

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING THE STONEBRIDGE SUBDIVISION TENTATIVE MAP, TO ALLOW THE SUBDIVISION OF ONE PARCEL INTO 108 RESIDENTIAL LOTS, PARCELS A, B AND D DESIGNATED FOR LANDSCAPING, AND PARCEL C DESIGNATED FOR THE STONEBRIDGE PRESERVE, AND VOIDING THE PREVIOUSLY APPROVED MAP, CITY FILE NUMBER PRJ19-049, APPROVED BY PLANNING COMMISSION RESOLUTION NO. 12057, DATED MAY 27, 2021, FOR THE PROPERTY LOCATED AT 2220 FULTON ROAD, ASSESSOR'S PARCEL NO. 034-030-070; FILE NUMBER PRJ22-002 (CUP21-104 AND MAJ21-006)

WHEREAS, on May 27, 2021, the Planning Commission approved the Stonebridge Subdivision, comprised of 105 residential lots, Parcel A to be used for stormwater treatment, Parcel B for landscaping, and Parcel C for the Stonebridge Preserve; and

WHEREAS, on May 27, 2021, the Planning Commission adopted the Stonebridge Subdivision Initial Study/Mitigated Negative Declaration, approved a Conditional Use Permit, and approved the Stonebridge Subdivision Tentative Map, by Resolution Nos. 12055, 12056 and 12057, respectively; and

WHEREAS, stormwater treatment for the subdivision was redesigned to address stormwater management on each individual property, which freed up Parcel A for three additional residential lots; and

WHEREAS, an application has been submitted by Peter Hellmann, on behalf of Paramount Homes, requesting to replace the previously approved Stonebridge Subdivision Tentative Map with the subject Tentative Map, allowing the subdivision of the then designated Parcel A, which was intended for stormwater management, into three residential lots for a total of 108 residential lots within the Stonebridge Subdivision at 2220 Fulton Road, more particularly described as Assessor's Parcel Number 034-030-070, date-stamped received on October 25, 2022, and on file in the Department of Planning and Economic Development; and

WHEREAS, the Planning Commission has considered the Stonebridge Subdivision Initial Study/Mitigated Negative Declaration, adopted by the Planning Commission on May 27, 2021, and an Addendum to the Stonebridge Subdivision Initial Study/Mitigated Negative Declaration, that was prepared for the addition of three residential parcels by subdividing Parcel A of the approved Stonebridge Subdivision Tentative Map, and reviewed and adopted by the Planning Commission on December 8, 2022; and

WHEREAS, on December 8, 2022, the Planning Commission considered and approved a new Conditional Use Permit for the Stonebridge Subdivision, allowing 108 residential lots, Parcels A, B and D for landscaping, and Parcel C for the Stonebridge Preserve; and

WHEREAS, the Planning Commission heard the evidence and reviewed the proposed findings, if any, submitted by the applicant.

NOW BE IT RESOLVED, the Planning Commission does hereby determine that said Stonebridge Subdivision Tentative Map, to subdivide the property located at 2220 Fulton Road into 108 residential lots, Parcels A, B and D for landscaping, and Parcel ~~D~~-C for the Stonebridge Preserve, is in compliance with the requirements of the Subdivision Ordinance of the City of Santa Rosa, (Title 19, City Code), and the Subdivision Map Act (Government Code Section 66410, et seq.) based upon the following findings:

- A. The proposed map is consistent with the General Plan and any applicable specific plans as specified in Government Code Sections 65451 and 66473.5. The proposed residential subdivision is consistent with the General Plan land use designation of Low Density Residential, which is primarily intended for detached single-family residential development and allows residential densities at 2-8 units per acre. The project is proposed at a density of 3.77 units per acre. The project site is not within a specific plan area.
- B. That the proposed subdivision meets the housing needs of the City and that the public service needs of the subdivision's residents are within the available fiscal and environmental resources of the City.
- C. That the design of the proposed subdivision has, to the extent feasible, provided for future passive or natural heating or cooling opportunities in the subdivision.
- D. That the proposed subdivision would not discharge waste into the City's sewer system that would result in violation of the requirements prescribed by the California North Coast Regional Water Quality Control Board.
- E. The project has been found in compliance with the California Environmental Quality Act (CEQA). On May 27, 2021, the Planning Commission adopted an Initial Study/Mitigated Negative Declaration (IS/MND) for the Stonebridge Subdivision. An Addendum to the IS/MND (Addendum), prepared by Buchalter, PC, dated October 2022, was drafted for the proposed Stonebridge Subdivision – Map Modification, in accordance with CEQA Guidelines Section 15162 and 15164. The Addendum, which analyzes the environmental impacts of the three additional residential lots concludes the “the Amended Project would be part of the [Stonebridge] subdivision development and would be required to comply with all the regulations, standards, and mitigation measures required of that development. Thus, the Amended Project would not result in any new substantial adverse effects.” The Addendum was adopted by the Planning Commission on December 8, 2022.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds and determines that the Stonebridge Subdivision Tentative Map would not be approved but for the

