

RESOLUTION NO. XXXXX

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
GRANTING A ONE-YEAR EXTENSION OF TIME FOR THE TERRAZZO AT
FOUNTAINGROVE TENTATIVE MAP LOCATED AT 1601 FOUNTAINGROVE
PARKWAY, ASSESSOR'S PARCEL NO. 173-670-024, FILE NUMBER PRJ18-051

WHEREAS, on September 8, 2016, the Planning Commission held a public hearing for the Terrazzo at Fountaingrove project (Project) and adopted a Mitigated Negative Declaration and approved a Tentative Map, a Hillside Development Permit, and a Zoning Variance for a period of two (2) years, until September 8, 2018; and

WHEREAS, on December 18, 2018, Council adopted Ordinance No. ORD-18-903, granting an automatic one-year extension of time for Tentative Maps and associated entitlements that had not expired as of October 9, 2017, to address housing needs after the Tubbs and Nuns fires of October 2017. This action effectively granted the first of five one-year time extensions and extended the expiration date of the Project to September 8, 2019; and

WHEREAS, the applicant has submitted an application (FILE#: PRJ18-051) to extend the expiration date of the project approval one (1) year, to September 8, 2020; and

WHEREAS, the Terrazzo at Fountaingrove subdivision and subsequent time extension have been found in compliance with the California Environmental Quality Act (CEQA). An Initial Study was prepared for the Project, which resulted in a Mitigated Negative Declaration, that was adopted by the Commission on September 8, 2016 (Resolution No. 11778). CEQA Guidelines section 15162 provides that no additional review is required where an EIR is certified or a negative declaration has been adopted for a project and there are no substantial changes to the project or changed circumstances which will result in new or more severe environmental impacts and there is no new information showing the project will have significant effects not discussed in the negative declaration. No changes in the project are proposed in connection with this time extension; there have been no changes in circumstances resulting in new or more severe impacts; and there is no new information indicating that the project will have one or more significant effects not discussed in the previous negative declaration. Therefore, further environmental review is not required; and

WHEREAS, the Planning Commission has considered the request to extend the period for filing the final map for the Terrazzo at Fountaingrove from September 8, 2019, to September 8, 2020; and

WHEREAS, conditions pertaining to the subject development have not changed to any appreciable degree.

NOW BE IT RESOLVED, the Planning Commission hereby grants the second of five one-year time extensions for the filing of the final map for the Terrazzo at Fountaingrove, subject

to the following conditions:

1. Compliance with conditions of Planning Commission Resolution No. 11780, dated September 8, 2016, approving the original Tentative Map.
2. Compliance with Engineering Development Services conditions, dated October 31, 2019, attached hereto as Exhibit A.
3. Compliance with the Fire Department conditions, dated October 16, 2018, attached hereto as Exhibit B.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 23 day of January 2020, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
PATTI CISCO, CHAIR

ATTEST: _____
CLARE HARTMAN, EXECUTIVE SECRETARY

Attachments

Planning Commission Resolution 11780, dated September 8, 2016.

Exhibit A – Engineering Development Services Conditions of Approval, October 31, 2019

Exhibit B – Fire Department Conditions of Approval, October 16, 2018