

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
DENYING THE DUTTON MEADOWS SUBDIVISION TENTATIVE MAP LOCATED AT
2650, 2666, 2684 DUTTON MEADOW AND 1112 & 1200 HEARN AVENUE - FILE
NUMBER 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 & 043-191-016, -024, dated January 10, 2019, and on file in the Planning and Economic Development Department; and

WHEREAS, on February 28, 2019, the Planning Commission conducted a hearing in consideration of a Tentative Map application for the Dutton Meadows Subdivision properties located at 2650, 2666, 2684 Dutton Meadow and 1112 & 1200 Hearn Avenue, which property 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 the proposed Dutton Meadows Subdivision as shown on the Tentative Map is not consistent with City policy documents including the General Plan and Roseland Area Specific Plan in that:

- A. That the proposed map is inconsistent with the General Plan and the Roseland Area Specific Plan, as it is in direct conflict with the roadway network shown in Figure 4-1 and Table 4-1 in the Roseland Area Specific Plan, and a number of circulation goals and policies, as listed in the General Plan and Roseland Area Specific Plan.
- B. The proposed map 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.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds and determines said tentative map cannot be approved based on the aforementioned inconsistencies with the City's General Plan and Roseland Area Specific Plan.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa denies the application for the Dutton Meadows Subdivision Tentative Map.

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

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
CHAIR

ATTEST: _____
EXECUTIVE SECRETARY