

RESOLUTION NO. _____

Commented [CA1]: See comments to other reso – same comments apply

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
GRANTING THE SECOND ONE-YEAR EXTENSION OF TIME FOR THE ARBORS
SUBDIVISION, EXTENDING THE EXPIRATION DATE TO APRIL 8, 2018, FOR THE
PROPERTY LOCATED AT 3500 LAKE PARK DRIVE - FILE NUMBER PRJ17-012

WHEREAS, on April 8, 2010, the Planning Commission held a duly noticed public hearing for the Arbors Subdivision project (Project), at which point it adopted a Mitigated Negative Declaration, Conditional Use Permit for a small lot subdivision and Tentative Map (Resolution Nos. 11518 -11521) approving the Project. The Tentative Map and Conditional Use Permit remained valid until April 8, 2012; and

WHEREAS, Assembly Bill 208, a State-mandated time extension, extended the expiration of the Project to April 8, 2014; and

WHEREAS, Assembly Bill 116, a State-mandated time extension, extended the expiration of the Project to April 8, 2016; and

WHEREAS, on September 22, 2016, the Planning Commission approved Resolution No. 11794 granting a one-year extension of time for the Arbors Tentative Map, extending the expiration date to April 8, 2017; and

WHEREAS, on February 28, 2017, prior to expiration of the Project, time extension applications for the Project were submitted to the Planning and Economic Development Department, requesting a one-year time extension requesting to extending the expiration date to April 8, 2018; and

WHEREAS, on February 22, 2018, the Planning Commission has considered the request to extend the period for filing the final map for the Project from April 8, 2017 to April 8, 2018; and

WHEREAS, The Arbors subdivision and subsequent time extension comply with the California Environmental Quality Act (CEQA); and

WHEREAS, conditions pertaining to the subject development have not changed substantially.

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 Arbors subdivision, extending the expiration date to April 8, 2018, subject to the following conditions:

1. Compliance with all conditions of approval as specified on Planning Commission Resolution No. 11794, dated September 22, 2016, except as noted below:

Resolution No. _____

- a. Housing allotments shall be reserved as shown in the following table, and shall be secured upon recordation of Final Map:

| | | | |
|----------------|------|------|------|
| RESERVE "A" | | | |
| RESERVE "B" | | 37 | |
| | 2018 | 2019 | 2020 |

2. Prior to issuance of building permits, the developer shall provide a current arborist evaluation, prepared by a licensed professional, including a tree replacement plan in compliance with the Tree Ordinance, City Code Chapter 17-24.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 22nd day of February 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: _____
CHAIR

ATTEST: _____
EXECUTIVE SECRETARY