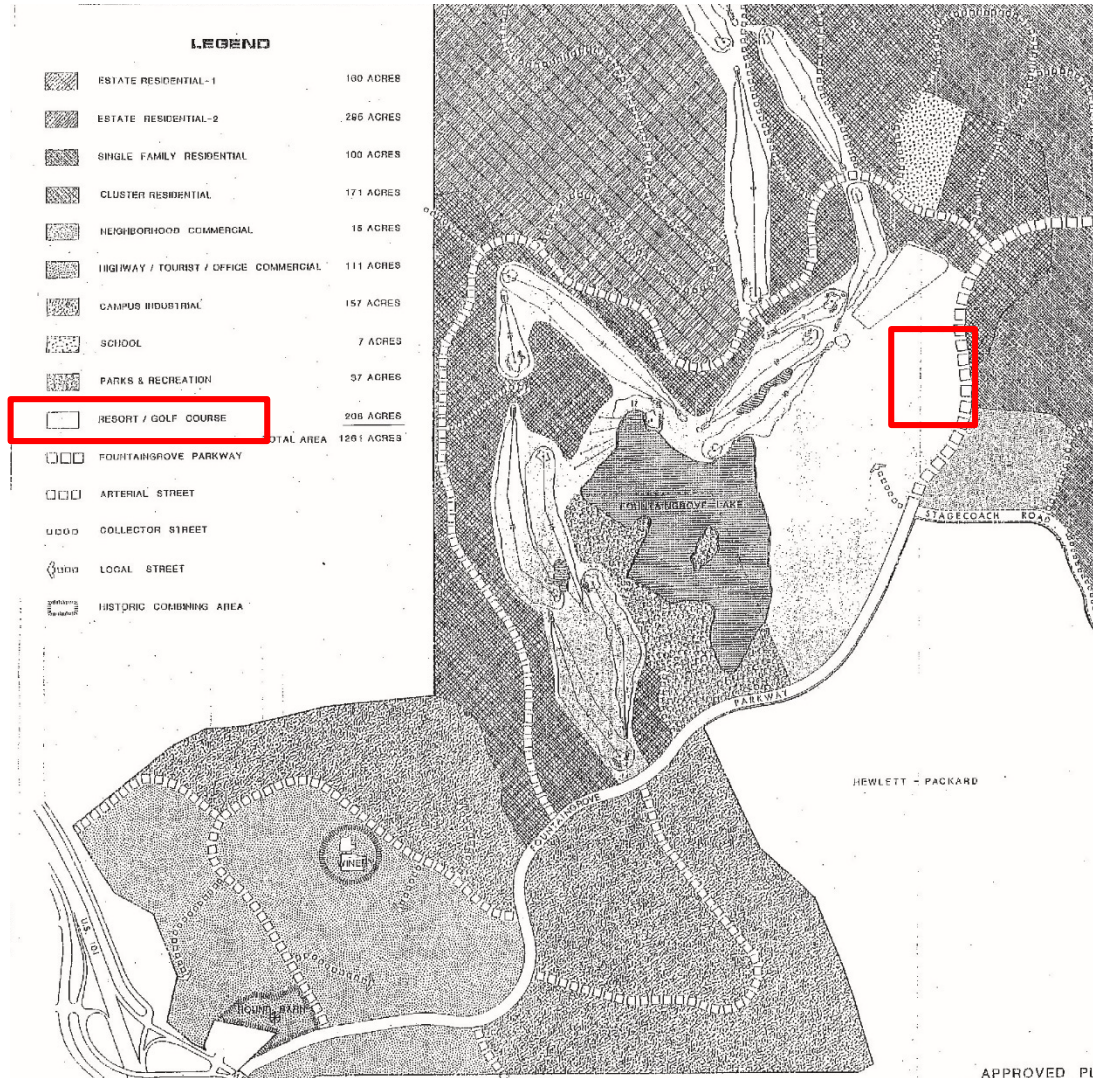
- Parks and Recreation Designation
- Special Purpose Parks and Facilities subcategory
- Resort overlay

