

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
GRANTING A ONE-YEAR EXTENSION OF TIME FOR THE SOUTHWEST ESTATES
TENTATIVE MAP LOCATED AT 533 BELLEVUE AVENUE - FILE NUMBER PRJ17-055

WHEREAS, on August 12, 2008, the Planning Commission approved Resolution Nos. 11342 and 11343 adopting a Mitigated Negative Declaration and recommending that Council rezone the subject site from the PI (Public/Institutional) zoning district to the R-1-6 (Single-family Residential) and the R-3-18 (Multi-family Residential) district; and

WHEREAS, On September 16, 2008, the City Council adopted Ordinance No. 3891 rezoning the subject site from the PI (Public Institutional) zoning district to the R-1-6 (Single-family Residential) and R-3-18 (Multi-family Residential) zoning districts.

WHEREAS, On August 12, 2010, the Planning Commission approved Resolution Nos. 11551 and 11552 adopting a Conditional Use Permit for a small lot subdivision and a Tentative Map, approving the Southwest Estates subdivision project.

WHEREAS, Assembly Bill 208, a State-mandated time extension, extended the expiration of the Southwest Estates project to August 12, 2014; and

WHEREAS, Assembly Bill 116, a State-mandated time extension, extended the expiration of the Southwest Estates project to August 12, 2016; and

WHEREAS, on December 8, 2016, the Planning Commission granted the first of five one-year time extensions, extending the expiration of the Southwest Estates Tentative Map to August 12, 2017; and

WHEREAS, on July 11, 2017, the subject Time Extension application, requesting the second one-year time extension, was submitted to Planning and Economic Development; and

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

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

WHEREAS, on May 10, 2018, the Planning Commission has considered the request to extend the period for filing the final map for the Southwest Estates subdivision project from August 12, 2017, to August 12, 2018; and

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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 Southwest Estates subdivision project, subject to the following conditions:

1. Comply with all conditions of approval as stated on Planning Commission Resolution No. 11804, with one exception:
 - a. Condition No. 21 of the Development Advisory Report dated November 16, 2016, shall be revised to read: Parking on Common Way, Applejack Way, Caddyshack Drive and Blackjack Way shall be allowed on the easterly side of the street only and posted for no parking on the other side.
2. REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 10th day of May 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: _____

CHAIR

ATTEST: _____

EXECUTIVE SECRETARY

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