

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING THE SECOND ONE-YEAR EXTENSION OF TIME FOR SOMERSET PLACE SUBDIVISION, EXTENDING THE EXPIRATION DATE TO JUNE 17, 2018, FOR THE PROPERTY LOCATED AT 2786 DUTTON MEADOW, ASSESSOR'S PARCEL NUMBER 043-071-038; FILE NUMBER PRJ18-

WHEREAS, on March 13, 2008, the Planning Commission held a duly noticed public hearing for the Somerset Place subdivision project, at which point it adopted a Mitigated Negative Declaration, Conditional Use Permit for a small lot subdivision, and a Tentative Map (Resolution Nos. 11252 through 11254) approving the Project; and

WHEREAS, on March 24, 2008, an application for an appeal of the Planning Commission's approval of the Somerset Place Tentative Map and Conditional Use Permit was submitted to the City Clerk's office; and

WHEREAS, on June 17, 2008, the City Council held a duly noticed public hearing for the Somerset Place subdivision project, at which point it denied the appeal and adopted the Mitigated Negative Declaration, and approved the Tentative Map and Conditional Use Permit. The Tentative Map and Conditional Use Permit would remain valid until June 17, 2010; and

WHEREAS, on September 18, 2008, the Design Review Board held a duly notice public hearing, where it granted Preliminary and Final Design Review for the Somerset Place project; and

WHEREAS, on April 2, 2015, the Zoning Administrator held a duly notice public meeting, where it approved changes to the previously approved Somerset Place site plan; and

WHEREAS, on April 6, 2015, at a duly noticed public meeting, the Design Review Board approved minor changes to the exterior elevations for the Somerset Place project; and

WHEREAS, Senate Bill 1185, a State-mandated time extension, extended the expiration of the Somerset Place project to June 17, 2011; and

WHEREAS, Assembly Bill 333, a State-mandated time extension, extended the expiration of the Somerset Place project to June 17, 2013; and

WHEREAS, Assembly Bill 208, a State-mandated time extension, extended the expiration of the Somerset Place project to June 17, 2015; and

WHEREAS, Assembly Bill 116, a State-mandated time extension, extended the expiration of the Somerset Place project to June 17, 2017; and

WHEREAS, on January 12, 2017, the Planning Commission, by Resolution No. 11806, approved modified language to Council Resolution No. 27129, Condition No. 6, allowing the Project developer some flexibility for an innovative solution for compliance with the Housing Allocation Plan, City Code Chapter 21-02.

WHEREAS, on March 8, 2018, the Planning Commission granted the first City-approved extension of time, extending the expiration date of the Somerset Place project from June 17, 2017, to June 17, 2018; and

WHEREAS, on March 8, 2018, the Planning Commission has considered the request for the second City-approved extension of time, to extend the period for filing the final map for the Somerset Place Tentative Map from June 17, 2018, to June 17, 2019; and

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

WHEREAS, conditions pertaining to the Somerset Place project have not changed to any appreciable degree as a result of this extension of time.

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 Somerset Place, extending the expiration date from June 17, 2017, to June 17, 2018, subject to the following conditions:

1. Compliance with Planning Commission Resolution No. _____, dated March 8, 2018.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 8th day of March 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: _____

CASEY EDMONDSON, CHAIR

ATTEST: _____

CLARE HARTMAN, EXECUTIVE SECRETARY