

RESOLUTION NO. 11806

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING MODIFICATIONS TO PLANNING COMMISSION RESOLUTION NO. 11254 AND PLANNING COMMISSION RESOLUTION NO. 11723 TO PROVIDE THE DIRECTOR OF PLANNING AND ECONOMIC DEVELOPMENT WITH AUTHORITY TO ACCEPT INNOVATIVE HOUSING ALLOCATION PLAN COMPLIANCE STRATEGIES FOR THE APPROVED FOX HOLLOW SUBDIVISIONS LOCATED AT 2786 DUTTON MEADOW AND 1615 FULTON ROAD – ASSESSOR’S PARCEL NUMBERS 043-071-038 AND 157-020-009 – FILE NUMBERS MJP05-001 AND MJP14-008

WHEREAS, on March 13, 2008, the Planning Commission adopted Resolution No. 11254, approving a Tentative Map for the Somerset Place subdivision; and

WHEREAS, on August 27, 2015, The Planning Commission adopted Resolution No. 11723, approving a Tentative Map for the Fox Hollow subdivision; and

WHEREAS, City staff has determined that condition of approval 6 of Resolution No. 11254 and condition of approval 9 of Resolution No. 11723, which both relate to compliance with the City’s Housing Allocation Plan, are narrowly written and do not allow flexibility in applying innovative housing solutions; and

WHEREAS, Planning and Economic Development staff is proposing to modify Resolution Nos. 11254 and 11723 to give the Director of Planning and Economic Development authority to accept innovative Housing Action Plan compliance strategies beyond provision of on-site affordable units or payment of impact fees (Project); and

WHEREAS, on January 12, 2017, the Planning Commission held a duly noticed public hearing on the requested modifications to Resolution Nos. 11254 and 11723, at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, the Planning Commission has considered the application, the staff reports, oral and written, the General Plan and zoning on the subject properties, the testimony, written comments, and other materials presented at the public hearing; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds and determines that:

- A. The Project meets the requirements of the Santa Rosa Zoning Code, including Chapter 20-54.060 (Changes to an approved project).
- B. The proposed Project is consistent with the General Plan in that the requested modification is not in conflict with any General Plan goals or policies and supports the objectives of the Housing Allocation Plan.
- C. The Project has been evaluated for compliance with the California Environmental Quality

Act (CEQA). On March 13, 2008, the Planning Commission adopted a Mitigated Negative Declaration (MND) for the Somerset Place subdivision and on November 20, 2008, the Planning Commission adopted an MND for an earlier plan for the Fox Hollow subdivision. On August 27, 2015, the Planning Commission adopted a Supplemental Mitigated Negative Declaration for the modified (and currently approved) Fox Hollow subdivision. Section 15162 of the CEQA Guidelines identifies the threshold for requiring an update or addendum to an adopted CEQA document. Amending the HAP-compliance conditions of approval for the Fox Hollow and Somerset Place subdivisions would result in no substantial changes to the approved projects, no substantial changes in circumstances, and no new information of substantial importance. The scopes of the originally adopted environmental documents were such that there are no new or more severe adverse impacts associated with the changes currently under consideration and, in accordance with Section 15162, no additional environmental review is necessary.

BE IT FURTHER RESOLVED, that City staff's request to modify Resolution Nos. 11254 and 11723 is approved subject to the following conditions:

1. Condition 6 of Planning Commission Resolution No. 11254 and Condition 9 of Planning Commission Resolution No. 11723, which require compliance with the Housing Allocation Plan, are hereby rescinded and replaced by this Resolution No. 11806.
2. The developer of the Somerset Place subdivision, which was approved via Resolution No. 11254 and the developer of the Fox Hollow subdivision, which was approved via Resolution No. 11723 shall comply with City Code section 21-02, Housing Allocation Plan, through (a) provision of the appropriate number of on-site affordable units, (b) payment of housing impact fees, or (c) an alternative compliance proposed in accordance with City Code section 21-02.070 and approved by the Director of Planning and Economic Development. For purposes of this condition, the Director of Planning and Economic Development is designated as the review authority for review and acceptance of innovative Housing Allocation Plan compliance strategies under City Code section 21-02.070(D).
3. All conditions of approval in Planning Commission Resolution Nos. 11254 and 11723, except Conditions 6 and 9 identified above, shall remain in full force and effect and shall apply to the Tentative Maps for the Somerset Place and the Fox Hollow subdivisions.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 12<sup>th</sup> day of January, 2017, by the following vote:

AYES: (5) Chair Cisco, Vice Chair Stanley, Commissioners Duggan, Edmondson and Groninga

NOES: (0)

ABSTAIN: (0)

ABSENT: (2) Commissioners Crocker and Dippel

APPROVED:   
CHAIR

ATTEST:   
EXECUTIVE SECRETARY