

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
APPROVING THE BELLEVUE RANCH 7 TENTATIVE MAP LOCATED AT 2903
DUTTON MEADOW; ASSESSOR'S PARCEL NO. 043-111-007; FILE NO. MJP13-009

WHEREAS, on March 23, 2013, an application was submitted by Jay Ryder, on behalf of Ryder Homes of California, requesting approval of the Bellevue Ranch 7 Tentative Map, dated June 15, 2018, on file in the Planning and Economic Development Department, for the property located at 2903 Dutton Meadow, more particularly described as Assessor's Parcel Number 043-111-007; and

WHEREAS, on March 28, 2019, the Planning Commission adopted a resolution approving a Conditional Use Permit for a small lot subdivision for Bellevue Ranch 7; and

WHEREAS, the Planning Commission heard the evidence and reviewed the proposed findings, if any, submitted by the applicant.

NOW BE IT RESOLVED, the Planning Commission does hereby determine that said subdivision of 30 lots is in compliance with the requirements of the Subdivision Ordinance of the City of Santa Rosa, (Title 19, City Code), and the Subdivision Map Act (Government Code Section 66410, et seq.) based upon the following findings:

- A. That the proposed map is consistent with the General Plan and any applicable specific plans as specified in Government Code Sections 65451 and 66473.5.
- B. That the proposed subdivision meets the housing needs of the City and that the public service needs of the subdivision's residents are within the available fiscal and environmental resources of the City.
- C. That the design of the proposed subdivision has, to the extent feasible, provided for future passive or natural heating or cooling opportunities in the subdivision.
- D. That the proposed subdivision would not discharge waste into the City's sewer system that would result in violation of the requirements prescribed by the California Regional Water Quality Control Board.
- E. That the proposed subdivision is consistent with the City of Santa Rosa Design Guidelines and is determined to be of Superior Design.
- F. The Project has been found in compliance with the California Environmental Quality Act (CEQA). On March 28, 2019, the Planning Commission approved a resolution adopting a Mitigated Negative Declaration (MND) for the Bellevue Ranch 7 subdivision. The Project is also statutorily 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.

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

BE IT FURTHER RESOLVED that the Planning Commission approves and adopts the mitigation measures set forth in the Mitigation Monitoring Program dated February 2019, and directs staff, as therein identified, to implement and complete the program.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa approves the Bellevue Ranch Tentative Map, dated June 15, 2018, on file in the Planning and Economic Development Department, subject to the following conditions:

1. Compliance with the Development Advisory Committee Report dated February 06, 2019, attached hereto as Exhibit A and incorporated herein.
2. Compliance with the Mitigation Monitoring Reporting Program (MMRP), dated February 2019, attached hereto as Exhibit B and incorporated herein.
3. That the developer shall enter into an agreement with the City which provides that the developer, his/her heirs, successors, and assigns shall defend, indemnify, and hold the City, its officers, employees, and agents harmless from any and all claims, suits, and actions brought by any person and arising from, or in connection with, the design, layout, or construction of any portion of this subdivision, or any grading done, or any public or private improvements constructed within, or under, or in connection with this subdivision, whether on-site or off-site.
4. The approval of this project shall be subject to the latest adopted ordinances, resolutions, policies and fees adopted by the City Council at the time of the building permit review and approval.
5. The developer shall pay park fees in effect at the time the building permit is issued.
6. The developer shall provide on-site allocated units in compliance with the Housing Allocation Plan (City Code Chapter 21-02) or shall, in lieu of providing affordable units on site, pay applicable fees at the time of building permit issuance, unless otherwise allowed by City Code.
7. That this approval shall be valid for a period two years commencing March 28, 2019, the date of this approval, unless an extension of time is applied for prior to the expiration

date.

8. That, prior to the approval of any final map, the applicant shall have obtained a rezoning of the subject property which conforms in all respects to the rezoning recommendation(s) contained in Planning Commission Resolution Number (to be inserted by secretary upon adoption of resolution).
9. Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North Coast Region, in effect at the time, or thereafter, that the building permit(s) for this development, or any part thereof, are issued.

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

Attachments: Exhibit A, MMRP
Exhibit B, DAC Report