

# City of Santa Rosa



## Legislation Details

**File #:** 19-0461      **Version:** 1      **Name:** Dutton Meadows Subdivision Appeal  
**Type:** CC- Public Hearing      **Status:** Agenda Ready  
**File created:** 6/4/2019      **In control:** City Council  
**On agenda:** 7/9/2019      **Final action:**  
**Title:** PUBLIC HEARING - APPEAL OF DENIAL OF GENERAL PLAN AMENDMENT, CONDITIONAL USE PERMIT, AND TENTATIVE MAP FOR THE PROPOSED DUTTON MEADOWS SUBDIVISION LOCATED AT 2650, 2666, 2684 DUTTON MEADOW, 1112 AND 1200 HEARN AVENUE, SANTA ROSA; ASSESSOR'S PARCEL NUMBERS 043-071-007, -022, -023 & 043-191-016, -024; FILE NO. PRJ18-039 (CUP18-101, GPAM18-003, MAJ18-006)

**BACKGROUND:** On February 28, 2019, the Planning Commission denied a General Plan Amendment, Conditional Use Permit and Tentative Map for Dutton Meadows Subdivision, a 211-unit subdivision comprised of 130 detached single-family units and 81 accessory dwelling units, proposed on an 18.4-acre site located at 2650, 2666, 2684 Dutton Meadow, 1112 and 1200 Hearn Avenue, which requires the reconfiguration of two planned area serving roads. On March 8, 2019, an appeal of the Planning Commission's action was filed by Trumark Homes. The grounds for appeal question the Planning Commission's denial of the project: prior to environmental review and conditions of approval, that addresses an urgent housing need, and that demonstrates modified roadways will meet or exceed City standards.

**RECOMMENDATION:** It is recommended by the Planning Commission and the Planning and Economic Development Department (PED) that the Council, by resolutions, deny the appeal and uphold the Planning Commission's denial of applications for a General Plan Amendment, Tentative Map, and Conditional Use Permit for the Dutton Meadows Subdivision.

**Sponsors:** Planning and Economic Development

**Indexes:** Not a Project

**Code sections:**

**Attachments:** 1. Staff Report, 2. Attachment 1 - Disclosure Form, 3. Attachment 2 - Site Analysis & Neighborhood Context Map, 4. Attachment 3 - Project Description, 5. Attachment 4 - Tentative Map - 1.2019.pdf, 6. Attachment 5 - Inclusionary Housing Exhibit, 7. Attachment 6 - Architectural Plans, 8. Attachment 7 - Landscape Plans.pdf, 9. Attachment 8 - Circulation Exhibit, 10. Attachment 9 - Roseland Area Specific Plan Circulation, 11. Attachment 10 - General Plan Roadway Network, 12. Attachment 11 - Traffic Impact Study, dated November 13, 2018, 13. Attachment 12 - Traffic Engineering Memo, 14. Attachment 13 - Addendum to EIR, dated December 2018, 15. Attachment 14 - Public Correspondence, 16. Attachment 15 - Parking Exhibit, 17. Attachment 16 - Appellant Statement, 18. Attachment 17 - Planning Commission Resolutions, 19. Attachment 18 - Traffic Study, dated June 24, 2019.pdf, 20. Attachment 19 - Additional Traffic Analysis dated February 28, 2019.pdf, 21. Attachment 20 - Late Correspondence.pdf, 22. Resolution 1, 23. Resolution 2, 24. Resolution 3, 25. Presentation, 26. Late Correspondence (Uploaded 7/9/2019), 27. Applicant Presentation (Uploaded 7/9/2019), 28. Late Correspondence (Uploaded 7/10/2019)

Date	Ver.	Action By	Action	Result
7/9/2019	1	City Council	continued the public hearing	Pass