

RESOLUTION NO. XXXXX

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
APPROVING THE ONE-YEAR TENTATIVE MAP TIME EXTENSION OF OAK PARK
VILLAGE TENTATIVE MAP LOCATED AT 1550 RIDLEY AVE., ASSESSOR'S PARCEL
NO. 036-191-052, FILE NUMBER PRJ18-084

WHEREAS, on December 8, 2016, the Planning Commission held a public hearing for the Oak Park Village project (Project) and approved a Density Bonus, a Tentative Map, and a Small Lot Conditional Use Permit (Resolution Nos 11800-11802) for a period of two (2) years, until December 8, 2018; and

WHEREAS, on December 18, 2018, Council introduced Ordinance No. ORD-19-001, 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 December 8, 2019; and

WHEREAS, the applicant has submitted an application (FILE#: PRJ18-084) to extend the expiration date of the project approval one (1) year, to December 8, 2020; and

WHEREAS, on December 8, 2016, the Planning Commission found the project to qualify for a Class 32 exemption pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332. The project scope and environment has not changed, and therefore the project continues to qualify for a Class 32 exemption and no additional environmental review is necessary; and

WHEREAS, the Planning Commission has duly considered the request to extend the period for filing the final map for Oak Park from December 8, 2019 to December 9, 2020; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Santa Rosa grants the second of five one-year extensions of time on the filing of the final map for Oak Park Village, subject to the following conditions:

1. Compliance with conditions of Planning Commission Resolution No. 11801, dated December 8, 2016, approving the original Tentative Map, which include:
 - I. Compliance with the Development Advisory Committee Report dated November 18, 2016.
 - II. 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.

- III. 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. This shall also include compliance with the Fire Department Memorandum dated September 6, 2016, regarding PRJ16-003, attached hereto.
- IV. The developer shall pay fees at the time of building permit issuance, including but not limited to Housing Impact Fees, unless a later time is otherwise allowed by City Code.
- V. 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 one or more affordable units on site, pay applicable fees at the time of building permit issuance.
- VI. That, prior to the approval of any final map, the developer shall enter into an agreement with the Housing Authority designating Lot 2 for moderate-level income owners for a period of 55 years
- VII. 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 23 day of January 2020, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____

PATTI CISCO, CHAIR

ATTEST:_____

CLARE HARTMAN, EXECUTIVE SECRETARY

Attachment

1. Fire Department Memorandum dated September 6, 2016

DRAFT