

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
GRANTING A ONE YEAR EXTENSION OF TIME FOR THE GROVE VILLAGE
TENTATIVE MAP LOCATED AT ASSESSOR'S PARCEL NOS. 134-042-011, 134-042-017,
134-042-042, 134-042-043, AND 134-042-048; FILE NO. PRJ18-033

WHEREAS, on September 22, 2016, the Planning Commission held a public hearing for the Grove Village subdivision project (Project), at which point it adopted a Mitigated Negative Declaration, a recommendation to Council to rezone the property to the R-1-6 (Single-family Residential) zoning district, a Conditional Use Permit for a small lot subdivision, and the subject Tentative Map (Resolution Nos. 11789 – 11792) approving the Project. The Tentative Map and all associated entitlements remained valid until September 22, 2018; and

WHEREAS, on January 8, 2019, the Council adopted Ordinance No. ORD-2019-001, granting an automatic one-year extension of time for Tentative Maps and associated entitlements to address housing needs after the Tubbs and Nuns Fires of October 2017, effectively granting the first of five one-year time extensions and extending the expiration date of the Project to September 22, 2019; and

WHEREAS, on May 16, 2018, the time extension applications for the Project were submitted to the Planning and Economic Development Department, requesting a one-year extension of time, which will extend the expiration date to September 22, 2020; and

WHEREAS, The Grove Village subdivision and subsequent time extension have been found in compliance with the California Environmental Quality Act (CEQA). An Initial Study was prepared for the Project, which resulted in a Mitigated Negative Declaration, that was adopted by the Commission on September 22, 2016 (Resolution No. 11789). CEQA Guidelines section 15162 provides that no additional review is required where an EIR is certified or a negative declaration has been adopted for a project and there are no substantial changes to the project or changed circumstances which will result in new or more severe environmental impacts and there is no new information showing the project will have significant effects not discussed in the negative declaration. No changes in the project are proposed in connection with this time extension; there have been no changes in circumstances resulting in new or more severe impacts; and there is no new information indicating that the project will have one or more significant effects not discussed in the previous negative declaration. Therefore, further environmental review is not required; and

WHEREAS, the Planning Commission has considered the request to extend the period for filing the final map for the Project from September 22, 2019, to September 22, 2020; and

WHEREAS, conditions pertaining to the subject development have not changed to any appreciable degree.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Santa Rosa grants the second of five one-year extension of time on the filing of the final map for the Grove Village subdivision, subject to the following conditions:

1. Compliance with Planning Commission Resolution No. 11789, except as modified by the attached Engineering Development Services Exhibit A, prepared by Carol Clark, dated April 16, 2019, attached hereto and incorporated herein; and
2. Compliance with the adopted Mitigated Negative Declaration, and associated Mitigation Monitoring and Reporting Program, pursuant to Planning Commission Resolution No. 11789, dated September 22, 2016.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 9th day of May 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: _____

CHAIR

ATTEST: _____

EXECUTIVE SECRETARY