

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA ADOPTING A MITIGATED NEGATIVE DECLARATION, INCLUDING A MITIGATION MONITORING PROGRAM, FOR RECESS SELF-STORAGE (A MIXED-USE DEVELOPMENT), LOCATED AT 4200 AND 4224 SONOMA HIGHWAY; ASSESSOR'S PARCEL NUMBERS 032-010-005 AND 032-010-023; FILE NO. PRJ18-050

WHEREAS, on September 4, 2018, Rezoning, Hillside Development Permit, Conditional Use Permit, and Design Review applications were submitted to Planning and Economic Development, followed by a Tentative Parcel Map application that was submitted on January 17, 2019, for Recess Self-Storage (a Mixed-Use Development) project, to annex two parcels into the City of Santa Rosa, subdivide the parcel located at 4224 Sonoma Highway (Assessor's Parcel No. 032-010-005) into three separate parcels, and construct a self-storage facility and two multi-family housing structures; and

WHEREAS, in accordance with the Environmental Quality Act (CEQA) a draft Initial Study was prepared for the project; and

WHEREAS, the draft Initial Study determined that, with incorporation of mitigation measures, the project would not have a significant effect on the environment and that a Mitigated Negative Declaration for the project be prepared; and

WHEREAS, the Initial Study/Draft Mitigated Negative Declaration was prepared and circulated for a 30-day public review period commencing on July 2, 2019; and

WHEREAS, as required under CEQA, the Mitigation Monitoring and Reporting Program prepared for the project identifies the timing of, and the agency or agencies responsible for, enforcement and monitoring of each mitigation measure to be implemented to reduce potentially significant impacts to less than significant levels; and

WHEREAS, the project applicant has agreed to all mitigation measures set forth in the Mitigated Negative Declaration that are required to be implemented pursuant to CEQA to reduce potentially significant impacts resulting from the project; and

WHEREAS, the Mitigated Negative Declaration and related project and environmental documents are available for review at the City of Santa Rosa Planning and Economic Development Department, during normal business hours. The custodian of the documents and other materials which constitute the record of proceedings for the proposed project is Susie Murray, Senior Planner, Planning and Economic Development, 100 Santa Rosa Avenue, Room 3, Santa Rosa, CA 95404; and

WHEREAS, the Planning Commission of the City of Santa Rosa has reviewed and considered the environmental study, the findings and determinations of the Environmental Coordinator, the proposed Mitigated Negative Declaration, the staff reports, oral and written, and the comments, statements, and other evidence presented by all persons, including members of the public, who appeared and addressed the Planning Commission at the public hearing held on August 8, 2019, and all comments and materials submitted prior thereto; and

WHEREAS, the Planning Commission has before it all of the necessary environmental information required by CEQA to properly analyze and evaluate any and all of the potential environmental impacts of the proposed project.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Santa Rosa, based upon the findings and the records and files herein, and the findings above made, hereby determines as follows:

1. That the Mitigated Negative Declaration, which consists of the Initial Study/Draft Mitigated Negative Declaration (including the Mitigation Monitoring and Reporting Program as Appendix H), attached as Exhibit A, has been completed in accordance with CEQA and the CEQA Guidelines.
2. That the Planning Commission has reviewed and considered the information contained within the Mitigated Negative Declaration prior to acting on the proposed Project, and the Mitigated Negative Declaration reflects the independent judgment and analysis of the City.
3. That the monitoring and reporting of CEQA mitigation measures in connection with the Project will be conducted in accordance with the attached Mitigation Monitoring and Reporting Program, incorporated into the Conditions of Approval for the Project.
4. That the proposed Recess Self-Storage (a Mixed-Use Development) project, including a request to prezone two properties located at 4200 and 4224 Sonoma Highway in the CG (General Commercial) zoning district, subdivide the 2.68-acre parcel located at 4224 Sonoma Highway into three individual lots, and construct a self-storage facility and two multi-family residential structures will not have a significant effect upon the environment if the mitigation measures listed and identified in the Mitigated Negative Declaration, attached hereto and incorporated herein, are implemented prior to development of the subject property.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 8th day of 2019 by the following vote:

AYES:

NOES:

Resolution No. _____

ABSENT:

ABSTAIN:

APPROVED: _____
CHAIR

ATTEST: _____
EXECUTIVE SECRETARY