

## **RESOLUTION NO.**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA  
MAKING FINDINGS AND DETERMINATIONS AND APPROVING A HILLSIDE  
DEVELOPMENT PERMIT FOR RECESS SELF-STORAGE (A MIXED-USE  
DEVELOPMENT), LOCATED AT 4224 SONOMA HIGHWAY; FILE NUMBER PRJ18-050**

WHEREAS, an application was submitted requesting the approval of a Hillside Development Permit for Recess Self-Storage (a mixed-use development), to be located at 4224 Sonoma Highway, also identified as Sonoma County Assessor's Parcel No. 032-010-005; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the application at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, the Planning Commission has considered the application, the staff reports, oral and written, the General Plan and zoning on the subject property, the testimony, written comments, and other materials presented at the public hearing; and

WHEREAS, the Planning Commission has considered the approved and adopted Mitigated Negative Declaration for this use and project; and

- Site planning minimizes the visual prominence of the hillside development by taking advantage of existing site features for screening including tree clusters, depressions in topography, setback hillside plateau arrears, and other natural features in that the eight-unit multi-family housing structure has been designed to step with the slope of the hillside. The landscape plans also provide trees in the area between the trail and housing structure that will provide a visual buffer once established; and
- Site development minimizes alteration of topography, drainage patterns, and vegetation on land with slopes of ten percent or more in that the project site is generally flat with a small area with a slope greater than ten percent and the project has been designed in compliance with the City's Standard Urban Stormwater Mitigation Plan (SUSMP) requirements; and
- Site development does not alter slopes of 25 percent or more except in compliance with Section 20-32.020.B (Applicability-Limitation on hillside development) in that there are no slopes that exceed 25 percent on the subject site; and
- Project grading respects natural features and visually blends with adjacent properties in that the eight-unit multi-family structure proposed on the southern property line, adjacent to the Santa Rosa Creek Trail, has been designed to step with the sloped topography and will plant replacement trees in compliance with City Code Chapter 17-24 to buffer the view of the residential structure from the creek trail once established; and

- Building pad location, design, and construction avoids large areas of flat pads and building forms will be stepped to conform to site topography in that the eight-unit multi-family housing structure has been designed to step with slope. All other structures on the property are located in areas that are generally flat; and
- The proposed project complies with the City's Design Guidelines in that the multi-family residential structure proposed on the sloped area of the project site has been designed specifically for hillsides as opposed to recontouring the hillside to accommodate a flat land building design; and
- The proposed project complies with the requirements of this Article and all other applicable provision of this Zoning Code;
- The proposed project is consistent the General Plan in that the site is located in an area designed as Retail and Business Services on the General Plan Land Use Diagram. The proposed zoning for the site is CG (General Commercial) which implements that land use designation. Housing is permitted in CG zoning district and, therefore, the proposed hillside development may be approved through the Hillside Development review process. Pursuant to General Plan Policy UD-A-11, the multi-family residential structure located in the sloped area of the site is designed to step with the slope of the property; and
- The establishment, maintenance, or operation of the use will not under the circumstances of the particular case be detrimental to the public health, safety, or general welfare in that the project site plan has been thoughtfully designed to place new multi-family housing structures adjacent to existing residential uses and overlooking the Santa Rosa Creek Trail, and commercial uses next to existing commercial uses. The project will also extend Streamside Drive to connect to Sonoma Highway improving area circulation; and
- The proposed Project has been found exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 because all proposed excavation and earthmoving activities can be identified as a necessary and integral part of a construction project; and
- The Project has been found in compliance with the California Environmental Quality Act (CEQA). An Initial Study (IS) was prepared that resulted in a Mitigated Negative Declaration (MND). The draft MND was circulated for a 30-day public comment period commencing July 2, 2019.

This entitlement would not be granted but for the applicability and validity of each and every one of the below conditions and if any one or more of the below conditions is invalid, this entitlement would not have been granted without requiring other valid conditions for achieving the purposes and intent of such approval. The approval of the project is contingent upon compliance with all the conditions listed below. Use shall not commence until all conditions of approval have been complied with. Additional permits and fees are/may be required. **It is the responsibility of the applicant to pursue and demonstrate compliance.**

1. Comply with all conditions pursuant to Planning Commission Resolution No. \_\_\_\_\_ (Enter Map Resolution No. 3)

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds and determines this entitlement to use would not be granted but for the applicability and validity of each and every one of the above conditions and that if any one or more of the above said conditions are invalid, this entitlement to use would not have been granted without requiring other valid conditions for achieving the purposes and intent of such approval.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 8<sup>th</sup> day of August 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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

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