

RESOLUTION NO. PC-2024-015

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A ONE-YEAR EXTENSION OF TIME FOR THE CHERRY RANCH SUBDIVISION TENTATIVE MAP LOCATED AT 930 FRESNO AVENUE, ASSESSOR'S PARCEL NUMBER 035-101-004 - FILE NUMBER EXT24-0006

WHEREAS, on June 9, 2022, the Planning Commission approved the Cherry Ranch Subdivision for the property located at 930 Fresno Avenue. The project included a Tentative Map and a Conditional Use Permit for a Small Lot Subdivision to subdivide the 6.87-acre parcel into 67 residential lots; and

WHEREAS, the Cherry Ranch Subdivision Tentative Map and associated entitlements remained valid until June 9, 2024; and

WHEREAS, on May 13, 2024, prior to the expiration of the Cherry Ranch Subdivision Tentative Map and associated entitlements, the subject timely 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 9, 2025 (Project); and

WHEREAS, on September 12, 2024, the Planning Commission held a duly noticed public hearing on the Project at which all those wishing to be heard were allowed to speak or present written comments and other materials; 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, the Planning Commission has considered the request to extend the period for filing the final map for the Cherry Ranch Subdivision from June 9, 2024, to June 9, 2025; and

WHEREAS, there is no change of conditions that would preclude an extension of the time to file the final map for the Cherry Ranch Subdivision; and

WHEREAS, the project was reviewed under the California Environmental Quality Act (CEQA), and the Cherry Ranch Subdivision Addendum to the Southwest Area Projects Subsequent Environmental Impact Report was prepared in compliance with CEQA Guidelines Section 15164 and was adopted by the Planning Commission on June 9, 2022. The Addendum concluded that the project would not cause new significant environmental effects or substantial increases in the severity of significant effects beyond those identified in the previously certified EIR for the Southwest Area Projects, and therefore, no additional environmental review is necessary. No changes in the project are proposed in connection with this time extension; there have been no changes in circumstances resulting in new or more severe impacts, and there is no new information indicating that the project will have one or more significant effects not discussed in the previous addendum. Therefore, no further environmental review is required.

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 Cherry Ranch Subdivision, subject to the following conditions:

1. Compliance with the Cherry Ranch Subdivision Minor Conditional Use Permit Resolution No. PC-2022-011.
2. Compliance with the Cherry Ranch Tentative Map Conditions of Approval as part of Planning Commission Resolution No. PC-2022-012.
3. Compliance with the Mitigation Monitoring and Reporting Program approved as part of Planning Commission Resolution No. PC-2022-010.
4. 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.
5. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
6. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
- 7.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 12th day of September, 2024, by the following vote:

AYES: ()

NOES: ()

ABSENT: ()

ABSTAIN: ()

APPROVED: _____
KAREN WEEKS, CHAIR

ATTEST: _____
JESSICA JONES, EXECUTIVE SECRETARY