

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING THE DUTTON MEADOWS SUBDIVISION TENTATIVE MAP LOCATED AT 2650, 2666, 2684, DUTTON MEADOW AND 1112, 1130, AND 1250 HEARN AVENUE - ASSESSOR'S PARCEL NUMBERS 043-071-007, -022, -023 AND 043-191-021, -024, AND -016 - FILE NUMBER PRJ18-039 (MAJ18-006)

WHEREAS, an application has been submitted by Trumark Homes requesting approval of a tentative map of Dutton Meadows Subdivision, more particularly described as Assessor's Parcel Number(s) 043-071-007, -022, -023 AND 043-191-021, -024, AND -016, dated September 14, 2021, and on file in the Office of the Department of Community Development; and

WHEREAS, on February 28, 2019, the Planning Commission held a duly noticed public hearing on the application, which at the time also included a General Plan Amendment and Tentative Map to change the Roadway Network of the Roseland Area/Sebastopol Road Specific Plan, and the Commission denied the Project based on Staff's recommendation; and

WHEREAS, on March 8, 2019, Trumark Homes appealed the Planning Commission's decision to deny the applications for General Plan Amendment, Tentative Map, and Conditional Use Permit; and

WHEREAS, on July 9, 2019, the City Council held a public hearing on the appeal and continued the item to a date uncertain in order for the applicant to modify the project to comply with the Specific Plan and General Plan Circulation Element; and

WHEREAS, on December 14, 2020, Trumark Homes submitted a revised application requesting a Conditional Use Permit and Tentative Map, and no longer included the General Plan Amendment; 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 137 lots with associated Parcels A, B, and C, 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 in that the project site is located in an area designated by the General Plan Land Use Diagram as both Low Density Residential and Medium-Low Density Residential, which allows residential development at a density of 2-8 units per acre and 8-13 units per acre. Of the ± 18.56-acre site, 3.68 acres are designated Low Density Residential (2-8 units/acre), which require seven (7) to 29 residential units. The proposal includes 27 residential units on this portion of the site, which meets the density requirements of the General Plan. The project proposes 109 units across those portions of the site designated Medium-Low Density. The General Plan requires that at least 125 units be developed across the entire site, but it does not factor in regional-serving road infrastructure. The project's 137 units overall would provide more than the minimum number of units required by the General Plan when dedications for regional-serving road infrastructure are incorporated. All other public and private roads required to serve this project and are included in the gross developable acreage.

In addition to the 137 new residential units, the project would implement the following General Plan goals:

- Construction of a large portion of the Parkway, including the Parkway's intersection with Dutton Meadow, and the planned extension of Dutton Meadow to the east where it will eventually connect with the Dutton Avenue extension;
- Access to an otherwise land locked Phase 4a, 4b, 3a, and 3b of the Dutton Meadows Master Plan, which includes approximately 4.0 acres of city parkland, and a Commercial Shopping Center as identified on the General Plan Land Use Diagram;
- New signalized intersection of Northpoint Parkway and Dutton Meadow in front of Meadow View Elementary, providing safer routes to schools; and
- Pedestrian, bicycle, and vehicular infrastructure to support the City's southwest quadrant; and

- 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 in that City Staff has reviewed the proposed development and determined that there is adequate water and sewer capacity. The site will be developed in compliance with the City's Standard Urban Stormwater Mitigation Plan (SUSMP); and

- 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 in that All structures have been designed with sufficient windows to allow the inflow of sunlight for natural heating, and tree species ranging from 25 to 45 feet in height at maturity will be planted

throughout the subdivision providing shade or cooling opportunities; and

- 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 in that the proposed development has been reviewed by City Staff and will be required to comply with all City Utilities and Infrastructure requirements, including required connections to City sewer and storm water systems; and
- E. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) in that the proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). The project is statutorily exempt from CEQA pursuant to Government Code Section 65457 and CEQA Guidelines Section 15182, subdivisions (a) and (c) and CEQA Guidelines Section 15183. The Project would develop a residential land use that is undertaken to implement, and is consistent with, the Roseland Area/Sebastopol Road Specific Plan. The EIR prepared for the Specific Plan was certified by the City Council in 2016 (State Clearinghouse No. 2016012030) and no events subsequent to certification have required a supplemental EIR pursuant to Public Resources Code section 21166. Furthermore, the proposed project has been found to be consistent with the Santa Rosa General Plan and complies with all Zoning Code requirements. Review of the project has revealed no significant environmental impacts which are peculiar to the parcel or to the project and which were not addressed in the General Plan EIR, nor is there any new information that shows that any environmental impacts will be more significant than as described in that EIR. 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 of the City of Santa Rosa approves the Dutton Meadows Subdivision Tentative Map dated September 14, 2021, and on file in the Department of Community Development, subject to the following conditions:

1. Compliance with the Development Advisory Committee (DAC) Report, dated November 23, 2021, attached hereto and incorporated herein as Exhibit A.
2. Compliance with the Dutton Meadow Subdivision residential small lot subdivision Conditional Use Permit Resolution No. XXX
3. Conditions, Covenants, and Restrictions (CC&R's) in a form approved by The Neighborhood Revitalization Program, shall be recorded on each lot. The CC&R's are intended to create a framework by which investor owner properties and common areas are managed and maintained. At a minimum, the CC&R's shall contain the following

provisions:

- A. Residential occupancy standards;
 - B. Maintenance and habitability requirements;
 - C. Prohibition of nuisances and offensive activities including: graffiti, illegal drugs, violent acts and criminal gang behavior;
 - D. Resident and guest parking system;
 - E. Tenant screening and house rules for rentals including: credit, reference and criminal history checks, as well as verification of employment and prior residence.
4. That the project Conditions, Covenants, and Restrictions (CC&R's) shall be reviewed and approved by the City Attorney and the Department of Community Development prior to recordation of the final map and that the City of Santa Rosa has the right, but not the duty, to enforce the CC&R's pertaining to the conditions stated herein.

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

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
KAREN WEEKS, CHAIR

ATTEST: _____
JESSICA JONES, EXECUTIVE SECRETARY

ATTACHMENT: Exhibit A - Development Advisory Committee (DAC) Report Dated November 23, 2021.