

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
MAKING FINDINGS AND DETERMINATIONS AND APPROVING A MINOR USE
PERMIT FOR THE ROUND BARN VILLAGE PROJECT, LOCATED AT 0 ROUND BARN
BOULEVARD, APN: 173-020-030 through 173-020-036, FILE NUMBER MJP18-015

WHEREAS, an application was filed with the Planning and Economic Development Department requesting the approval of a Minor Use Permit for the Round Barn Village project, to be located at 0 Round Barn Boulevard, also identified as Sonoma County Assessor's Parcel Numbers 173-020-030 through 173-020-036; and

WHEREAS, the Minor Use Permit for Round Barn Village project includes attached housing within the R-1-6 zoning district in the form of 45 attached townhouse clusters; and

WHEREAS, on August 9, 2018, the Planning Commission held a duly noticed public hearing on the application 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 property, the testimony, written comments, and other materials presented at the public hearing; and

WHEREAS, the Planning Commission has adopted an Addendum to the IS/MND the City Council adopted on February 6, 2018 for an amendment to the General Plan and Rezoning of the property; and

NOW, THEREFORE, BE IT RESOLVED, that after consideration of the reports, documents, testimony, and other materials presented, and pursuant to City Code Section 20-52.050 (Conditional Use Permit), the Planning Commission of the City of Santa Rosa finds and determines:

- A. The proposed attached housing is allowed within the R-1-6 (Single-family Residential) zoning district and complies with all other applicable provisions of this Zoning Code and the City Code in that the proposed project;
- B. The proposed attached housing is conditionally permitted in the R-1-6 (Single-family Residential) zoning district consistent with Table 2-2 of the Zoning Code and complies with all applicable provisions of the Zoning Code and the City Code and has been reviewed by City staff and, as conditioned, has no outstanding issues;

- C. The proposed use is consistent with the General Plan Medium Low Density and Open Space designations and implements the type of land use classification envisioned by the General Plan for this area;
- D. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity in that property adjacent to the proposed subdivision has already been developed and as conditioned, the proposed project will minimize impacts to surrounding development;
- E. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints in that the proposed subdivision has been reviewed by City staff and conditioned to include improvements as necessary to support the use;
- F. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located as the area is zoned for residential use and the proposed project has been conditioned to minimize impacts that could be associated with small lot subdivisions; and
- G. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

BE IT FURTHER RESOLVED that the Planning Commission approves and adopts the mitigation measures set forth in the Mitigation Monitoring Program for the site's General Plan Amendment and Rezoning and directs staff, as therein identified, to implement and complete the program;

BE IT FURTHER RESOLVED, that this Minor Use Permit is subject to all applicable provisions of the Zoning Code, including Section 20-54.100 (Permit Revocation or Modification);

BE IT FURTHER RESOLVED that a Minor Use Permit for the Round Barn Village is approved subject to each of the following conditions:

1. Compliance with all conditions as specified by the Round Barn Tentative Map Resolution No. _____.
2. Attached housing shall be limited to forty-five housing clusters as shown on the Development Plan, dated received June 5, 2018.
3. Design Review approval is required for the attached housing units as shown on the Development Plan, dated received June 5, 2018.
4. Compliance with all mitigation measures as indicated in the Round Barn Village General Plan and Rezoning Mitigated Negative Declaration adopted by the City Council on February 6, 2018.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds and determines this entitlement to use would not be granted but for the applicability and validity of each and every one of the above conditions and that if any one or more of the above said conditions are invalid, this entitlement to use would not have been granted without requiring other valid conditions for achieving the purposes and intent of such approval.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 9th day of August 2018, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
CHAIR

ATTEST: _____
EXECUTIVE SECRETARY

Attachment: Exhibit A – Development Plan