

CITY OF SANTA ROSA  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
STAFF REPORT FOR DESIGN REVIEW BOARD  
**June 4, 2020**

**PROJECT TITLE**

Fountaingrove Inn Apartments

**APPLICANT**

Fountaingrove Inn

**ADDRESS/LOCATION**3586 Mendocino Ave.  
0 Round Barn Blvd.**PROPERTY OWNER**Entella 52 LLC  
Round Barn LLC**ASSESSOR'S PARCEL NUMBER**173-020-051 and -052  
173-020-053**FILE NUMBER**

DR20-013

**PROJECT SITE ZONING**PD72-001-RC  
PD0296-RC**GENERAL PLAN DESIGNATION**

Retail and Business Services

**APPLICATION DATE**

April 22, 2020

**APPLICATION COMPLETION DATE**

April 28, 2020

**PROJECT PLANNER**

Andrew Trippel, City Planner

**RECOMMENDATION**

Provide comments

**PROPOSAL**

Future development of a six-building, ± 224-unit, multi-family rental housing project consisting of studio, one-, and two-bedroom units, with indoor and outdoor amenity spaces, on the former Fountaingrove Inn site. Required vehicle parking would be provided in private garage stalls, structured parking, or uncovered surface parking. Proposed access would be via existing Mendocino Ave. and Fountaingrove Pkwy access points with additional access to a portion of the project via Round Barn Blvd.

The secure, gated community will provide approximately 224 units on the approximately 9.6-acre site, at a density of 23.3 units per acre. Units are provided in six different buildings. Buildings B1 and B2 are larger podium buildings with lower level parking garages. Apartment area A1 is comprised of smaller scale buildings with private garage stalls, and Apartment area A2 takes advantage of its location with view-oriented units.

Building locations are planned to work in conjunction with the overall topography of the site. The buildings are spread across the site to create the ambiance of a hillside village, and pedestrian paths link the various buildings and amenities together. The apartments and common areas are sited to take advantage of views from the site.

## ITEM NO. 6.2

The project site is located within the Mendocino Avenue Priority Development Area and is comprised of three (3) parcels. All parcels are designated Retail and Business Services in the General Plan. Two parcels are zoned PD 0296-RC, while the 3rd parcel is zoned PD72-001-RC. In accordance with General Plan Policy LUL-E-6, Multi-family residential development is allowed in the *Retail and Business Services* land use designation at the maximum density allowed by the implementing zoning district; however, the PDs do not allow residential uses. Planning has determined that these PDs are inconsistent with the project site's General Plan designation.

A PD amendment or rezoning to a standard zoning district that implements the General Plan land use designation to allow Multi-family residential use at the proposed density would be required. However, [AB 3194](#), which amended Government Code Section 65589.5 (Housing Accountability Act) to eliminate required rezoning in cases where a proposed housing project is consistent with objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan, is applicable to the proposed project. The proposed project is consistent with General Plan objective criteria in that the proposed land use is a residential use, which is allowed in Retail and Business Services land use designations. The project would be required to comply with the objective standards and criteria of the General Commercial (CG) zoning district, which is the most similar implementing zoning district of the applicable General Plan land use designation. The maximum allowable density in a CG zoning district is 30 units/acre, and the proposed project would be within the maximum allowable density.

The project is subject to Resilient City Measures codified in Zoning Code [Chapter 20-16](#). Pursuant to Section 20-16.060(A)(6), *Multi-Family Dwelling* use is a permitted use within non-residential Planned Development Districts. Consistent with Zoning Code Section 20-16.060(A)(6), General Plan policy LUL-E-6, and Government Code Section 65589.5, the proposed Multi-family residential use at a density of 24.9 units/acre would be allowed as a permitted use, subject to CG zoning district development standards and all other applicable zoning regulations, with Major Hillside Development Permit and Minor Design Review required. Pursuant to [Section 20-16.070 \(A\)\(2\)](#), the proposed project requires Concept Design Review by the Design Review Board and Minor Design Review by the Zoning Administrator.

### **ATTACHMENTS**

Attachment 1	Disclosure Form
Attachment 2	Location Map
Attachment 3	Project Narrative
Attachment 4	Concept Design Plan Set

### **CONTACT**

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