

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA DENYING A CONDITIONAL USE PERMIT FOR DUTTON MEADOWS SUBDIVISION - LOCATED AT 2650, 2666, 2684, DUTTON MEADOW AND 1112 AND 1200 HEARN AVENUE; FILE NUMBER CUP18-101

WHEREAS, an application was submitted requesting the approval of a Conditional Use Permit for Dutton Meadows Subdivision, to be located at 2650, 2666, 2684 Dutton Meadow and 1112 and 1200 Hearn Avenue, also identified as Sonoma County Assessor's Parcel Number(s) 043-071-007, -022, -023 & 043-191-016, -024;

WHEREAS, 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 on February 28, 2018; 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, said Planning Commission, after due consideration, investigation and study made by itself and in its behalf, and after due consideration of all evidence and reports offered at said meeting, does find and determine the following:

- A. The design, location, size, and operating characteristics of the proposed activity would be incompatible with the existing and future land uses in the vicinity in that the development is inconsistent with the General Plan and the Roseland Area Specific Plan, as it is in direct conflict with the roadway network as shown in Figure 4-1 and Table 4-1 in the Roseland Area Specific Plan, and is in conflict with the General Plan and Roseland Area Specific Plan Goals and Policies indicated below:

General Plan:

- T-C-1 Minimize through traffic in residential neighborhoods and avoid excessive traffic volumes greater than that dictated by street design and classification, by providing attractive regional/arterial streets to accommodate cross-town traffic.
- T-F-3 Explore alternative circulation network improvements to accommodate regional through-traffic, focusing on regional/arterial street circulation and regional transportation routes.

Roseland Area Specific Plan:

- RN-1 Improve connectivity and traffic flow.

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- RN-1.1 Improve connections by creating new streets or extensions of existing streets, as identified in Figure 4-1 and Table 4-1.
- RN-1.2 Require dedication of right-of-way and related street improvements or new streets as identified in the Circulation Plan when properties develop.
- RN-1.5 Support the planned construction of a new US Highway 101 overpass at Bellevue Avenue and a widened overpass at Hearn Avenue to improve east–west multimodal connectivity to and from the Roseland area.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Santa Rosa does hereby deny a Conditional Use Permit for the Dutton Meadows Subdivision.

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

AYES:

NOES:

ABSTAIN:

ABSENT:

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

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