

RESOLUTION NO. CUP21-022

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING CHANGES TO AN APPROVED PROJECT, FOR ELSON PLACE SUBDIVISION, AN APPROVED SMALL-LOT SUBDIVISION, FILE NO. CUP18-166, FOR PROPERTY, LOCATED AT 1665 GUERNEVILLE ROAD, SANTA ROSA, APN: 036-101-010

WHEREAS, on May 9, 2019, the Planning Commission adopted resolutions (Resolution No. 11959), approving a Conditional Use Permit (CUP18-166) and tentative map (PRJ18-089) for a 12-lot small lot subdivision for Guerneville Road Homes (Approved Project), located at 1665 Guerneville Road, also identified as Sonoma County Assessor's Parcel Number 036-101-010 (Project site); and,

WHEREAS, on March 3, 2021, an application was submitted to the Planning and Economic Development Department, in which the applicant requested desired changes to the small-lot subdivision, by allowing a 3.5-foot setback for the northerly side yard setbacks for Lots 1 and 12 of the previously approved Project; and,

WHEREAS, the Zoning Administrator heard the evidence and reviewed the proposed findings, if any, submitted by the applicant; and,

NOW, THEREFORE, BE IT RESOLVED, that after consideration of the reports, documents, and other materials presented, and pursuant to City Code Section 20-54-060 (Changes to an Approved Project), the Zoning Administrator of the City of Santa Rosa finds and determines:

1. The requested reduction of the northerly side setbacks for Lots 1 and 12 for the Approved Project are consistent with all applicable provisions of the Zoning Code, in that the Zoning Administrator may approve different setbacks for small lot projects, if the Zoning Administrator determines that the alternative approach is more appropriate to the characteristics of the site and surroundings; and
2. The requested reduction of the northerly side setbacks for Lots 1 and 12 for the Approved Project do not involve a feature of the project that was a basis for findings in a negative declaration or environmental impact report for the project, in that the Planning Commission previously found the Project qualified for a Class 32 exemption, per section 15332;
3. The reduction of the northerly side setbacks for Lots 1 and 12 of the Approved Project was not specifically addressed or was a basis for conditions of approval for the Project nor was a specific consideration by the Planning Commission in the Project approval, and the request will not modify the number of lots nor size of the lots; and

4. The reduction of the northerly side setbacks for Lot 1 and 12 from 4-feet to 3.5-feet does not result in an expansion of the land use and/or activity, in that the number of lots and units, as well as the lot sizes remain unchanged.

BE IT FURTHER RESOLVED that the Project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 32 exemption under Section 15332 in that:

1. The project is consistent with the General Plan designation of Medium Density Residential, in that the designation allows residential density at 8-18 dwelling units per acre, and the project proposes a single-family attached unit type at 12 units per acre. While General Plan requires residential development at midpoint or higher of the density range, it allows exceptions where topography, parcel configuration, heritage trees, historic preservation or utility constraints make the midpoint impossible to achieve. While the midpoint density for this parcel is 13, the proposed project density of 12 units per acre allows for the construction of a diverse housing type, while accommodating for fire/emergency access along Elson Way and utility constraints on a narrow 120.6-foot wide lot. The City's Engineering Division anticipates that Elson Way will be extended north in the future and has required a temporary emergency vehicle turnaround until that occurs.
2. The proposed development occurs within City limits on a project site of no more than five-acres, substantially surrounded by urban uses.
3. According to the City's maps the project site has no value as habitat for endangered, rare or threatened species, in that it is not located on a known wetland or habitat zone.
4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
5. The project was reviewed by City agencies and impacts will be mitigated by uniformly applied development policies, standards and conditions, including street improvements, limits on construction hours, adherence to BAAQMD best management practices, and compliance with the Standard Urban Stormwater Mitigation Plan.
6. The site can be adequately served by all necessary utilities and public services.
7. In addition, pursuant to CEQA Guidelines Section 15183, the project is consistent with the General Plan, for which an Environmental Impact Report (EIR) was certified. No further environmental review is necessary as analysis has confirmed that there are no new environmental effects, or environmental effects of greater severity, peculiar to the parcel or the project that were not analyzed and addressed in a prior EIR.

NOW, THEREFORE, BE IT RESOLVED that the Zoning Administrator of the City of Santa Rosa finds and determines that the said changes to an approved project 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, the requested changes to an approved project would not have been approved without requiring other valid conditions for achieving the purposes and intent of such an approval;

BE IT FURTHER RESOLVED that the Zoning Administrator of the City of Santa Rosa approved the Elson Place Setback Reduction, dated March 2, 2021, on file in the Planning and Economic Development Department, and subject to the following conditions:

1. Unless otherwise amended by this resolution, the project shall comply with Planning Commission Resolution Number 11959 dated May 9, 2019, for the Guerneville Road Homes Tentative Map, including compliance with the Development Advisory Committee Report, dated April 22, 2019.
2. A building permit is required for all on site demolition, construction, and/or change of use.
3. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
4. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
5. No exterior signs are approved with this permit. A separate sign permit is required.

REGULARLY PASSED AND ADOPTED by the Zoning Administrator of the City of Santa Rosa on the 6th of May 2021.

APPROVED: _____

ANDY GUSTAVSON, ZONING ADMINISTRATOR