

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR THE STONEBRIDGE SUBDIVISION, A SMALL LOT SUBDIVISION WITH 108 RESIDENTIAL LOTS, PARCELS A, B AND D THAT ARE DESIGNATED FOR LANDSCAPING, AND PARCEL C DESIGNATED FOR THE STONEBRIDGE PRESERVE, AND VOIDING THE PREVIOUSLY APPROVED CONDITIONAL USE PERMIT FOR THE STONEBRIDGE SUBDIVISION, FILE NUMBER PRJ19-049, APPROVED BY PLANNING COMMISSION RESOLUTION NUMBER 12056, DATED MAY 27, 2021, FOR THE PROPERTY LOCATED AT 2220 FULTON ROAD; FILE NUMBER PRJ22-022 (CUP21-104 AND MAJ21-006)

WHEREAS, on May 27, 2021, the Planning Commission approved the Stonebridge Subdivision, comprised of 105 residential lots, Parcel A to be used for stormwater treatment, Parcel B for landscaping, and Parcel C for the Stonebridge Preserve; and

WHEREAS, on May 27, 2021, the Planning Commission adopted the Stonebridge Subdivision Initial Study/Mitigated Negative Declaration, approved a Conditional Use Permit, and approved the Stonebridge Subdivision Tentative Map, by Resolution Nos. 12055, 12056 and 12057, respectively; and

WHEREAS, on December 29, 2021, an application was submitted requesting the approval of a Conditional Use Permit for the Stonebridge Subdivision – Map Modification, requesting to subdivide the area designated as Parcel A on the Stonebridge Subdivision Tentative Map into three residential lots, to be located at 2220 Fulton Road, also identified as Sonoma County Assessor's Parcel Number(s) 034-030-070; and

WHEREAS, the subject Conditional Use Permit will supersede the previously approved Conditional Use Permit, approved by the Planning Commission on May 27, 2021, Resolution Number 12056; and

WHEREAS, on December 8, 2022, 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; 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, the Planning Commission has considered the Stonebridge Subdivision Initial Study/Mitigated Negative Declaration, adopted by the Planning Commission on May 27, 2021, and an Addendum to the Stonebridge Subdivision Initial Study/Mitigated Negative Declaration, that was prepared for the addition of three residential parcels by subdividing Parcel A of the approved Stonebridge Subdivision Tentative Map, and reviewed

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and adopted by the Planning Commission on December 8, 2022.

NOW, THEREFORE, BE IT RESOLVED, that after consideration of the reports, documents, testimony, and other materials presented, and pursuant to City Code Section 20-52.050 (Conditional Use Permit), the Planning Commission of the City of Santa Rosa finds and determines:

- A. The proposed use is consistent with the General Plan land use designation of Low Density Residential, which allows residential development at a density of 2-8 units per acre and intended for single family residential development. The requested changes to the previously approved plan increase the density of the Stonebridge Subdivision to 3.77 units per acre, with the addition of three residential lots, which is within the allowable density and implements the intended use, meeting housing needs of Santa Rosa residents. The site is not within a specific plan area.
- B. The proposed use is allowed within the residential Planned Development zoning district and complies with all other applicable provisions of this Zoning Code and the City Code. The project has been reviewed in compliance with the applicable development standards provided in the planned development Policy Statement, No.PD 04-007-SR and Zoning Code Section 20-42.140, which provides development standards for small lot subdivisions. The project is within the -SR (Scenic Road) combining district; however, there are no setback requirements specific to this area that would preclude the addition of the three requested parcels.
- C. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity. The area of the site where the modification is requested will be surrounded by similar single-family residential development. The project has been reviewed by City staff and, as conditioned, will provide a complete internal circulation system including streets, curb, gutter, lighting and other residential design requirements.
- D. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints. This area has been designated on General Plan Land Use Diagram for single family residential uses and the proposed design change is within the allowable density requirement. The area is largely developed and all required utilities and services are available.
- E. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located. The project plans have been reviewed by appropriate City staff and the project has been conditioned with public health, safety and welfare in mind. The properties to the north and south of the project are developed with similar small lot subdivisions, where the proposed project will complete the anticipated development pattern indicated on the General Plan.

- F. The project has been found in compliance with the California Environmental Quality Act (CEQA). On May 27, 2021, the Planning Commission adopted an Initial Study/Mitigated Negative Declaration (IS/MND) for the Stonebridge Subdivision. An Addendum to the IS/MND (Addendum), prepared by Buchalter, PC, dated October 2022, was drafted for the proposed Stonebridge Subdivision – Map Modification, in accordance with CEQA Guidelines Section 15162 and 15164. The Addendum, which analyzes the environmental impacts of the three additional residential lots concludes the “the Amended Project would be part of the [Stonebridge] subdivision development and would be required to comply with all the regulations, standards, and mitigation measures required of that development. Thus, the Amended Project would not result in any new substantial adverse effects” on the environment. The Addendum was approved by the Planning Commission on December 8, 2022.

BE IT FURTHER RESOLVED, that this Conditional Use Permit is subject to all applicable provisions of the Zoning Code, including Section 20-54.100 (Permit Revocation or Modification).

BE IT FURTHER RESOLVED, that the approval of the subject Conditional Use Permit will make null and void the previously approved Stonebridge Subdivision Conditional Use Permit, City File Number PRJ19-049, approved by the Planning Commission on May 27, 2021, Resolution No. 12056, and will allow the development of 108 residential lots, Parcels A, B and D for landscaping, and Parcel C for the Stonebridge Preserve; and

BE IT FURTHER RESOLVED that a Conditional Use Permit to allow Stonebridge Subdivision, a 108-residential lot development, to be located at 2220 Fulton Road, is approved subject to each of the following conditions:

1. Compliance with conditions of approval as stated on Planning Commission Resolution _____, approving the Stonebridge Subdivision, dated December 8, 2022.

BE IT FURTHER RESOLVED, that the Planning Commission finds and determines this entitlement to use would not be granted but for the applicability and validity of each and every one of the above conditions and that if any one or more of the above said conditions are invalid, this entitlement to use would not have been granted without requiring other valid conditions for achieving the purposes and intent of such approval.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 8th day of December 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
KAREN WEEKS, CHAIR

ATTEST: _____
JESSICA JONES, EXECUTIVE SECRETARY