

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
APPROVING THE GUERNEVILLE ROAD HOMES TENTATIVE MAP LOCATED AT 1665
GUERNEVILLE ROAD; ASSESSOR'S PARCEL NO. 136-101-010; FILE NO. PRJ18-089

WHEREAS, on December 20, 2018, an application was submitted by Barry Freeland, on behalf of 1665 Guerneville Rd, LLC, in the Planning and Economic Development Department, for the property located at 1665 Guerneville Road, more particularly described as Assessor's Parcel Number 136-101-010; and

WHEREAS, on May 9, 2019, the Planning Commission adopted a resolution approving a Conditional Use Permit for a small lot subdivision for Guerneville Road Homes; 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 12 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). The project qualifies for a Class 32 exemption, per Section 15332, in that: the project is consistent with the General Plan designation of Medium Density Residential, in that the designation allows residential density at 8-18 dwelling units per acre, and the project proposes a single-family attached unit type at 12 units per acre. While General Plan requires residential

development at midpoint or higher of the density range, it allows exceptions where topography, parcel configuration, heritage trees, historic preservation or utility constraints make the midpoint impossible to achieve. While the midpoint density for this parcel is 13, the proposed project density of 12 units per acre allows for the construction of a diverse housing type, while accommodating for fire/emergency access along Elson Way and utility constraints on a narrow 120.6-foot wide lot. The City's Engineering Division anticipates that Elson Way will be extended north in the future and has required a temporary emergency vehicle turnaround until that occurs; The proposed development occurs within City limits on a project site of no more than five-acres, substantially surrounded by urban uses; according to the City's maps the project site has no value as habitat for endangered, rare or threatened species, in that it is not located on a known wetland or habitat zone; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; the project was reviewed by City agencies and impacts will be mitigated by uniformly applied development policies, standards and conditions, including street improvements, limits on construction hours, adherence to BAAQMD best management practices, and compliance with the Standard Urban Stormwater Mitigation Plan; the site can be adequately served by all necessary utilities and public services. In addition, pursuant to CEQA Guidelines Section 15183, the project is consistent with the General Plan, for which an Environment Impact Report (EIR) was certified. Pursuant to section 15183, subdivision (i), any rezoning action consistent with the general plan shall not require additional environmental review except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site. No further environmental review is necessary as analysis has confirmed that there are no new environmental effects, or environmental effects of greater severity, peculiar to the parcel or the project that were not analyzed and addressed in a prior EIR.

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 of the City of Santa Rosa approves the Guerneville Road Homes Tentative Map, dated March 28, 2019, on file in the Planning and Economic Development Department, subject to the following conditions:

1. Compliance with the Development Advisory Committee Report dated April 22, 2019, attached hereto as Exhibit A and incorporated herein.
2. 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.

3. 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.
4. The developer shall pay park fees in effect at the time the building permit is issued.
5. 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.
6. That this approval shall be valid for a period two years commencing May 9, 2019, the date of this approval, unless an extension of time is applied for prior to the expiration date.
7. 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 XXXXX.
8. 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 9th day of May 2019, by the following vote:

AYES: ()

NOES: ()

ABSTAIN: ()

ABSENT: ()

APPROVED: _____
PATTI CISCO, CHAIR

ATTEST: _____
CLARE HARTMAN, EXECUTIVE SECRETARY

Attachments: Exhibit A, DAC Report