

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
APPROVING A ONE-YEAR TIME EXTENSION FOR THE TENTATIVE MAP FOR THE
HOLLY HOCK SUBDIVISION LOCATED AT 1650 MEDA AVENUE, ASSESSOR'S
PARCEL NUMBER 044-032-006. FILE NUMBER EXT23-004

WHEREAS, on August 10, 2017, the Planning Commission adopted Resolution Nos. 11840 and 11841 approving a Tentative Map and Conditional Use Permit for Holly Hock Subdivision located at 1650 Meda Avenue to subdivide a two-acre parcel into 16 parcels for single-family homes; and

WHEREAS, the Holly Hock Tentative Map and the associated entitlement remained valid for two years, until August 10, 2019; and

WHEREAS, in 2019 and 2020, the City issued two 12-month automatic extensions for Tentative Maps through Ordinance 2019-001 and Ordinance 2020-002 respectively, extending the life of the Holly Hock Tentative Map to August 10, 2021; and

WHEREAS, on September 29, 2020, Assembly Bill 1561 became effective and automatically extended the expiration of all housing development entitlements issued and in effect prior to March 4, 2020, by eighteen months, thus, extending the expiration date for Holly Hock Tentative Map to February 8, 2023; and

WHEREAS, on January 18, 2023, prior to the expiration of the Tentative Map, the applicants submitted a time extension application, in which they requested to extend the expiration of the Tentative Map from February 8, 2023, to February 8, 2024; and

WHEREAS, there is no change of conditions that would preclude an extension of the time to file the tentative map for Holly Hock Subdivision; and

WHEREAS, the proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and has been found exempt based on the following:

- A. Section 15183 -The project is consistent with the General Plan for which an Environmental Impact Report (EIR) was prepared. The project is consistent with the R-1-6 zoning. No further environmental review is necessary, for the analysis has confirmed that there are no new environmental effects nor environmental effects that are more severe than those analyzed in the prior EIR.
- B. Section 15332 – The project is exempt from CEQA as In-fill Development based on the following:

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- It is consistent with the General Plan land use designation of Low-Density Residential, which allows development at a density of 2-8 acres per acre; and it complies with the R-1-6 (Single-Family Residential) zoning district requirements.
- It occurs on a site less than 5 acres within City limits, substantially surrounded by urban uses.
- The site has no value as habitat for endangered, rare, or threatened species.
- Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality that were not previously considered in the scope of review of the General Plan EIR.
- The site can be adequately served by all required utilities and public services.

No exceptions to the exemptions apply and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances (CEQA Guidelines Section 15300.2).

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Santa Rosa grants a one-year extension of time for the Tentative Map, subject to the following conditions:

- a. The project is subject to all conditions of the Planning Commission Resolutions (11840 and 11841) dated August 10, 2017, which originally approved the Tentative Map.
- b. Compliance with all condition of approval except as revised by Engineering Development Services Exhibit A. dated June 15, 2023, attached hereto and incorporated herein.
- c. The approval of this project shall be subject to the latest adopted ordinances, resolutions, polices and fees adopted by the City Council at the time of the building permit review and approval.
- d. The developer shall comply with the Housing Allocation Plan (City Code 21-02) at the time of building permit issuance.
- e. 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

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public or private improvements constructed within, or under, or in connection with this subdivision, whether on-site or off-site.

- f. 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 24th day of August 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
KAREN WEEKS, CHAIR

ATTEST: _____
JESSICA JONES, EXECUTIVE SECRETARY