

RESOLUTION NO. PC-2024-010

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A ONE-YEAR TIME EXTENSION FOR THE HEARN VETERANS VILLAGE TENTATIVE MAP LOCATED AT 2149 WEST HEARN AVENUE, ASSESSOR'S PARCEL NUMBERS 134-011-012 & 134-011-013. FILE NUMBER EXT24-0004

WHEREAS, on March 15, 2022, the City Council, by two Resolutions, adopted an Addendum to the Roseland Area/Sebastopol Road Specific Plan and Roseland Area Annexation Projects Final Environmental Impact Report and approved a Tentative Parcel Map to subdivide a 2.10 acre parcel into four lots, for the property located at 2149 West Hearn Avenue; and

WHEREAS, the Hearn Veterans Village Tentative Map remained valid until March 15, 2024; and

WHEREAS, on February 13, 2024, prior to the expiration of the Hearn Veterans Village Tentative Map, the subject time extension application was submitted to the Planning and Economic Development Department, requesting to extend the expiration of the Tentative Map and associated entitlements to March 15, 2025; and

WHEREAS, the Planning Commission has considered the request to extend the period for filing the final map for the Hearn Veterans Village Tentative Map from March 15, 2024, to March 15, 2025; and

WHEREAS, there is no change of conditions that would preclude an extension of the time to file the final map for Hearn Veterans Village Tentative Map; and

WHEREAS, the project was reviewed under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15164, and an Addendum to the Roseland Area/Sebastopol Road Specific Plan and Roseland Area Annexation Projects Final Environmental Impact Report (2016 FEIR) (State Clearinghouse Number 2016012030) was prepared and the City Council adopted the addendum on March 15, 2022. 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 addendum. Therefore, further environmental review is not required.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Santa Rosa grants a one-year extension of time to file the final map for the Hearn Veterans Village Tentative Map, subject to the following conditions:

1. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
2. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.

3. The project is subject to all conditions of City Council Resolution RES-2022-051 dated March 15, 2022, which initially approved the Tentative Map.
4. Compliance with Engineering Development Services Exhibit “A,” dated May 6, 2024, attached hereto and incorporated herein.
5. Compliance with the Development Advisory Committee (DAC) Report conditions, attached hereto, dated June 10, 2021.
6. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).
7. 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.
8. 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 this 27th day of June, 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
KAREN WEEKS, CHAIR

ATTEST: _____
JESSICA JONES, EXECUTIVE SECRETARY

Exhibit A: Engineering Development Services Exhibit “A,” dated May 6, 2024
Exhibit B: Development Advisory Committee (DAC) Report dated June 10, 2021