

RESOLUTION NO. XXXX

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
GRANTING A ONE YEAR EXTENSION OF TIME FOR THE DITTY DOWNS TENTATIVE
MAP LOCATED AT 1520 DITTY AVENUE – ASSESSOR’S PARCEL NUMBER
148-083-009--FILE NUMBER PRJ17-065

WHEREAS, on October 9, 2008, the Planning Commission held a public hearing for the Ditty Downs project, at which point it recommended that the City Council adopt a Mitigated Negative Declaration and approve rezoning the project site to R-1-6 (Single Family Residential), and approved for a period of two (2) years a Small Lot Conditional Use Permit and Tentative Map (FILE#: MJP07-036) as shown in Resolutions 11376 and 11377; and,

WHEREAS, on December 18, 2018, following a public hearing, the City Council adopted Ordinance No. ORD-2019-001, 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 October 9, 2018; and

WHEREAS, the applicant has submitted an application (FILE#: PRJ17-0065) to extend the expiration date of the project approval for one (1) year, to from October 9, 2018 to October 9, 2019; and

WHEREAS, The Ditty Downs project, including the tentative map, 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 City Council on December 9, 2008 (Resolution No. 27273). CEQA Guidelines §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 parcel map for Ditty Downs from October 9, 2018 to October 9, 2019; and

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

BE IT FURTHER 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 a parcel map for Ditty Downs to October 9, 2019, subject to the following conditions:

1. Compliance with the Development Advisory Committee Report dated October 6, 2008, and those conditions of approval attached hereto (referred to as Exhibit A dated September 18, 2019 from Planning and Economic Development Services).
2. Conditions, Covenants, and Restrictions (CC&R's) in a form approved by The Neighborhood Revitalization Program, shall be recorded on each lot. The CC&R's are intended to create a framework by which investor owner properties and common areas are managed and maintained. At a minimum, the CC&R's shall contain the following provisions:
 - A. Residential occupancy standards;
 - B. Maintenance and habitability requirements;
 - C. Prohibition of nuisances and offensive activities including: graffiti, illegal drugs, violent acts and criminal gang behavior;
 - D. Resident and guest parking system;
 - E. Tenant screening and house rules for rentals including: credit, reference and criminal history checks, as well as verification of employment and prior residence.
3. That the project Conditions, Covenants, and Restrictions (CC&R's) shall be reviewed and approved by the City Attorney and the Department of Community Development prior to recordation of the final map and that the City of Santa Rosa has the right, but not the duty, to enforce the CC&R's pertaining to the conditions stated herein.
4. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).
5. 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.
6. 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.

7. The developer shall pay park fees in effect at the time the building permit is issued.
8. The developer shall, in lieu of providing one or more affordable units on site, pay fees at the time of building permit issuance.
9. 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 23rd day of January 2020 by the following vote:

AYES:	(X) (NAMES HERE)
NOES:	(0)
ABSTENTIONS	(0)
ABSENT:	(0)

APPROVED: _____
PATTI CISCO, CHAIR

ATTEST: _
CLARE HARTMAN, EXECUTIVE SECRETARY

Attachment

Planning and Economic Development – Engineering Services -- Exhibit A Dated September 18, 2019 – Conditions of Approval