

RESOLUTION NO. XXXXX

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
GRANTING A ONE-YEAR EXTENSION OF TIME FOR ART HOUSE, A VESTING
TENTATIVE MAP SUBDIVISION LOCATED AT 620 7TH STREET, SANTA ROSA –
ASSESSOR'S PARCEL NUMBER 009-025-011 – FILE NUMBER EXT17-0046

WHEREAS, on June 12, 2008, the Planning Commission adopted Resolution No. 11323, approving a Vesting Tentative Map to subdivide a property measuring 0.20 gross acres into a one-lot condominium subdivision with 21 residential units, two commercial units, and a common area that includes the parking garage and areas of common circulation and associated improvements (Project); and

WHEREAS, Senate Bill 1185 granted an automatic one-year extension for the Tentative Map, and Assembly Bills 333, 208, and 116 each granted automatic two-year Tentative Map extensions for a total of 7 years of time extensions in order to provide additional time to file the final map, extending the Tentative Map expiration date to June 12, 2017; and

WHEREAS, on February 22, 2018, after a duly noticed public hearing, the Planning Commission considered the request to extend the period for filing the final map for the Art House project from June 12, 2017, to June 12, 2018; and

WHEREAS, there is no change of conditions that would preclude a time extension for the Art House project; and

WHEREAS, the project has been reviewed in accordance with the California Environmental Quality Act and has been found to be consistent with Article 19, Categorical Exemption, Class 15332, in that the project meets the conditions described in this section as follows:

- (a) The project is consistent with the General Plan and applicable General Plan policies as well as the zoning code and other regulations.
- (b) The project occurs within city limits on a site of no more than five acres surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare, or threatened species.
- (d) Approval of the project, as conditioned, would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services

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 Art House, a

Vesting Tentative Map to subdivide a property measuring 0.20 gross acres into a one-lot condominium subdivision with 21 residential units, two commercial units, and a common area that includes the parking garage and areas of common circulation at 620 Seventh Street, subject to the following conditions:

1. Comply with all conditions of Resolution No. 11323, which approved the Vesting Tentative Map except where superseded by this resolution.
2. Obtain building permits for the proposed project.
3. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
4. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
5. 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.
6. If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Sonoma County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.

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:

ABSTAIN:

ABSENT:

APPROVED: _____
Chair

ATTEST: _____
Executive Secretary