

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A TENTATIVE PARCEL MAP FOR THE HEARN VETERANS VILLAGE SUBDIVISION, TO SUBDIVIDE A 2.01-ACRE PARCEL INTO FOUR LOTS, LOCATED AT 2149 WEST HEARN AVENUE – ASSESSOR’S PARCEL NUMBERS 134-011-012 & 013 - FILE NUMBER MIN21-001

WHEREAS, on February 17, 2021, an application was submitted by Community Housing Sonoma County requesting approval of the Tentative Parcel Map (Project), prepared by BKF Engineers, for the subdivision of a 2.01-acre site consisting of one parcel being split into four lots, more particularly described as Assessor's Parcel Number 134-011-013, and on file in the Planning and Economic Development Department; and,

Where on May 5, 2021, a revised Tentative Parcel Map was submitted that addressed Planning review issues; and,

WHEREAS, the Planning Commission has considered the application, the staff reports, oral and written, the General Plan and zoning on the subject property, the testimony, written comments, and other materials presented at the public hearing; and,

WHEREAS, on December 9, 2021, the Planning Commission held a duly noticed public hearing on the application at which all those wishing to be heard were allowed to speak or present written comments and other materials; and,

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

WHEREAS, the Planning Commission adopted the Hearn Veterans Village Addendum to the Final Environmental Impact Report for the Roseland Area/Sebastopol Road Specific Plan.

WHEREAS, the proposed subdivision complies 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.); and,

NOW BE IT RESOLVED, the Planning Commission does hereby determine that said subdivision of one parcel into four parcels 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 Santa Rosa General Plan 2035, as specified in Government Code Sections 65451 and 66474.5 in that the project site is located in an area designated by the General Plan Land Use Diagram as Very Low Density Residential, which allows residential development at a density of 0.2 to 2.0 units per acre. The project is proposed at a density of 2.0 units per acre; and

- B. The proposed subdivision meets the housing needs of the City in that the public service needs of the subdivision's residents are within the available fiscal and environmental resources of the City, and that the project provides four residential lots for future housing. City Staff has reviewed the project plans and determined that there is adequate water and sewer capacity; and
- C. The design of the proposed subdivision has, to the extent feasible, provided for future passive or natural heating or cooling opportunities in the subdivision in that lot size and configuration would permit orientation of residential structures to maximize southern exposure and to take advantage of prevailing breezes; and
- D. 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 Regional Water Quality Control Board. (Ord. 3396 § 1, 1998; Ord. 2622 § 1, 1987); and
- E. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) in that the Hearn Veterans Village Addendum to the Roseland Area/Sebastopol Road Specific Plan and Roseland Area Annexation Projects Final Environmental Impact Report (2016 FEIR) (State Clearinghouse Number 2016012030) was prepared in compliance with CEQA Guidelines Section 15164 and was reviewed by City Staff who determined that the project would not cause new significant environmental effects or substantial increases in the severity of significant effects beyond those previously identified in the 2016 FEIR.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds and determines that the said tentative parcel 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 tentative parcel 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 Planning Commission of the City of Santa Rosa approves the Hearn Veterans Village Tentative Map dated May 5, 2021, and on file in the Planning and Economic Development Department, subject to the following conditions:

1. Compliance with the Development Advisory Committee Report (DAC), dated June 10, 2021, attached hereto and incorporated herein.
2. Project shall comply with all environmental conditions of approval, dated November 2021, attached hereto and incorporated herein.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 9<sup>th</sup> day of December 2021 by the following vote:

AYES: ( )

NOES: ( )

ABSTAIN: ( )

ABSENT: ( )

APPROVED: \_\_\_\_\_  
KAREN WEEKS, CHAIR

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

Exhibit A - DAC Report dated June 10 ,2021

Exhibit B - Environmental Conditions of Approval dated November 2021