

RESOLUTION NO. 11589

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA  
APPROVING THE SKYFARM UNIT 3 TENTATIVE MAP LOCATED AT 3925 SAINT  
ANDREWS DRIVE - FILE NUMBER MAJ05-021

WHEREAS, an application has been submitted by Andremer Developers/ Skyfarm Estates LLP requesting approval of a tentative map of Skyfarm Unit 3, more particularly described as Assessor's Parcel Numbers 173-760-038 and 173-760-039, dated July 2011, and on file in the Office of the Department of Community Development; and

WHEREAS, the applicant was presented with the opportunity and did not prepare proposed findings supported by evidence that said 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

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

NOW BE IT RESOLVED, the Planning Commission does hereby determine that said subdivision of 30 lots, three common parcels, and no more 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. That the proposed map is consistent with the General Plan and any applicable specific plans as specified in Government Code Sections 65451 and 66473.5.
- B. That the proposed subdivision meets the housing needs of the City and that the public service needs of the subdivision's residents are within the available fiscal and environmental resources of the City.
- C. That the design of the proposed subdivision has, to the extent feasible, provided for future passive or natural heating or cooling opportunities in the subdivision.
- D. That 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.
- E. That the proposed subdivision is consistent with the City of Santa Rosa Design Guidelines and is determined to be of Superior Design.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds and determines said tentative 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 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 approves and adopts the mitigation measures set forth in the Mitigation Monitoring Program dated May 2010 and last revised July 27, 2011, and directs staff, as therein identified, to implement and complete the program as a condition of approval.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa approves the Skyfarm 3 Unit 3 Tentative Map dated July 2011 and on file in the Department of Community Development, subject to the following conditions:

1. Compliance with the Development Advisory Committee Report dated July 26, 2011.
2. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).
3. That the developer shall enter into an agreement with the City which provides that the developer, his heirs, successors, and assigns shall defend, indemnify, and hold the City, its officers, employees, and agents harmless from any and all claims, suits, and actions brought by any person and arising from, or in connection with, the design, layout, or construction of any portion of this subdivision, or any grading done, or any public or private improvements constructed within, or under, or in connection with this subdivision, whether on-site or off-site.
4. The approval of this project shall be subject to the latest adopted ordinances, resolutions, policies and fees adopted by the City Council at the time of the building permit review and approval.
5. The developer shall pay park fees in effect at the time the building permit is issued.
6. Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North Coast Region, in effect at the time, or thereafter, that the building permit(s) for this development, or any part thereof, are issued.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 11<sup>th</sup> day of August, 2011, by the following vote:

AYES: (4) (Cisco, Duggan, Faber, Stanley)  
NOES: (1) (Banuelos)  
ABSTENTIONS (1) (Poulsen)  
ABSENT: (1) (Byrd)

APPROVED: Pat Crow  
CHAIR

ATTEST: Charles J. Ryals  
EXECUTIVE SECRETARY

RESOLUTION NO. 11733

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A ONE YEAR EXTENSION OF TIME FOR A TENTATIVE MAP FOR SKYFARM UNIT 3 SUBDIVISION LOCATED AT 3925 SAINT ANDREWS DRIVE, ASSESSOR'S PARCEL NUMBERS 173-760-038, 173-760-039, FILE NUMBER MAJ05-021

WHEREAS, the Planning Commission has considered the request to extend the period for filing the final map for the Skyfarm Unit 3 Subdivision from August 11, 2015 to August 11, 2016, for which a tentative map was approved by the Planning Commission on August 11, 2011, pursuant to Planning Commission Resolution No. 11589; and

WHEREAS, there is no change of conditions that would preclude an extension of the Skyfarm Unit 3 Subdivision; and

WHEREAS, a Mitigated Negative Declaration for the project was adopted on August 11, 2011, and the scope of the project remains unchanged and consistent with the analysis of the environment document, and there are no new circumstances that would require further environmental review under CEQA.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Santa Rosa grants a one year extension of time on the filing of the final map for the Skyfarm Unit 3 Subdivision, subject to the conditions:

1. The project is subject to all the conditions of Planning Commission Resolution No. 11589 dated August 11, 2011 approving the original Tentative Map.
2. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
3. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
4. Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North Coast Region, in effect at the time, or thereafter, that the building permit(s) for this development, or any part thereof, are issued

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 10th day of December, 2015, by the following vote:

AYES: (6) Chair Cisco, Vice-Chair Stanley, Commissioners DeRezendes-Claiche, Dippel, Duggan and Groninga

NOES: (0)

ABSENT: (1) Commissioner Crocker

ABSTAIN: (0)

APPROVED:   
CHAIR

ATTEST:   
EXECUTIVE SECRETARY

RESOLUTION NO. 11823

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A ONE YEAR EXTENSION OF TIME FOR A TENTATIVE MAP FOR SKYFARM UNIT 3 SUBDIVISION LOCATED AT 3925 SAINT ANDREWS DRIVE, ASSESSOR'S PARCEL NUMBERS 173-760-038, 173-760-039, FILE NUMBER EXT16-0028

WHEREAS, on August 11, 2011, the Planning Commission, by Resolution 11589, approved the Skyfarm Unit 3 Subdivision for the properties located at 3925 Saint Andrews Drive. The project included a Mitigated Negative Declaration and applications for a Conditional Use Permit, Hillside Development Permit and a Tentative Map to subdivide the 10.42-acre site into 30 single-family residential lots and three common parcels; and

WHEREAS, the expiration date for the Skyfarm Unit 3 Subdivision Tentative Map and associated entitlements remained valid until August 11, 2013; and

WHEREAS, Assembly Bill 116 extended the expiration of the Skyfarm Unit 3 Subdivision Tentative Map and associated entitlements to August 11, 2015; and

WHEREAS, on December 10, 2015, the Planning Commission approved a one-year time extension for the filing of the final map for the Skyfarm Unit 3 Subdivision from August 11, 2015, to August 11, 2016; and

WHEREAS, the Planning Commission has considered the request to extend the period for filing the final map for the Skyfarm Unit 3 Subdivision from August 11, 2016, to August 11, 2017; and

WHEREAS, there is no change of conditions that would preclude an extension of the Skyfarm Unit 3 Subdivision; and

WHEREAS, a Mitigated Negative Declaration for the project was adopted on August 11, 2011, and the scope of the project remains unchanged and consistent with the analysis of the environment document, and there are no new circumstances that would require further environmental review under CEQA; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Santa Rosa grants a one-year extension of time on the filing of the final map for the Skyfarm Unit 3 Subdivision, subject to the conditions:

1. The project is subject to all the conditions of Planning Commission Resolution No. 11589 dated August 11, 2011, approving the original Tentative Map.
2. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.

3. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
4. Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North Coast Region, in effect at the time, or thereafter, that the building permit(s) for this development, or any part thereof, are issued

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 9<sup>th</sup> day of March, 2017, by the following vote:

AYES: (6) Chair Cisco, Vice Chair Crocker, Commissioners Duggan, Edmondson, Groninga and Stanley

NOES: (0)

ABSTAIN: (0)

ABSENT: (1) Commissioner Rumble

APPROVED:   
CHAIR

ATTEST:   
EXECUTIVE SECRETARY