

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
GRANTING A ONE-YEAR EXTENSION OF TIME FOR THE PREVIOUSLY
APPROVED MONTGOMERY CREEK SUBDIVISION TENTATIVE MAP LOCATED AT
4743 MONTGOMERY DRIVE, ACCESSOR'S PARCEL NO. 031-140-023; FILE
NO. EXT16-0039

WHEREAS, on November 8, 2007, the Planning Commission held a public hearing for the Montgomery Creek Subdivision project, at which point it adopted a Mitigated Negative Declaration, Conditional Use Permit for a small lot subdivision and Tentative Map (Resolution Nos. 11201-11203) approving the project. The Tentative Map and Conditional Use Permit remained valid until November 8, 2009; and

WHEREAS, Assembly Bill 1185, a State-mandated time extension, extended the expiration of the Montgomery Creek Tentative Map to November 8, 2010; and

WHEREAS, Assembly Bill 333, a State-mandated time extension, extended the expiration of the Montgomery Creek Tentative Map and Conditional Use Permit to November 8, 2012; and

WHEREAS, Assembly Bill 208, a State-mandated time extension, extended the expiration of the Montgomery Creek Tentative Map and Conditional Use Permit to November 8, 2014; and

WHEREAS, Assembly Bill 116, a State-mandated time extension, extended the expiration of the Montgomery Creek Tentative Map and Conditional Use Permit to November 8, 2016; and

WHEREAS, on October 3, 2016, prior to expiration of the Tentative Map and Conditional Use Permit, time extension applications for the Tentative Map and Conditional Use Permit were submitted to the Planning and Economic Development Department, requesting a one-year time extension and extending the expiration date to November 8, 2017; and

WHEREAS, on February 08, 2018, the Planning Commission has considered the request to extend the period for filing the Final Map for the Montgomery Creek subdivision from November 8, 2016, to November 8, 2017; and

WHEREAS, the Montgomery Creek subdivision and subsequent time extension have been found in compliance with the California Environmental Quality Act (CEQA).

WHEREAS, conditions pertaining to the subject development have not changed to any appreciable degree.

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

1. Compliance with all conditions of approval as specified by the Montgomery Creek Tentative Map Resolution 11203, except as noted below:

- a. Condition No. I should read: Developer's engineer shall obtain the current City Design and Construction Standards and the Community Development Department's Standard Conditions of Approval dated August 27, 2008, and comply with all requirement therein unless specifically waived or altered by written variance by the City Engineer.
- b. Condition No. 32 shall be replaced with: Developer's engineer shall comply with all requirements of the City of Santa Rosa Water Efficient Landscape Ordinance adopted October 27, 2016.
- c. Housing allotments shall be reserved as shown in the following table, and shall be secured upon recordation of Final Map:

RESERVE "A"			
RESERVE "B"	5		
	2018	2019	2020

2. The approval of this project shall be subject to the latest adopted ordinances, resolutions, policies and fees adopted by the City Council at the time of building permit review.
3. 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 this 8th day of February 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: _____

CHAIR

ATTEST: _____
EXECUTIVE SECRETARY

Resolution No. _____
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