

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL
USE PERMIT FOR BELLEVUE RANCH 7, A 30-PARCEL SMALL LOT SUBDIVISION,
LOCATED AT 2903 DUTTON MEADOW; ASSESSOR'S PARCEL NUMBER 043-111-007;
FILE NUMBER MJP13-009

WHEREAS, an application was submitted requesting the approval of a Conditional Use Permit for Bellevue Ranch 7, a 30-parcel small lot subdivision, to be located at 2903 Dutton Meadow, also identified as Sonoma County Assessor's Parcel Number 043-111-007;

WHEREAS, 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 considered the approved and adopted Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for this use and project; 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 small lot subdivision 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; and
- B. The proposed small lot subdivision is consistent with the General Plan in that the site is in an area designated as Low Density Residential on the land use diagram which allows residential development at a density of two-eight units per acre. The site is consistent with the Roseland Area/Sebastopol Road Specific Plan in that it provides circulation improvements along Dutton Meadow and within the subdivision advancing goals relating to the roadway, pedestrian and bicycle network, and includes accessory dwelling units for diversity in housing; and
- C. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity. The project site is located within walking distance of public transit, schools and recreation. The site plan provides circulation, setbacks, parking and design features compatible with the

Resolution No. _____

surrounding neighborhood including; and

- D. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints. It is in an area that is designated for residential development, and the Project site is surrounded to the west, north and east by either proposed or constructed residential uses. The Project plans have been reviewed by City staff and have been conditioned appropriately; and
- E. 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 in that the Project plans have been reviewed by City staff, outside agencies, and approval authorities and conditioned to minimize any potential impacts to less than significant level; and
- F. The Project has been found in compliance with the California Environmental Quality Act (CEQA).

An Initial Study was prepared which resulted in a Mitigated Negative Declaration (MND). The MND was circulated for a 30-day public comment period commencing February 22, 2019. To date, no comments have been received.

The Project is exempt from CEQA pursuant to Government Code Section 65457 in that it involves the construction of a residential development project that is undertaken to implement, and is consistent with, the Roseland Area/Sebastopol Road Specific Plan for which an Environmental Impact Report was certified by City Council by Resolution No. 28873, dated October 18, 2016.

BE IT FURTHER RESOLVED, that this Conditional 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 Conditional Use Permit for Bellevue Ranch 7, a small lot residential subdivison to be located at 2903 Dutton Meadow, is approved subject to each of the following conditions:

DEPARTMENT OF COMMUNITY DEVELOPMENT

GENERAL:

1. Compliance with Planning Commission Resolution Number_____, dated March 28, 2019, for the Bellevue Ranch 7 Tentative Map.
2. Compliance with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval. All fees must be paid prior to issuance of a building permit.

Resolution No. _____

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 28th day of March 2019 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
CHAIR

ATTEST: _____
EXECUTIVE SECRETARY