

RESOLUTION NO. 11874

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A ONE-YEAR EXTENSION OF TIME FOR THE TENTATIVE MAP FOR THE KAWANA VILLAGE SUBDIVISION LOCATED AT 1166 KAWANA TERRACE, ASSESSOR'S PARCEL NUMBERS 044-051-027, -019, and -025 - FILE NUMBER PRJ17-018 (EXT17-0022/EXT 17-0023/EXT17-0024)

WHEREAS, on June 12, 2008, the Planning Commission, by Resolution, approved the Kawana Village Subdivision for the properties located at 1166 Kawana Terrace. The project included a Tentative Map, a Conditional Use Permit for a Small Lot Subdivision, two Hillside Development Permits, and a Mitigated Negative Declaration, to subdivide the 4.82-acre parcel into 39 residential lots; and

WHEREAS, the Kawana Village Subdivision Tentative Map and associated entitlements remained valid until June 12, 2010; and

WHEREAS, Senate Bill 1185 extended the expiration of the Kawana Village Subdivision Tentative Map and associated entitlements to June 12, 2011; and

WHEREAS, Assembly Bill 333 extended the expiration of the Kawana Village Subdivision Tentative Map and associated entitlements to June 12, 2013; and

WHEREAS, Assembly Bill 208 extended the expiration of the Kawana Village Subdivision Tentative Map and associated entitlements to June 12, 2015; and

WHEREAS, Assembly Bill 116 extended the expiration of the Kawana Village Subdivision Tentative Map and associated entitlements to June 12, 2017; and

WHEREAS, on March 13, 2017, prior to the expiration of the Kawana Village Subdivision Tentative Map and associated entitlements, the subject time extension application was submitted to the Planning and Economic Development Department, requesting to extend the expiration of the Tentative Map and associated entitlements to June 12, 2018; and

WHEREAS, the Planning Commission has considered the request to extend the period for filing the final map for the Kawana Village Subdivision from June 12, 2017, to June 12, 2018; and

WHEREAS, there is no change of conditions that would preclude an extension of the time to file the final map for the Kawana Village Subdivision; and

WHEREAS, on June 12, 2008, Planning Commission adopted a Mitigated Negative Declaration for the Kawana Village Subdivision, and the scope of the project remains unchanged and is consistent with the analysis of the environmental document, and there are no new circumstances or new information that would require further environmental review under the California Environmental Quality Act (CEQA).

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Santa Rosa grants a one-year extension of time to file the final map for the Kawana Village Subdivision, subject to the following conditions:

1. The project is subject to all conditions of Planning Commission Resolution No. 11316 dated June 12, 2008, which initially approved the Tentative Map.
2. Compliance with Engineering Development Services Exhibit "A," dated May 11, 2017, attached hereto and incorporated herein.
3. The developer shall comply with City Code section 21-02, Housing Allocation Plan, through provision of the appropriate number of on-site affordable units, payment of housing impact fees, or alternatively, the Director of Planning and Economic Development has authority to accept innovative Housing Allocation Plan compliance strategies beyond provision of on-site affordable units or payment of impact fees.
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.
5. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 25th day of January, 2018, by the following vote:

AYES: (6) Chair Cisco, Vice Chair Edmondson, Board Member Duggan, Board Member Groninga, Board Member Peterson, and Board Member Weeks.

NOES: (0)

ABSENT: (1) Board Member Kalia

ABSTAIN: (0)

APPROVED: 
CHAIR

ATTEST: 
EXECUTIVE SECRETARY

Exhibit: Engineering Development Services Exhibit "A," dated May 11, 2017

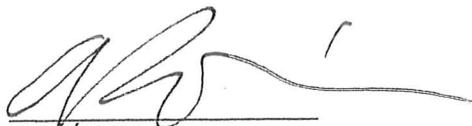
DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
May 11, 2017

Kawana Village Extension
1166 Kawana Ter
PRJ17-018

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Development Services Department's Standard Conditions of Approval dated August 27, 2008 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
- II. Developer's engineer shall comply with all requirements of the City Storm Water Low Impact Development Technical Design Manual.**
- III. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on December 1, 2015.
- IV. The Revised Final Development Advisory Committee Report dated April 4, 2008 as memorialized by Planning Commission Resolution No. 11316 dated June 12, 2008, is carried forward by reference and applicable to this project in its entirety except where above superseded.

Engineering Development Services has no additional conditions of approval for this subdivision.



JESUS McKEAG
PROJECT ENGINEER