- 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

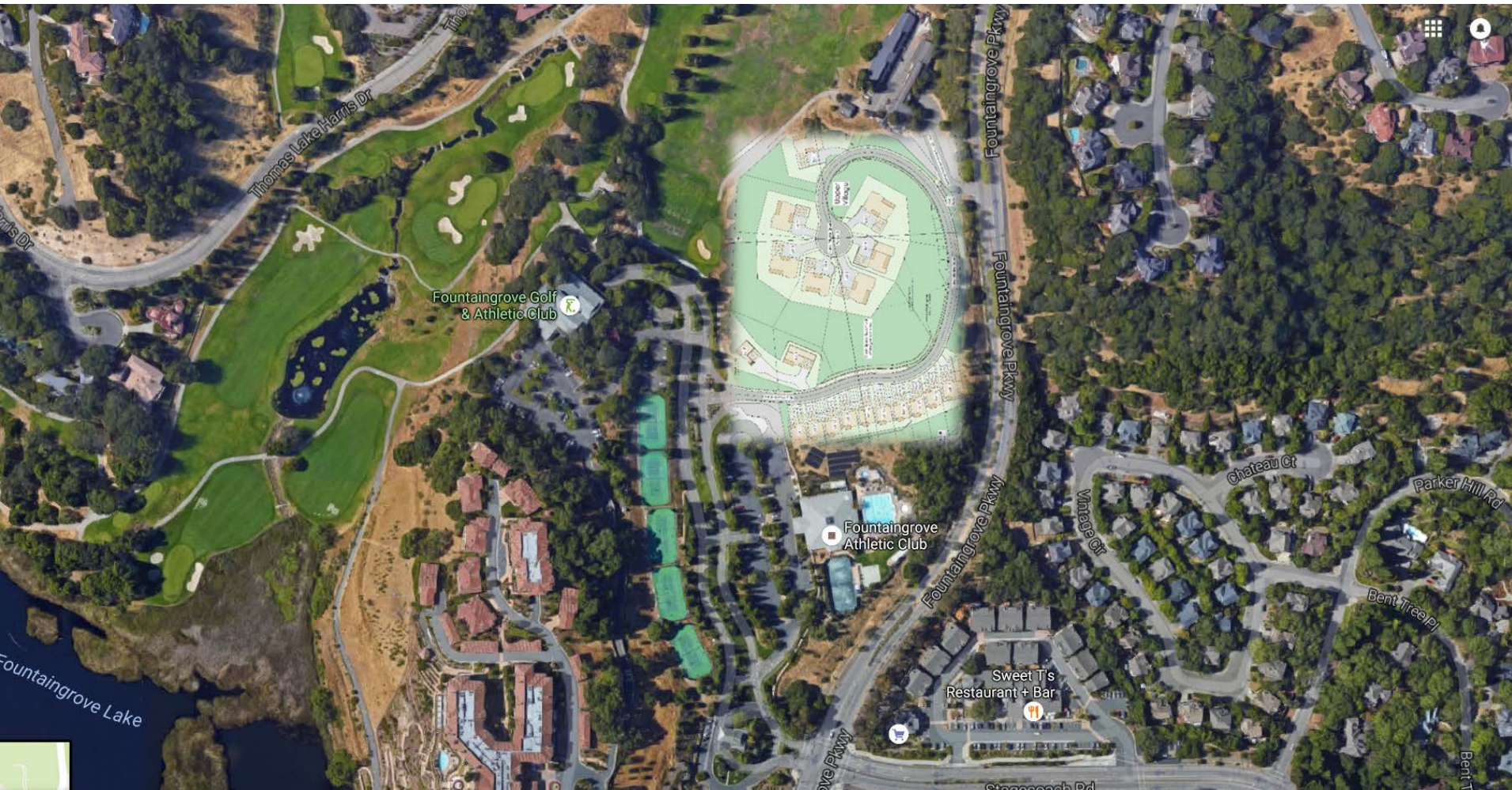
FOUNTAINGROVE RANCH
 AMENDED PLANNED COMMUNITY MAP
LAND USE & CIRCULATION PLAN
 FOUNTAINGROVE, LTD.,
 A LIMITED PARTNERSHIP
 BY INVESTMENT CORPORATION
 SPECIAL PARTNERS
 SEPTEMBER 1990
 BRIEF & DUFF, CHAIKIN / DAUBERTY / GOLDENFELD
 Civil and Sanitary Engineers / Landscape Architects
 LUIS MANZANO & ASSOCIATES, INC.
 Land Planning Consultants



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



Recommendation

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.

