

RESOLUTION NO. 11942

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA DENYING AN APPLICATION FOR A GENERAL PLAN AMENDMENT TO MODIFY THE PLANNED CIRCULATION FOR THE DUTTON MEADOWS SUBDIVISION LOCATED AT 2650, 2666, 2684 DUTTON MEADOW AND 1112 & 1200 HEARN AVENUE - FILE NUMBER GPAM18-003

WHEREAS, on February 28, 2019, the Planning Commission conducted a hearing in consideration of a General Plan Amendment to modify the circulation shown in the General Plan and Roseland Area Specific Plan to allow the proposed Dutton Meadows Subdivision located at 2650, 2666, 2684 Dutton Meadow and 1112 & 1200 Hearn Avenue, which 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 a General Plan Amendment to modify the circulation shown on the General Plan and the Roseland Area Specific Plan to accommodate the Dutton Meadows Subdivision is in conflict with the objectives and policies of the General Plan in that:

A. The proposed amendment 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 that would typically occur with a General Plan or Specific Plan update.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Santa Rosa does hereby deny an application for a General Plan Amendment for the Dutton Meadows Subdivision.

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

AYES: (4) Chair Cisco, Vice Chair Weeks, Commissioner Duggan, and Commissioner Okrepkie

NOES: (1) Commissioner Kalia

ABSTAIN: (0)

ABSENT: (2) Commissioner Carter and Commissioner Peterson

APPROVED:



PATTI CISCO, CHAIR

ATTEST:



CLARE HARTMAN, EXECUTIVE SECRETARY

RESOLUTION NO. 11943

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA DENYING A CONDITIONAL USE PERMIT FOR DUTTON MEADOWS SUBDIVISION - LOCATED AT 2650, 2666, 2684, DUTTON MEADOW AND 1112 AND 1200 HEARN AVENUE; FILE NUMBER CUP18-101

WHEREAS, an application was submitted requesting the approval of a Conditional Use Permit for Dutton Meadows Subdivision, to be located at 2650, 2666, 2684 Dutton Meadow and 1112 and 1200 Hearn Avenue, also identified as Sonoma County Assessor's Parcel Number(s) 043-071-007, -022, -023 & 043-191-016, -024;

WHEREAS, 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 on February 28, 2018; 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, said Planning Commission, after due consideration, investigation and study made by itself and in its behalf, and after due consideration of all evidence and reports offered at said meeting, does find and determine the following:

- A. The design, location, size, and operating characteristics of the proposed activity would be incompatible with the existing and future land uses in the vicinity in that the development is inconsistent with the General Plan and the Roseland Area Specific Plan, as it is in direct conflict with the roadway network as shown in Figure 4-1 and Table 4-1 in the Roseland Area Specific Plan, and is in conflict with the General Plan and Roseland Area Specific Plan Goals and Policies indicated below:

General Plan:

- T-C-1 Minimize through traffic in residential neighborhoods and avoid excessive traffic volumes greater than that dictated by street design and classification, by providing attractive regional/arterial streets to accommodate cross-town traffic.
- T-F-3 Explore alternative circulation network improvements to accommodate regional through-traffic, focusing on regional/arterial street circulation and regional transportation routes.

Roseland Area Specific Plan:

- RN-1 Improve connectivity and traffic flow.

- RN-1.1 Improve connections by creating new streets or extensions of existing streets, as identified in Figure 4-1 and Table 4-1.
- RN-1.2 Require dedication of right-of-way and related street improvements or new streets as identified in the Circulation Plan when properties develop.
- RN-1.5 Support the planned construction of a new US Highway 101 overpass at Bellevue Avenue and a widened overpass at Hearn Avenue to improve east-west multimodal connectivity to and from the Roseland area.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Santa Rosa does hereby deny a Conditional Use Permit for the Dutton Meadows Subdivision.

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: (4) Chair Cisco, Vice Chair Weeks, Commissioner Duggan, and Commissioner Okrepkie

NOES: (1) Commissioner Kalia

ABSTAIN: (0)

ABSENT: (2) Commissioner Carter and Commissioner Peterson

APPROVED:



PATTI CISCO, CHAIR

ATTEST:



CLARE HARTMAN, EXECUTIVE SECRETARY

RESOLUTION NO. 11944

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: (4) Chair Cisco, Vice Chair Weeks, Commissioner Duggan, and Commissioner Okrepkie

NOES: (1) Commissioner Kalia

ABSTAIN: (0)

ABSENT: (2) Commissioner Carter and Commissioner Peterson

APPROVED:


PATTI CISCO, CHAIR

ATTEST:


CLARE HARTMAN, EXECUTIVE SECRETARY