

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
APPROVING THE RECESS SELF-STORAGE (A MIXED-USE DEVELOPMENT)
TENTATIVE MAP LOCATED AT 4224 SONOMA HIGHWAY - FILE NUMBER PRJ18-050

WHEREAS, an application has been submitted by American Recess, LLC. requesting approval of a tentative map of Recess Self-Storage (a mixed-use development), more particularly described as Assessor's Parcel Number 032-010-023, dated January 17, 2019, and on file in the Office of Planning and Economic Development; 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 one lot 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 in that the subject site is in an area designated by the General Plan Land Use Diagram as Retail and Business Services, which allows both commercial/light industrial and residential uses. The project is not within a specific plan area.
- 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. City staff has reviewed the project plans and determined that there is adequate water and sewer capacity; the site will be developed in compliance with the City's Standard Urban Stormwater Mitigation Plan (SUSMP); and the General Plan land use designation of Retail and Business Services anticipates costs associated with commercial/light industrial and residential development in this area.
- 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. Residential structures have been designed with sufficient windows to allow the inflow of sunlight for natural heating, and larger tree species will be planted throughout the subdivision providing shade or cooling opportunities.
- 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 proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). An Initial Study (IS) was prepared which resulted in a Mitigated Negative Declaration (MND). The draft MND was circulated for a 30-day public comment period commencing July 2, 2019.

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 approves and adopts the mitigation measures set forth in the Mitigation Monitoring and Reporting Program, Appendix H of the Mitigated Negative Declaration, dated June 2019, and directs staff, as therein identified, to implement and complete the program.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa approves the Recess Self-Storage (a Mixed-Use Development), Tentative Map (sheets 1 through 6) dated July 18, 2019, AutoTURN Exhibit dated July 15, 2019, and the Creek Set Back Exhibit stamped received April 17, 2019, and on file in the Department of Community Development, subject to the following conditions:

1. Compliance with the Development Advisory Committee Report dated July 23, 2019, attached hereto and incorporated herein.
2. Compliance with the Mitigation Monitoring and Reporting Program, adopted by the Planning Commission as Appendix H to the Mitigated Negative Declaration, on Resolution No. (Enter reso 1) attached hereto and incorporated herein.
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 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, prior to the approval of any final map, the properties located at 4200 and 4224 Sonoma Highway, Assessor's Parcel Nos. 032-010-005 & 032-010-023, shall be annexed into the City of Santa Rosa, pursuant to City Code Chapter 19-04, and shall conform in all respects to the rezoning recommendation(s) contained in Planning Commission Resolution Number **(Enter Reso No. 2)**.
7. 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 8th day of August 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
CHAIR

ATTEST: _____
EXECUTIVE SECRETARY

Exhibit A: DAC Report

Exhibit B: MMRP