

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA  
APPROVING A HILLSIDE DEVELOPMENT PERMIT FOR THE ROUND BARN VILLAGE  
PROJECT LOCATED AT 0 ROUND BARN BOULEVARD - ASSESSOR'S PARCEL  
NUMBERS 173-020-030 THROUGH 173-020-036, FILE NO. PRJ18-015

WHEREAS, the Planning Commission of the City of Santa Rosa has duly considered the above referenced Hillside Development Permit for the Round Barn Village Project; and

WHEREAS, the Planning Commission finds that the approval of the Hillside Development Permit meets the requirements of the Santa Rosa Zoning Code;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds that the proposed plan is consistent with the required findings for a Hillside Development Permit and is consistent with the General Plan and the design guidelines for hillside development in that:

- A. Site planning minimizes the prominent hillside development areas by preserving the most environmentally-sensitive and visually prominent portions on the site in open space and concentrating development in previously developed areas and/or at lower elevations of the site.
- B. Site development minimizes alteration of topography, drainage patterns, and vegetation on land with slopes of 10 percent or more in that the proposed development is located on the least sloped portion of the site resulting in less modification to topography.
- C. Site development does not alter slopes of 25% or more and no ground disturbance is proposed in areas that contain significant natural features.
- E. Building cluster finished floor pads will be stepped to conform to site topography and follow the hillside topography of the project site.
- E. The proposed project complies with the City's Design Guidelines in that proposal is consistent with the Multi-Family Residential and Hillside Consideration guidelines.
- G. The proposed project complies with the requirements of Chapter 20-32 and all other applicable provisions of this Zoning Code in that the development standards are achieved, and the proposed townhouse residential use is permitted.
- H. The proposed project is consistent with the General Plan in that the multi-family residential development implements the Medium Low Density land use designation and is consistent with a number of Housing, Land Use and Urban Design goals and policies. The proposed Open Space parcels are consistent with the General Plan Open Space designation.

- I. The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the public health, safety or general welfare in that the project has been reviewed by City departments and outside agencies and conditioned to avoid significant impacts. An Initial Study/Mitigated Negative Declaration was prepared and adopted for the General Plan and Rezoning Project at this site and adoption of an Addendum to the IS/MND is proposed for this development project. No significant environmental impacts were associated with the General Plan/Rezoning Project or this Tentative Map, Hillside Development and Minor Use Permit application.

BE IT FURTHER RESOLVED, that a Hillside Development Permit for the Round Barn Village Project at 0 Round Barn Boulevard is approved subject to the following conditions:

1. Compliance with the Engineering Development Services Exhibit “A,” dated July 12, 2018, attached hereto and incorporated herein.
2. 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.

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

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: \_\_\_\_\_  
CHAIR

ATTEST: \_\_\_\_\_  
EXECUTIVE SECRETARY

Exhibit A – Engineering Development Services Exhibit “A.”