

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA  
APPROVING THE ACACIA VILLAGE TENTATIVE MAP LOCATED AT 746 ACACIA  
LANE - FILE NUMBER PRJ18-036

WHEREAS, an application has been submitted by Acacia Village LLC requesting approval of a tentative map of Acacia Village, located at 746 Acacia Lane, more particularly described as Assessor's Parcel Number 182-520-050, dated June 4, 2018, and on file in the Office of the Planning and Economic Development Department; and

WHEREAS, the Zoning Administrator granted a five-unit density bonus, including four development waivers for setbacks, private open space, lot size and lot coverage, in compliance with Zoning Code Chapter 20-31, for Acacia Village, a 25-parcel subdivision in which three parcels will be designated for low-income owners; and

NOW BE IT RESOLVED, the Planning Commission does hereby determine that said subdivision of 25 (twenty-five) lots and no more 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. The Project site is located in an area designated as Low Density Residential on the General Plan Land Use Diagram, which allows residential development at two-eight units per acre. The Project has designated three for-sale units for low-income owners and includes a request for a five-unit Density Bonus, which was granted by the Zoning Administrator. Pursuant to the General Plan, the Density Bonus Program allows projects to develop at densities higher than allowed by the General Plan in return for affordable housing. As such, the Project will develop at a density of ten units per acre.

The Project site is not within a specific plan area; and

- 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. The Project has been found in compliance with the California Environmental Quality Act (CEQA).

Pursuant to CEQA Guidelines Section 15332, the Project qualifies for a categorical exemption as in-fill development.

- The Project is consistent with the General Plan land use designation of Low Density Residential, which allows residential development at a density of 2-8 units per acre. The Project will be developed at a density of 9.92 units per acre. Pursuant to California Government Code Sections 65915 – 65918, the maximum allowable density may be exceeded by designating units as affordable units through the affirmation of a Density Bonus. The Project has an affirmed Density Bonus with three units designated for low-income owners and has received a five-unit density bonus.

The project also complies with the R-1-6 (Single-family Residential) zoning district development standards as applied to small lot subdivisions, pursuant to Zoning Code Table 2-5, in that the requested entitlements include a CUP for a small lot subdivision.

- The Project occurs on a site that is less than five acres within City limits and is substantially surrounded by urban uses.
- The Project site has no value as habitat for endangered, rare or threatened species. A Biological Resources Assessment, prepared by WRA Inc., dated November 2017, concluded “no wetlands, streams, or riparian areas are present. All special-status plant and wildlife species documented within the vicinity of the Study Area are unlikely or have no potential to occur. No further studies are required or recommended for this site.”
- Approval of the project would not result in any significant effects relating to traffic. A study conducted by W-Trans, dated August 7, 2018, concluded that “given the limited number of peak hour trips [shown in the table below] that the project would be expected to generate, it’s reasonable to conclude that its impact on traffic operation will be less-than-significant.

**Table 1 – Trip Generation Summary**

Land Use	Units	Daily		AM Peak Hour				PM Peak Hour				
		Rate	Trips	Rate	Trips	In	Out	Rate	Trips	In	Out	
Existing												
Single-Family Dwelling	1 sfd	9.44	9	0.74	1	0	1	0.99	1	1	0	
Proposed												
Single Family Dwelling	25 sfd	9.44	236	0.74	19	5	14	0.99	25	16	9	
Net Difference		227		18		5		24		15		9

Note: sfd=single family dwelling

- The project is required to comply with the City's Low Impact Development standards, which will treat stormwater runoff generated by a one-inch storm over a 24-hour period.
- An Environmental Noise Assessment, prepared by Illingworth & Rodkin, Inc., dated September 18, 2018, concluded that the implementation of standard conditions of approval would reduce temporary construction noises to a level less than significant. The project has also been conditioned to remain in compliance with the Noise Ordinance, City Code Chapter 17-16.
- The Project site is located in a developed area where it can be adequately served by all required utilities and public services. City staff has reviewed the plans and conditioned the Project appropriately.
- No exceptions to the exemption apply and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. (CEQA Guidelines section 15300.2.)

The project is also exempt from CEQA pursuant to CEQA Section 15183, in that the project is consistent with the General Plan and zoning, for which an Environment Impact Report (EIR) was certified by Council in 2009. The EIR analyzed impacts to traffic, air quality & greenhouse gases, and noise for implementation of the General Plan. There are no impacts peculiar to the site or off-site or cumulative impacts that were not analyzed in the prior General Plan 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 Acacia Village, Tentative Map dated, June 4, 2018, and on file in the Planning and Economic Development Department, subject to the following conditions:

1. Compliance with the Development Advisory Committee Report dated May 31, 2019, attached hereto and incorporated herein.
2. That the project Conditions, Covenants, and Restrictions (CC&R's) shall be reviewed and approved by the City Attorney and the Planning and Economic Development Department prior to recordation of the final map and that the City of Santa Rosa has the right, but not the duty, to enforce the CC&R's pertaining to the conditions stated herein.

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3. That the developer shall enter into an agreement with the City which provides that the developer, his 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 provide three on-site units designated for low-income owners in compliance with the Housing Allocation Plan, City Code Chapter 21-02, which shall be consistent with the Density Bonus granted by the Zoning Administrator June 11, 2019.
6. 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 27<sup>th</sup> day of June 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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

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

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