

ORDINANCE NO. _____

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 19 - SUBDIVISIONS OF THE SANTA ROSA CITY TO ADD SECTIONS 19-28.270 AND 19-28.280; FILE NUMBER PRJ23-010 TO ADD THE FIRST AND SECOND TUBBS/NUNS FIRE TENTATIVE MAP EXTENSIONS

WHEREAS, the Housing Element was adopted in 2023; this element of the General Plan has programs that require updating streamlining processes for housing that are within the Resilient City Development Measures; and

WHEREAS, in July 2023, developer outreach was conducted to receive feedback from developers who have utilized the Modifications to the Design Review process; and

WHEREAS, from July 18, 2023, to August 18, 2023, a survey was open to the general public for feedback on both the Resilient City Development Measures and the Resilient City Combining District; and

WHEREAS, on July 20, 2023, staff received comments from the Design Review Board on sections of the Resilient City code that pertain to the Design Review process; and

WHEREAS, on September 13, 2023, staff received comments from the Cultural Heritage Board on proposed additions to the Resilient City code that pertain to the Landmark Alteration process; and

WHEREAS, On November 29, 2023, the Council adopted ORD-2023-015, amending Zoning Code Chapter 20-16, Resilient City Development Measures, and Zoning Code Section 20-28.100, Resilient City Combining District, extending the expiration date of the ordinances from December 31, 2023, to December 31, 2024; and

WHEREAS, on May 7, 2024, Council adopted the annual City Council Goals & Objectives which outlined goals for increasing housing, reducing homelessness, promoting economic development, and adopting/codifying the Resilient City Development Measures; and

WHEREAS, Between July 8 to August 8, 2024, the public draft of the proposed Zoning Code text amendment was open to the general public for comments and questions; and

WHEREAS, On August 15, 2024, staff received comments from the Design Review Board on the Resilient City public draft sections related to Design Review and Landmark Alteration; and

WHEREAS, the City of Santa Rosa desires to expand and implement Santa Rosa resiliency initiatives to ensure that the housing and economic development needs within the City following community emergency events are addressed; and

WHEREAS, on September 12, 2024, the Planning Commission of the City of Santa Rosa held a duly noticed public hearing and recommended to the City Council to adopt a City Code Text Amendment for Title 19 to add the first and second Tubbs/Nuns Fire tentative map extensions.

THE PEOPLE OF THE CITY OF SANTA ROSA DO ENACT AS FOLLOWS:

Section 1. The Council of the City of Santa Rosa finds, pursuant to City Code Section 20-64-050 (Findings), based on evidence and records presented, that:

- A. The proposed amendments are consistent with the goals and policies of the Santa Rosa General Plan, and all applicable Specific Plans.
- B. The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that the proposed amendments are for memorialization purposes for projects which utilized the one-time tentative map extensions.
- C. The proposed amendments have been reviewed in compliance with the California Environmental Quality Act (CEQA) and are exempt under the “common sense exemption” set forth in CEQA Guidelines Section 15061(b)(3), which provides that CEQA applies only to projects having the potential to cause a significant effect on the environment. The proposed amendments are for memorialization purposes and apply to projects which were previously reviewed in compliance with the requirements of CEQA.

Section 2. Amend Title 19, Subdivisions, Chapter 19-28, Final Map Procedures, to add Section 19-28.270 to read and provide as follows:

“19-28.270 First Tubbs/Nuns Fire Tentative Map Extension

- A. On January 8, 2019, the City Council approved an amendment to allow an automatic, 12-month extension for approved tentative subdivision maps and associated entitlements that were active as of October 9, 2017.
- B. One-time map extension. Notwithstanding any contrary provisions of this Code, the expiration date of any tentative subdivision map, vesting tentative subdivision map or parcel map for which a tentative map or vesting tentative map has been approved, that has not expired as of October 9, 2017, shall be extended by 12 months. This automatic extension shall substitute for one extension under Code Section 19-28.030 and shall not increase the total number of extensions allowed under the Code.
- C. Concurrent land use approvals. Notwithstanding any contrary provisions of this Code, for maps extended pursuant to subsection (B), above, any discretionary land use approval that was granted in conjunction with the subdivision map, vesting tentative subdivision map or parcel map for which a tentative map or vesting tentative map has been approved, and that has not expired as of October 9, 2017, shall be extended by 12

months consistent with the extension granted pursuant to subsection (B) above.”

Section 3. Amend Title 19, Subdivisions, Chapter 19-28, Final Map Procedures, to add Section 19-28.280 to read and provide as follows:

“19-28.280 Second Tubbs/Nuns Fire Tentative Map Extension

A. On February 25, 2020, the City Council adopted an amendment to allow a second automatic 12-month extension for tentative maps and associated entitlements that benefitted from the first automatic, 12-month extension.

B. Tentative subdivision maps, vesting tentative subdivision maps, and tentative parcel maps that have been approved or conditionally approved and have not expired as of October 9, 2017, and were extended by City Council Ordinance No. ORD-2019-001 for one year, would be automatically extended by one additional year, provided such extension would not exceed the maximum number of extensions allowed under the Subdivision Map Act and City Code.

C. Discretionary land use approvals that have been approved in conjunction with the map approval and have not expired as of October 9, 2017 and were extended by City Council Ordinance No. ORD-2019-001 for one year, would be automatically extended by one additional year, consistent with the extended tentative subdivision map, vesting tentative subdivision map or tentative parcel map.”

Section 4. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance is for any reason held to be invalid and/or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 5. Effective Date. This ordinance shall take effect on the 31st day following its adoption.

This ordinance was introduced by the Council of the City of Santa Rosa on November 12, 2024.

IN COUNCIL DULY PASSED AND ADOPTED this ____ day of _____, 2024.

AYES:
NOES:
ABSENT:
ABSTAIN/RECUSE:

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM: _____
City Attorney