

Emerald Isle
PROJECT DESCRIPTION
March 2019

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By Andrew Trippel at 4:18 pm, Mar 13, 2019

Oakmont Senior Living LLC proposes to build a community of attractive and complimentary condominiums, for residents 55 years and older, located at the east end of Gullane Drive.

The 12.5 acre site will include seven residential buildings, a leasing/recreation building with two condominiums above, garages, parking and common areas, which been carefully designed to retain natural features and a good percentage of the oak trees that survived the fire.

Over 46% of the site will be left as natural open space and 11% will be landscaped area. Approximately 54% of the existing trees on site will be saved. To mitigate for tree removal, we propose to plant 246 36" box trees to further enhance the landscaping.

Emerald Isle will consist of 82 condominiums units. The project will include a least one private garage for each unit plus additional parking spaces for residents second car and for guest parking.

Overall unit breakdown:

1	one-bedroom	833 sq. ft.
45	two-bedroom	1,160 sq. ft.
<u>36</u>	two-bedroom + den	1,433 sq. ft.
82		

Parking:

	Required:	Proposed:
Covered	41	95
Open	<u>49</u>	<u>115</u>
	90	210

Of benefit to the residents will be a swimming pool with spa and fire pit, recreation center with exercise rooms, pet park and sport courts. All of the units will have private patios at grade or above grade balconies. Storage space will be provided for each unit either within their garage or in closets at the balconies.

The General Plan designates this site as Residential: Low Density (2-8 units per acre). The site is zoned Planned Community-Cluster Residential, consistent with the General Plan.

The Fountaingrove Ranch Policy Statement has not been superseded by the General Plan and numerous policies set forth in the land use, housing, open space and conservation and growth management elements of the General Plan favor infill residential development in order to confine growth, to the maximum extent possible, within the identified urban boundary. The General Plan's land use diagram is not parcel specific and must be read in tandem with other policies of the General Plan favoring infill residential growth.

The proposed condominium project furthers the following goals, objectives and policies of the General Plan in that the project:

- LUL-F Maintain a diversity of neighborhoods and varied housing stock to satisfy a wide range of needs.

- LUL-F-3 Maintain a balance of various housing types in each neighborhood and ensure that new development does not result in undue concentration of a single housing type in any one neighborhood. Downtown is excepted.

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- UD-A Preserve and enhance Santa Rosa's scenic character, including its natural waterways, hillsides, and distinctive districts.
- UD-F-2 Protect natural topographic features such as hillsides, ridgelines and mature trees and stands of trees. Minimize grading of natural contours in new development.
- UD-H Design hillside development to be sensitive to existing terrain, views, and significant natural landforms or features
- UD-H-1 Minimize the visual prominence of hillside development by taking advantage of existing site features for screening, such as tree clusters, depressions in topography, setback hillside plateau areas, and other natural features.
- UD-H-4 Avoid large areas of flat pads in hillside areas. Instead, building forms should be "stepped" to conform to site topography.
- UD-H-5 Allow creative lot layouts such as clustering, flexible setbacks, or flag lots if such approaches help to preserve contours and other natural features.
- UD-H-6 Minimize vegetation removal in hillside areas and preserve large trees that partially screen development or help blend new development into views.
- OSC-E Conserve significant vegetation and trees.
- OSC-E-2 Preserve and regenerate native oak trees.
- OSC-H-4 Require incorporation of native plants into landscape plans for new development, where appropriate and feasible, especially in areas adjacent to open space areas or along waterways.
- PSF-A-15 Require the provision of private play space and/or recreation centers for children, families, and older adults in small lot subdivision, multifamily developments, and gated communities, on each lot or in common open space areas as part of the development project.

The project fulfills the Fountaingrove Ranch Planned Community District Policy Statement by providing cluster residential. Density allowed is defined as follows:

Fountaingrove Ranch Planned Community District

Sec. V. B. 5. Cluster Residential (CR) Land Use Area

Up to 8 units per acre shall be permitted., except in Housing Bonus Areas where densities of up to 15 units per gross acre may be permitted. The subject parcel is not in the Housing Bonus Area.

12.5 acres x 8 units/acre = 100 allowed units*

*Pursuant to Section VII C of the Policy Statement, 18 units were transferred to the Canyon Oaks project within the Fountaingrove Ranch; therefore, a maximum of 82 units is allowed.

Proposed = 82 units or 6.5 units per acre