Michael Wixon
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Hillside Development

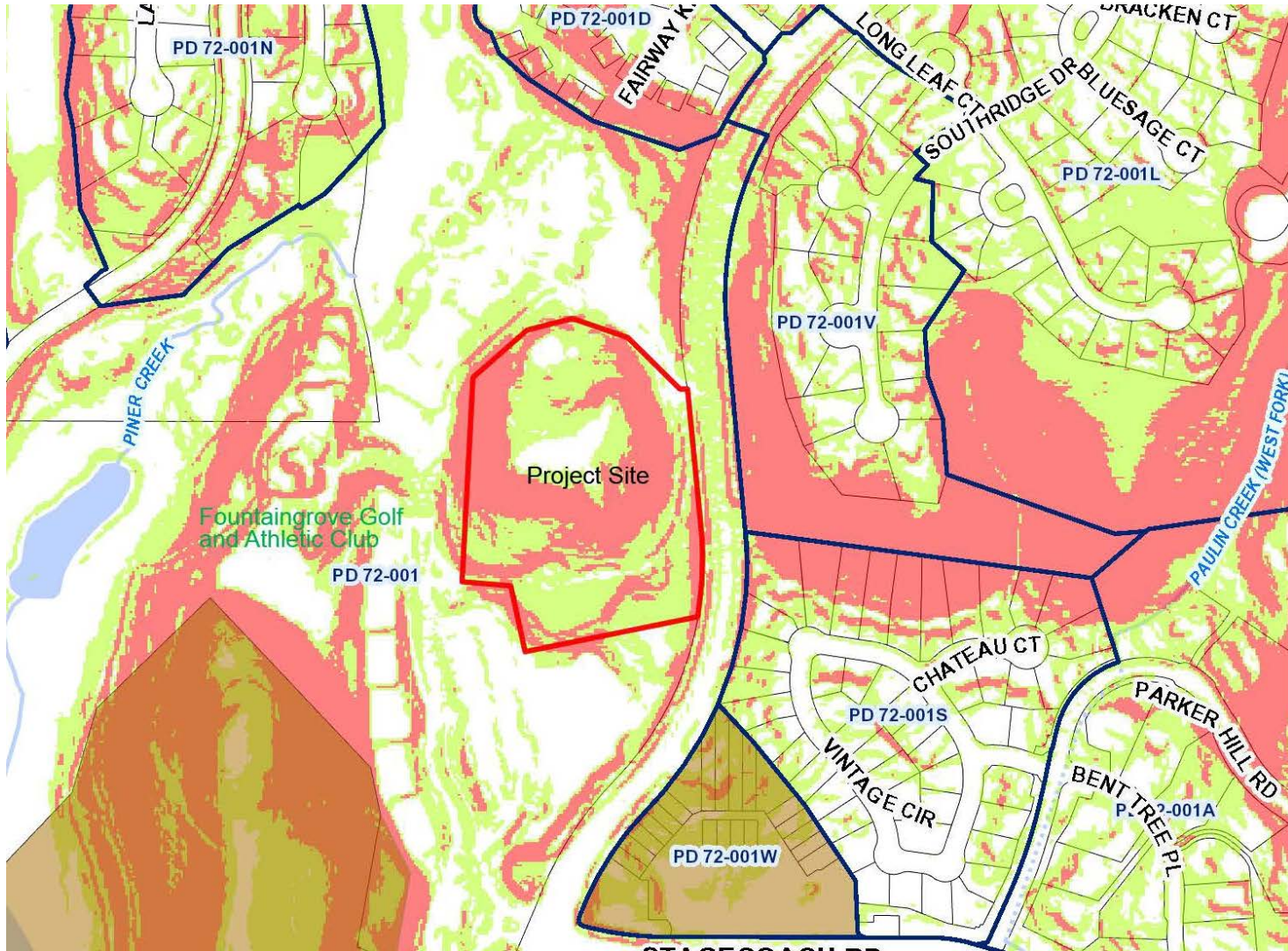


View 1/ Looking South from Thomas Lake Harris Drive



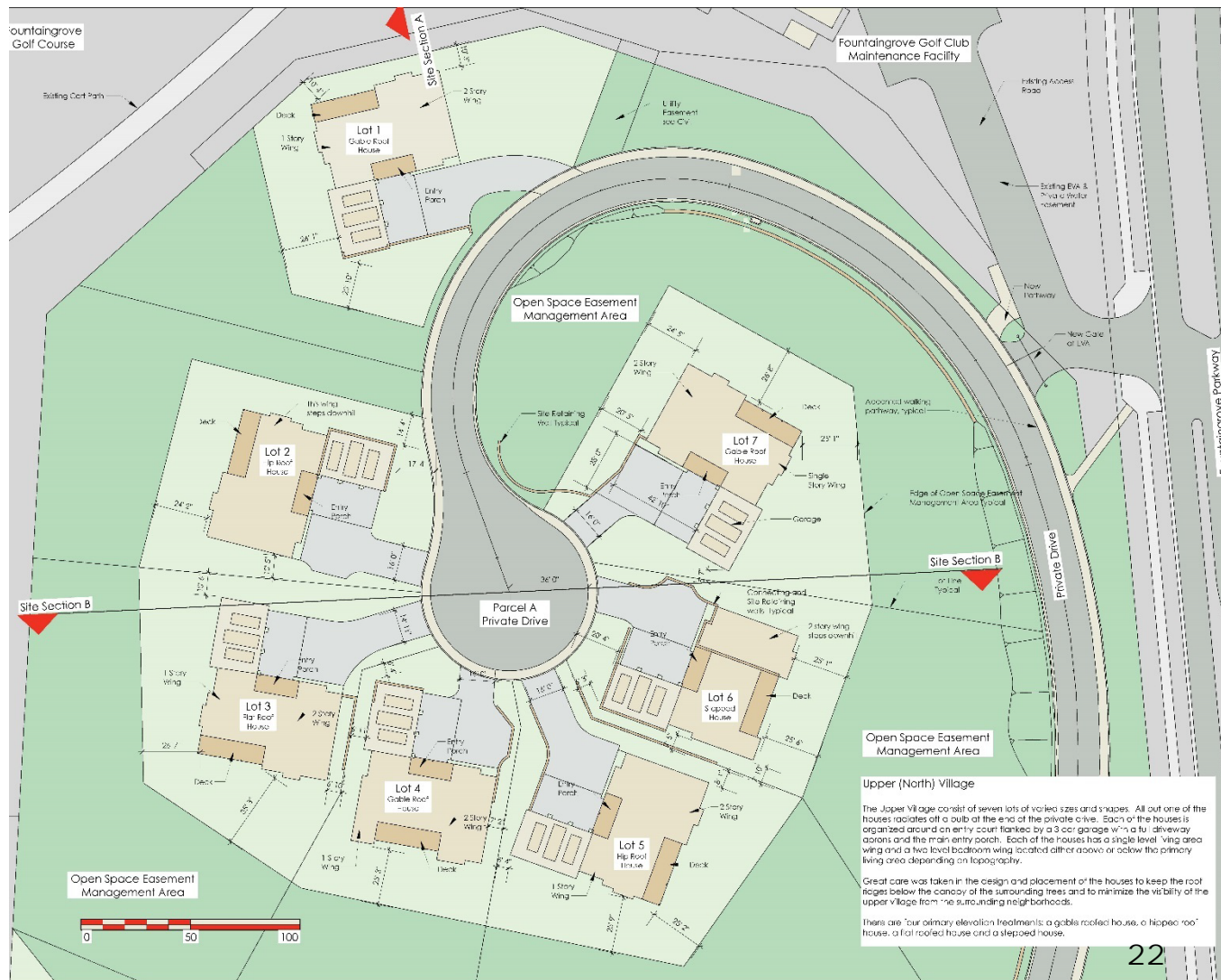
View 2/ Looking Southwest from Fountaingrove Parkway

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

Environmental Review

California Environmental Quality Act (CEQA)

- 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.