applicability and validity of each and every one of the below conditions and that if any one or more of the below conditions are determined invalid, this revised tentative map would not have been approved without requiring other valid conditions for achieving the purposes and intent of such approval.

BE IT FURTHER RESOLVED, that the approval of the subject Stonebridge Subdivision Tentative Map will make null and void the previously approved Stonebridge Subdivision Tentative Map, City File Number PRJ19-049, approved by the Planning Commission on May 27, 2021, Resolution No. 12057, and will allow the development of 108 residential lots, Parcels A, B and D for landscaping, and Parcel C for the Stonebridge Preserve; and

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa approves the Stonebridge Subdivision – Map Modification, to subdivide Parcel A of the Stonebridge Subdivision Tentative Map as depicted on the Stonebridge Subdivision Tentative Map, date-stamped received on October 25, 2022, and on file in the Department of Planning and Economic Development, subject to the following conditions:

1. Compliance with the Development Advisory Committee Report dated October 25, 2022, attached hereto and incorporated herein.
2. Compliance with applicable mitigation measures of the Stonebridge Subdivision Initial Study/Mitigated Negative Declaration (IS/MND) and associated Mitigation Monitoring Reporting Program (MMRP), approved by the Planning Commission on May 27, 2021, State Clearinghouse No. 2020059046, and Addendum to the IS/MND, adopted by the Planning Commission on November 16, 2022.
3. Conditions, Covenants, and Restrictions (CC&R's) in a form approved by The Neighborhood Revitalization Program, shall be recorded on each lot. The CC&R's are intended to create a framework by which investor owner properties and common areas are managed and maintained. At a minimum, the CC&R's shall contain the following provisions:
 - A. Residential occupancy standards;
 - B. Maintenance and habitability requirements;
 - C. Prohibition of nuisances and offensive activities including: graffiti, illegal drugs, violent acts and criminal gang behavior;
 - D. Resident and guest parking system;
 - E. Trash receptacle may be brought to the street for pick-up the evening before the schedule pick-up and brought back in by 6:00 p.m. the day of pick-up.
 - F. All trash receptacles shall be screened from view from the public right-of-way at all other times; and

- G. Tenant screening and house rules for rentals including: credit, reference and criminal history checks, as well as verification of employment and prior residence.
- 4. That the project Conditions, Covenants, and Restrictions (CC&R's) shall be reviewed and approved by the City Attorney and the Department of Community Development prior to recordation of the final map and that the City of Santa Rosa has the right, but not the duty, to enforce the CC&R's pertaining to the conditions stated herein.
- 5. That the developer shall enter into an agreement with the City which provides that the developer, his heirs, successors, and assigns shall defend, indemnify, and hold the City, its officers, employees, and agents harmless from any and all claims, suits, and actions brought by any person and arising from, or in connection with, the design, layout, or construction of any portion of this subdivision, or any grading done, or any public or private improvements constructed within, or under, or in connection with this subdivision, whether on-site or off-site.
- 6. The approval of this project shall be subject to the latest adopted ordinances, resolutions, policies and fees adopted by the City Council at the time of the building permit review and approval.
- 7. Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North Coast Region, in effect at the time, or thereafter, that the building permit(s) for this development, or any part thereof, are issued.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 8th day of December 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
KAREN WEEKS, CHAIR

ATTEST: _____
CLARE HARTMAN, EXECUTIVE SECRETARY

Attachment: Development Advisory Committee Report, dated October 25, 2022