

RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA DENYING THE APPEAL AND UPHOLDING THE PLANNING COMMISSION'S DENIAL OF A GENERAL PLAN AMENDMENT TO MODIFY THE PLANNED CIRCULATION FOR THE DUTTON MEADOWS SUBDIVISION LOCATED AT 2650, 2666, 2684 DUTTON MEADOW AND 1112 & 1200 HEARN AVENUE - FILE NUMBER GPAM18-003

WHEREAS, an application was submitted requesting the approval of a General Plan Amendment to modify approved circulation as shown in the General Plan and the Roseland Area Specific Plan for the Dutton Meadows Subdivision, to be located at 2650, 2666, 2684 Dutton Meadow and 1112 and 1200 Hearn Avenue, also identified as Sonoma County Assessor's Parcel Number(s) 043-071-007, -022, -023 & 043-191-016, -024; and

WHEREAS, on February 28, 2019, the Planning Commission adopted Resolution No. 11942, denying a General Plan Amendment application to modify the circulation shown in the General Plan and Roseland Area Specific Plan to allow the proposed Dutton Meadows Subdivision; and

WHEREAS, on July 9, 2019, the City Council conducted a hearing in consideration of a General Plan Amendment to modify the circulation shown in the General Plan and Roseland Area Specific Plan to allow the proposed Dutton Meadows Subdivision; and

WHEREAS, the City Council finds that a General Plan Amendment to modify the circulation shown on the General Plan and the Roseland Area Specific Plan to accommodate the Dutton Meadows Subdivision is in conflict with the objectives and policies of the General Plan in that:

A. The proposed amendment would be detrimental to the public interest and convenience of the City by reducing the functionality of two planned connections (southeast to northwest – Dutton Avenue extension) and (southwest to northeast – Dutton Meadow northern extension to Dutton Avenue) for the region, thus creating increased congestion along Hearn Avenue, a heavily utilized and impacted regional street. In addition, the proposed roadways would introduce a high volume right turn where a school crossing will be very active, specifically from residents of this proposed residential development, reducing the ability for traffic to flow by constructing sharp 90 degree turns where a larger sweeping roadway alignment is currently approved. Further, although the traffic analysis demonstrates that the affected intersections would operate acceptably, the overall impact to the area is anticipated to negatively affect circulation for the existing and planned development, as identified in the Roseland Area Specific Plan. As much of this area is undeveloped, and the traffic analysis which identified the necessary infrastructure, or lack thereof, is based on the through movements of the two streets identified for reconfiguration, the proposal cannot be supported without a more comprehensive traffic and infrastructure analysis that would typically occur with a General Plan or Specific Plan update.

B. Further, a draft addendum to the 2005 Dutton Meadows Project Subsequent Environmental Impact Report was submitted to the Planning and Economic Development

Department but was not reviewed and finalized. As the California Environmental Quality Act (CEQA) does not apply to projects that an agency rejects or disapproves (Pub. Resources Code § 21080 (b)(5)), the City is not required to complete environmental review before rejecting a project. Rather, CEQA is inapplicable once the City determines not to proceed with a project (*Las Lomas Land Co, LLC.v. City of Los Angeles* (2009) 177 Cal.App.4th 837), as is the case currently.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Santa Rosa denies the appeal, upholding the Planning Commission’s denial of a General Plan Amendment for the Dutton Meadow Subdivision, based upon the information submitted.

IN COUNCIL DULY PASSED this 9<sup>th</sup> day of July, 2019.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: \_\_\_\_\_ APPROVED: \_\_\_\_\_  
City Clerk Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney