

RESOLUTION NO. XXXXX

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
GRANTING A ONE-YEAR EXTENSION OF TIME FOR THE TENTATIVE MAP FOR THE
NORTH VILLAGE II SUDIVISION LOCATED AT 2406 FULTON AVENUE, ASSESSOR'S
PARCEL NUMBER 034-030-093 - FILE NUMBER EXT17-0026

WHEREAS, on April 14, 2011, the Planning Commission, by Resolution, approved the Supplemental EIR (SEIR), Tentative Subdivision Map and Conditional Use Permit for the North Village II Project (FILE: PRJ07-003) for property located at 2406 Fulton Avenue; and,

WHEREAS, the NORTH VILLAGE II Subdivision Tentative Map and Conditional Use Permit entitlements remained valid until April 14, 2013; and,

WHEREAS, on August 16, 2012, the Design Review Board approved the Preliminary Design of all residential units, the community center and all private open space by Resolution 12-870; and,

WHEREAS, Assembly Bill 208 was signed into law on July 15, 2012, and granted a 24-month automatic extension to any tentative map approved prior to July 15, 2011, that had not expired on July 15, 2011, and would have otherwise expired prior to January 1, 2014, establishing a new expiration date for North Village II as April 14, 2015; and,

WHEREAS, Assembly Bill 116 granted a 24-month extension to any tentative map approved on or after January 1, 2000 that did not expire on or before July 11, 2013, thereby extending the expiration of the North Village II Subdivision Tentative Map and associated entitlements to April 14, 2017; and,

WHEREAS, on March 14, 2017, the applicant submitted EXT17-0025, the subject of this approving resolution, to request a 1-year time extension of North Village II Tentative Subdivision Map. As the subject of this approving resolution, it would extend the tentative map expiration date to April 14, 2018, and would act as the first of five 1-year time extensions permitted by the Subdivision Map Act (SMA); and,

WHEREAS, the City Council in 2019 and 2020 approved ORD-2019-001 and ORD 2020-01, respectively, each granting an automatic one-year extension of time for all Tentative Maps and associated entitlements to support development following the Tubbs and Nuns fires of October 2017. With the approval of this approving resolution for FILE: EXT17-0025 and the above ordinances, the new expiration date for the North Village II Tentative Subdivision Map will be April 14, 2020, and will count as the second and third of five 1-year time extensions permitted by the SMA; and,

WHEREAS, on March 3, 2020, the applicant also submitted a request to extend the North Village II Tentative Subdivision Map for 1-year (FILE: EXT20-0003), which is the subject of a separate action by the Planning Commission, which if approved would establish a new expiration

date of April 14, 2021, and can be counted as the fourth of five 1-year time extensions permitted by the SMA; and,

WHEREAS, on September 29, 2020, the Governor signed into law AB 1561, which automatically granted an 18-month time extension to housing projects which were in effect prior to March 4, 2020, and would otherwise expire before December 31, 2021. AB1561 would establish a new project expiration date of October 14, 2022, for the North Village II Tentative Subdivision Map; and,

WHEREAS, in September 2022, the applicant filed an application for a 1-year time extension of the North Village II Tentative Subdivision Map, FILE: EXT22-0012, which is also the subject of a separate future action by the Planning Commission, and if approved would extend the project expiration date to October 14, 2023, and it would be counted as the last of five permitted time extensions under the SMA; and

Whereas, this project was originally included in the North Santa Rosa Annexation 8-97 EIR, certified by City Council on July 2, 1991; and,

Whereas, in May 1997, the City Council divided the boundaries of Annexation 8-97 into north and south areas; the southerly portion was annexed into the City of Santa Rosa in 2000, and the northerly portion, which included North Village I and II, became the subject of the Northwest Santa Rosa Annexation 3-97 Subsequent EIR (SCH# 2003022085), which was certified in December 2003; and,

Whereas, in 2010 changes were made to the North Village II project that had not been previously considered and the City of Santa Rosa prepared a Supplemental EIR (SEIR), which was adopted by resolution on April 14, 2011, by the Planning Commission; and,

Whereas, the scope of the project remains unchanged and is consistent with the analysis in the SEIR document adopted by the Planning Commission on April 14, 2011, and no new circumstances or new information have been presented which would require further environmental review under the California Environmental Quality Act (CEQA) (CEQA Guidelines section 15162).

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 North Village II Subdivision, FILE: EXT17-0025, subject to the following conditions:

1. The project is subject to all conditions of Planning Commission Resolution No. 11874 dated January 25, 2018, which approved a one-year time extension for the Tentative Map.
2. Compliance with Engineering Development Services Exhibit "A," dated March 8, 2023, FILE: EXT17-0025, 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 14th day of April, 2023, by the following vote:

AYES: ()

NOES: ()

ABSENT: ()

ABSTAIN: (0)

APPROVED: _____
CHAIR

ATTEST: _____
EXECUTIVE SECRETARY

Exhibit: Engineering Development Services Exhibit "A," PRJ17-019 (EXT17-0025, 0026 & 0027), dated March 8, 2023