

RESOLUTION NO. 11959

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR GUERNEVILLE ROAD HOMES, A 12-PARCEL SMALL LOT SUBDIVISION, LOCATED AT 1665 GUERNEVILLE ROAD; ASSESSOR'S PARCEL NUMBER 036-101-010; FILE NUMBER PRJ18-089

WHEREAS, an application was submitted requesting the approval of a Conditional Use Permit for Guerneville Road Homes, a 12-parcel small lot subdivision, to be located at 1665 Guerneville Road, also identified as Sonoma County Assessor's Parcel Number 036-101-010;

WHEREAS, the Planning Commission held a duly noticed public hearing on the application at which all those wishing to be heard could 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

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 small lot subdivision is allowed within the R-3-18 (Multi-Family Residential) Zoning District and complies with all other applicable provisions of this Zoning Code and the City Code; and
- B. The proposed small lot subdivision is consistent with the General Plan, in that the site is in an area designated as Medium Density Residential on the land use diagram which allows residential development at a density between eight and eighteen units per acre. While the midpoint density is thirteen, the proposed project density of twelve units per acre allows for the construction of a diverse housing type, while accommodating for fire/emergency access along Elson Way and utility constraints; and
- 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 project site is located within walking distance of public transit, schools and recreation. The site plan provides circulation, setbacks, parking and design features compatible with the surrounding neighborhood including; and
- 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. It is in an area that is designated for residential development, and the Project site is surrounded to the west, north and east by either proposed or constructed residential uses. The Project plans have been reviewed by City staff and have been conditioned appropriately; and
- 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 in that the Project plans have been reviewed by City staff, outside agencies, and approval authorities and conditioned

to minimize any potential impacts to less than significant level; and

F. The Project The project qualifies for a Class 32 exemption, per Section 15332, in that:

- The project is consistent with the General Plan designation of Medium Density Residential, in that the designation allows residential density at 8-18 dwelling units per acre, and the project proposes a single-family attached unit type at 12 units per acre. While General Plan requires residential development at midpoint or higher of the density range, it allows exceptions where topography, parcel configuration, heritage trees, historic preservation or utility constraints make the midpoint impossible to achieve. While the midpoint density for this parcel is 13, the proposed project density of 12 units per acre allows for the construction of a diverse housing type, while accommodating for fire/emergency access along Elson Way and utility constraints on a narrow 120.6-foot wide lot. The City's Engineering Division anticipates that Elson Way will be extended north in the future and has required a temporary emergency vehicle turnaround until that occurs.
- The proposed development occurs within City limits on a project site of no more than five-acres, substantially surrounded by urban uses.
- According to the City's maps the project site has no value as habitat for endangered, rare or threatened species, in that it is not located on a known wetland or habitat zone.
- Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- The project was reviewed by City agencies and impacts will be mitigated by uniformly applied development policies, standards and conditions, including street improvements, limits on construction hours, adherence to BAAQMD best management practices, and compliance with the Standard Urban Stormwater Mitigation Plan.
- The site can be adequately served by all necessary utilities and public services.
- In addition, the project qualifies for a Pursuant to Section 15183, any rezoning action consistent with the general plan shall not require additional environmental review except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site. No further environmental review is necessary as analysis has confirmed that there are no new environmental effects, or environmental effects of greater severity, peculiar to the parcel or the project that were not analyzed and addressed in a prior EIR.

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 a Conditional Use Permit for Guerneville Road Homes, a small lot residential subdivision to be located at 1665 Guerneville road, is approved subject to each of the following conditions:

DEPARTMENT OF COMMUNITY DEVELOPMENT

GENERAL:

1. Compliance with Planning Commission Resolution Number 11959 dated May 9, 2019, for the Guerneville Road Homes Tentative Map.
2. Compliance with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval. All fees must be paid prior to issuance of a building permit.

NOW, THEREFORE, BE IT 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 9th day of May 2019 by the following vote:

AYES: (7) Chair Cisco, Vice Chair Weeks, Commissioner Carter, Commissioner Duggan, Commissioner Kalia, Commissioner Okrepkie, and Commissioner Peterson

NOES: (0)

ABSTAIN: (0)

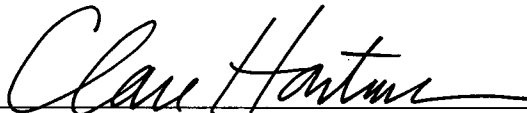
ABSENT: (0)

APPROVED:



PATTI CISCO, CHAIR

ATTEST:



CLARE HARTMAN, EXECUTIVE SECRETARY