

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL
USE PERMIT FOR PENSTEMON PLACE, A SMALL LOT SUBDIVISION, AT 2574, 2842
AND 2862 LINWOOD AVENUE; FILE NUMBER PRJ16-032

WHEREAS, on April 20, 2016, a Neighborhood Meeting was held to introduce the conceptual project plans to neighbors and interested members of the public; and

WHEREAS, on December 6, 2016, an application was submitted requesting the approval of a Conditional Use Permit for Penstemon Place, a small lot subdivision, to be located at 2574, 2842 and 2862 Linwood Avenue, also identified as Sonoma County Assessor's Parcel Number(s) 044-200-027, 044-200-029 and 044-200-040); and

WHEREAS an Initial Study was conducted that resulted in a Mitigated Negative Declaration, dated January 2020, which included a Mitigation Monitoring and Reporting Plan. On June 29, 2020, a Notice of Public Review and Intent to Adopt a Mitigated Negative Declaration was circulated for a 30-day public review period; and

WHEREAS, on January 27, 2022, 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 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, on January 27, 2022, the Planning Commission considered and adopted a Mitigated Negative Declaration including a Mitigation Monitoring and Reporting Program for this project at the public hearing; and

WHEREAS, the Planning Commission has considered and approved a Hillside Development Permit for this project at the same public hearing.

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 project is consistent with the General Plan and any applicable specific plan. The Development site is designated as Low Density Residential on the General Plan Land Use Diagram, which is intended for detached single family residential development at densities of two to eight units per acre. The proposed density is approximately six units per acre, which is consistent with the General Plan. The site is not within a specific

Resolution No. _____

plan area.

- B. The proposed use is allowed within the R-1-6 (Single-family Residential) zoning district and complies with all other applicable provisions of this Zoning Code and the City Code. The Project plans have been reviewed in compliance with the requirements of Zoning Code Chapters 20-32, Hillside Development; 20-36, Parking Requirements; 20-52, Conditional Use Permits; Section 20-42.140, Residential Small Lot Subdivision; and all other applicable provisions of this Zoning Code. The Project design meets all required development standards including setbacks, lot coverage, building height, private open space and parking.
- C. The design, location, size, and operating characteristics of the proposed small lot residential subdivision would be compatible with the existing and future land uses in the vicinity. The site is surrounded with similar residential development. The Development Plan includes the extension of Poinsettia Lane and Verbena Drive and introduces Street A that will connect Verbena Drive to Linwood Avenue, providing a third access point to the development as well as complete the circulation pattern in the area. The Project is adjacent to the Farmers Lane Extension and has been designed to protect future residents of Penstemon Place from traffic impacts associated with the Farmers Lane Extension, when constructed.
- D. The site is physically suitable for the type, density, and intensity of the proposed small lot residential use, including access, utilities, and the absence of physical constraints. General Plan 2035 designated the development site as Low Density Residential, for which an Environmental Impact Report was certified by Council in 2009. The infill site is in an area that is currently developed with similar residential uses where all utilities and emergency services are available.
- 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 this area has been designated by the General Plan 2035 for primarily single-family residential development. The project plans have been reviewed by City staff, outside agencies, utility companies, tribes, schools, etc., and no issues are left unresolved. When developed, the subdivision will provide housing meeting needs of public interest and health; will complete a circulation pattern that will improve public safety and convenience; will put like uses next to existing uses to protect public welfare and not be materially injurious to persons, property or improvements in the vicinity.
- F. The Project has been found in compliance with the California Environmental Quality Act (CEQA). An Initial Study was prepared by Sponamore Associates, dated January 2020 (edited by Carlile Macy, December 2021), which resulted in a Mitigated Negative Declaration (MND) and a Mitigation Monitoring and Reporting Program (MMRP). A Notice of Public Review and Intent to Adopt a Mitigated Negative Declaration was circulated on June 29, 2020. Public comments resulted in minor edits to the MND. Pursuant to CEQA Guidelines Section 15073.5. Because no substantial revisions were

made to the previously circulated document, recirculation of the MND was not required.

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 Penstemon Place, a 59-parcel small lot subdivision, located at 2574, 2842 and 2862 Linwood Avenue, is approved subject to each of the following conditions:

DEPARTMENT OF COMMUNITY DEVELOPMENT

1. Compliance with all conditions of approval, as shown on Planning Commission Resolution Number PC-2022-004, dated January 27, 2022, which approved the Penstemon Place Tentative Map.

BE IT FURTHER 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 27th day of 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
KAREN WEEKS, CHAIR

ATTEST: _____
JESSICA JONES, EXECUTIVE SECRETARY