

RESOLUTION NO. XXXXX

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A ONE-YEAR EXTENSION OF TIME FOR THE TENTATIVE MAP FOR THE KAWANA VILLAGE SUDIVISION LOCATED AT 1166 KAWANA TERRACE, ASSESSOR'S PARCEL NUMBERS 044-051-027, -019, and -025 - FILE NUMBER EXT18-0031

WHEREAS, on June 12, 2008, the Planning Commission, by Resolution, approved the Kawana Village Subdivision for the properties located at 1166 Kawana Terrace. The project included a Tentative Map, a Conditional Use Permit for a Small Lot Subdivision, two Hillside Development Permits, and a Mitigated Negative Declaration, to subdivide the 4.82-acre parcel into 39 residential lots; and

WHEREAS, the Kawana Village Subdivision Tentative Map and associated entitlements remained valid until June 12, 2010; and

WHEREAS, Senate Bill 1185 extended the expiration of the Kawana Village Subdivision Tentative Map and associated entitlements to June 12, 2011; and

WHEREAS, Assembly Bill 333 extended the expiration of the Kawana Village Subdivision Tentative Map and associated entitlements to June 12, 2013; and

WHEREAS, Assembly Bill 208 extended the expiration of the Kawana Village Subdivision Tentative Map and associated entitlements to June 12, 2015; and

WHEREAS, Assembly Bill 116 extended the expiration of the Kawana Village Subdivision Tentative Map and associated entitlements to June 12, 2017; and

WHEREAS, on January 25, 2018, the Planning Commission, by Resolution, approved a one-year time extension for the Kawana Village Subdivision to June 12, 2018; and

WHEREAS, on April 15, 2018, prior to the expiration of the Kawana Village Subdivision Tentative Map and associated entitlements, the subject time extension application was submitted to the Planning and Economic Development Department, requesting to extend the expiration of the Tentative Map and associated entitlements to June 12, 2019; and

WHEREAS, the Planning Commission has considered the request to extend the period for filing the final map for the Kawana Village Subdivision from June 12, 2018, to June 12, 2019; and

WHEREAS, a new condition of approval is recommended to ensure adequate on and off site parking within the project boundaries consistent with the City's Zoning Code; and,

WHEREAS, except as noted above for parking, there is no change of conditions that would preclude an extension of the time to file the final map for the Kawana Village Subdivision; and

WHEREAS, on June 12, 2008, Planning Commission adopted a Mitigated Negative Declaration for the Kawana Village Subdivision, and the scope of the project remains unchanged and is consistent with the analysis of the environmental document, and there are no new circumstances or new information that would require further environmental review under the California Environmental Quality Act (CEQA). (CEQA Guidelines section 15162.)

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Santa Rosa grants a one-year extension of time to file the final map for the Kawana Village Subdivision, subject to the following conditions:

1. The project is subject to all conditions of Planning Commission Resolution No. 11874 dated January 25, 2018, which approved a one-year time extension for the Tentative Map.
2. Compliance with Engineering Development Services Exhibit "A," dated August 20, 2022, attached hereto and incorporated herein.
3. The developer shall comply with City Code section 21-02, Housing Allocation Plan, through provision of the appropriate number of on-site affordable units, payment of housing impact fees, or alternatively, the Director of Planning and Economic Development has authority to accept innovative Housing Allocation Plan compliance strategies beyond provision of on-site affordable units or payment of impact fees.
4. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
5. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
6. Each new detached single-family dwelling unit shall provide on-site parking for four (4) parking spaces designed consistent with Zoning Code Chapter 20-36; each detached unit to have 2 parking spaces in each garage and 2 parking spaces in each driveway.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 8<sup>th</sup> day of September, 2022, by the following vote:

AYES: ( )

NOES: ( )

ABSENT: ( )

ABSTAIN: (0)

APPROVED: \_\_\_\_\_  
CHAIR

ATTEST: \_\_\_\_\_  
EXECUTIVE SECRETARY

Exhibit: Engineering Development Services Exhibit "A," dated August 20, 2022