

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA DENYING AN APPLICATION FOR A GENERAL PLAN AMENDMENT TO MODIFY THE PLANNED CIRCULATION FOR THE DUTTON MEADOWS SUBDIVISION LOCATED AT 2650, 2666, 2684 DUTTON MEADOW AND 1112 & 1200 HEARN AVENUE - FILE NUMBER GPAM18-003

WHEREAS, on February 28, 2019, the Planning Commission conducted a hearing in consideration of a General Plan Amendment to modify the circulation shown in the General Plan and Roseland Area Specific Plan to allow the proposed Dutton Meadows Subdivision located at 2650, 2666, 2684 Dutton Meadow and 1112 & 1200 Hearn Avenue, which is also identified as Assessor's Parcel Number(s) 043-071-007, -022, -023 & 043-191-016, -024; and

WHEREAS, the Planning Commission finds that a General Plan Amendment to modify the circulation shown on the General Plan and the Roseland Area Specific Plan to accommodate the Dutton Meadows Subdivision is in conflict with the objectives and policies of the General Plan in that:

A. The proposed amendment would be detrimental to the public interest and convenience of the City by reducing the functionality of two planned connections (southeast to northwest – Dutton Avenue extension) and (southwest to northeast – Dutton Meadow northern extension to Dutton Avenue) for the region, thus creating increased congestion along Hearn Avenue, a heavily utilized and impacted regional street. In addition, the proposed roadways would introduce a high volume right turn where a school crossing will be very active, specifically from residents of this proposed residential development, reducing the ability for traffic to flow by constructing sharp 90 degree turns where a larger sweeping roadway alignment is currently approved. Further, although the traffic analysis demonstrates that the affected intersections would operate acceptably, the overall impact to the area is anticipated to negatively affect circulation for the existing and planned development, as identified in the Roseland Area Specific Plan. As much of this area is undeveloped, and the traffic analysis which identified the necessary infrastructure, or lack thereof, is based on the through movements of the two streets identified for reconfiguration, the proposal cannot be supported without a more comprehensive traffic and infrastructure analysis that would typically occur with a General Plan or Specific Plan update.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Santa Rosa does hereby deny an application for a General Plan Amendment for the Dutton Meadows Subdivision.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 28th day of February, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____

CHAIR

ATTEST: _____

EXECUTIVE SECRETARY

DRAFT

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