

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE 3575 MENDOCINO AVENUE PROJECT TENTATIVE MAP LOCATED AT 3575 MENDOCINO AVENUE, ASSESSOR'S PARCEL NUMBERS 173-030-001 AND 173-030-002 – FILE NUMBERS PRJ20-002 & MAJ20-001

WHEREAS, an application has been submitted by BRJE Communities, LLC, requesting approval of a tentative map of 3575 Mendocino Avenue (“Project”), more particularly described as Assessor's Parcel Number(s) 173-030-001 and 173-030-002, dated received September 23, 2020, and on file in the Office of the Planning and Economic Development; and

WHEREAS, the Project consists of the subdivision of a 13.3-acre site into eight lots through a phased tentative map. Phase I would create Lots 1, 2, and 3, which would accommodate the 162 affordable senior housing units, and a public street to provide ingress/egress to Mendocino Avenue and one-acre park. Phase II includes Lots 4, 5, 6, 7, and 8, which includes sites for the market rate units, the park, and associated improvements (“proposed Project”); and

WHEREAS, on November 12, 2020, the Planning Commission held a public hearing on the proposed Project and all people were allowed to speak, and the Planning Commission has considered all testimony and comments, and that prior to the recommendation on the tentative map, the Planning Commission has recommended that the City Council approve the Sustainable Communities Environmental Assessment (SCEA), the General Plan Amendment from Mobile Home to Transit-Village Medium and the rezoning from Rural Residential-Resilient City (RR-40-RC) to Transit-Village Residential-Resilient City (TV-R-RC), with a Senior Housing (SH) combining district applied to a 2.5-acre portion of the site to facilitate the construction of the 162 affordable senior housing units, all of which are needed to recommend approval of the proposed tentative map; 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 eight lots 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 proposal includes a General Plan Amendment from Mobile Home Park to Transit Village Medium, and provides a residential unit density of 40 units per acre along a major transit corridor

served by a variety of transit types, and otherwise complies with all applicable policies of the Transit-Village Medium land use designation and other applicable General Plan policies; 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 the proposed project would allow for 532 multifamily units, including 162 units of very low and low income senior units on an infill site with access to transit and services; 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 the project includes energy conservation features and has a goal to exceed the State's Title 24 requirements; 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 project would include the construction of the necessary sewer infrastructure adequate to serve the proposed subdivision and incorporates water conservation measures required by Title 24; and
- E. That the proposed subdivision is consistent with the City of Santa Rosa Design Guidelines and is determined to be of Superior Design in that Staff has found the proposal to be consistent with Design Guidelines related to Neighborhood Design, Transit, and Multi-Family Residential Developments, and that the development would create a vibrant and attractive community with a centrally located park, ample landscaping, and varied architecture.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds and determines said phased 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 recommends approval of the mitigation measures set forth in the Mitigation Monitoring Program dated November 2, 2020, and recommends staff, as therein identified, to implement and complete the program.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa recommends to the City Council, approval of the 3575 Mendocino Avenue Project tentative map dated received September 23, 2020, and on file in the Department of Planning and Economic Development, subject to the following conditions:

1. Compliance with the Development Advisory Committee Report dated November 4, 2020,

attached hereto and incorporated herein.

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. 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 12th day of November, 2020, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
CHAIR

ATTEST: _____
EXECUTIVE SECRETARY

Exhibit A - Development Advisory Committee Report, dated November 4, 2020