

Montoya, Michelle

From: Montoya, Michelle
Sent: Thursday, February 14, 2019 10:35 AM
To: _PLANCOM - Planning Commission
Cc: Ross, Adam
Subject: Item 10.2 - Lantana Place Homes
Attachments: Resolution.docx

Chair Cisco and Members of the Planning Commission:

Please find the updated Resolution for Lantana Place Homes. The changes to the document include an update regarding the Zoning Administrator's approval of the project, and a fourth Condition of Approval. The changes are included in the Resolution as well as in the text below.

Change to the text regarding the Zoning Administrator's meeting:

WHEREAS, the project was reviewed by the Zoning Administrator on February 7, 2019, and at that time the Zoning Administrator approved the application for Minor Use Permit for the small lot residential use and Minor Design Review for attached housing, and determined the project compliant with CEQA Pursuant to Government Code Section 65457 and CEQA Guidelines 15183;

New Condition of Approval:

4. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.

Adam Ross | City Planner

Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4705 | Fax (707) 543-3269 | aross@srcity.org



RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A SUBDIVISION TENTATIVE MAP FOR THE LANTANA PLACE HOMES SUBDIVISION, LOCATED WITHIN THE ROSELAND PRIORITY DEVELOPMENT AREA, TO SUBDIVIDE A 3.79 ACRE PARCEL INTO 48 LOTS THAT WOULD ALLOW DEVELOPMENT OF 48 AFFORDABLE ATTACHED RESIDENTIAL DUETS PURSUANT TO THE MINOR USE PERMIT (CUP18-085) AND MINOR DESIGN REVIEW PERMIT (DR18-031) LOCATED AT 2979 DUTTON MEADOW – ASSESSOR’S PARCEL NUMBERS 043-121-013 - FILE NUMBER PRJ18-030 (MAJ18-004)

WHEREAS, an application has been submitted by Burbank Housing Development Authority requesting approval of the Lantana Place Homes Tentative Map, prepared by BKF Engineers, date stamped January 8, 2019, for the subdivision of a 3.79-acre site consisting of one parcel being split into 48 lots, more particularly described as Assessor's Parcel Number 043-121-013, submitted on May 1, 2018, and on file in the Planning and Economic Development Department; 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 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 heard the evidence and reviewed the proposed findings, if any, submitted by the applicant.

WHEREAS, the proposed subdivision complies 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.); and

NOW BE IT RESOLVED, the Planning Commission does hereby determine that said subdivision of one parcel into 48 parcels 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. The proposed map is consistent with the general plan and any applicable specific plans as specified in Government Code Sections 65451 and 66474.5 in that the project site is located in an area designated by the General Plan Land Use Diagram as Medium Density Residential, which allows residential development at a density of 8-18 units per acre. The project is proposed at a density of 13 units per acre. The project is within the Roseland/Sebastopol Road Specific Plan, which allows the same density and small lots as an alternative to attain more affordable housing within the City of Santa Rosa;

- B. 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 project complies with the City of Santa Rosa Housing Allocation Plan (HAP), including City Code Section 21-02.070(D), providing for alternatives to payment of housing impact fees, including "other innovative approaches endorsed by the review authority for the residential development." The applicant's alternative proposal to provide 25 homeownership units affordable to households earning up to 80% of Area Median income, and 23 homeownership units affordable to households earning up to 120% of Area Median Income as conditioned in Development Advisory Committee Report Exhibit A, meets and satisfies HAP objectives and HAP Section 21-02.070 Alternative Compliance subsection (D) Innovation Encouraged, that states that "innovative alternatives to providing affordable housing not outlined in this chapter shall be evaluated by staff and considered on a case-by-case basis."

City Staff has reviewed the project plans and determined that there is adequate water and sewer capacity. The site will be developed in compliance with the City's Standard Urban Stormwater Mitigation Plan (SUSMP);

- C. 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 all structures have been designed with sufficient windows to allow the inflow of sunlight for natural heating, and larger tree species will be planted throughout the subdivision providing shade or cooling opportunities; and
- D. 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. (Ord. 3396 § 1, 1998; Ord. 2622 § 1, 1987)
- E. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). The project is statutorily exempt from CEQA pursuant to Government Code Section 65457 in that the project would develop a residential land use that is undertaken to implement, and is consistent with, the Roseland Area/Sebastopol Road Specific Plan. The EIR prepared for the Specific Plan was certified by the City Council in 2016 and no events subsequent to certification have required a supplemental EIR pursuant to Public Resources Code section 21166.

The Project also qualifies for an exemption pursuant to CEQA Guidelines section 15183 in that the project is consistent with the City's General Plan for which an EIR was prepared and certified by the Council on November 3, 2009, As evidenced by the Environmental Checklist prepared for the project, the project does not contain conditions, nor would it result in effects that:

- a. Are peculiar to the project or the parcel on which the project would be located,
- b. Were not analyzed as significant effects in the General Plan EIR

- c. Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan-or
- d. Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

WHEREAS, the project was reviewed by the Zoning Administrator on February 7, 2019, and at that time the Zoning Administrator approved the application for Minor Use Permit for the small lot residential use and Minor Design Review for attached housing, and determined the project compliant with CEQA Pursuant to Government Code Section 65457 and CEQA Guidelines 15183;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds and determines said 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 of the City of Santa Rosa approves the Lantana Place Homes Tentative Map dated January 8, 2019, and on file in the Planning and Economic Development Department, subject to the following conditions:

1. Compliance with the Development Advisory Committee Report dated January 24, 2019, attached hereto and incorporated herein as Exhibit A.
2. 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.
3. 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.
4. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 14th day of February 2019, by the following vote:

AYES: (0)

NOES: (0)

ABSTAIN: (0)

ABSENT: (0)

APPROVED: _____
PATTI CISCO, CHAIR

ATTEST: _____
CLARE HARTMAN, EXECUTIVE SECRETARY