RESOLUTION NO. 11840

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A SMALL LOT SUBDIVISION CONDITIONAL USE PERMIT FOR HOLLY HOCK - LOCATED AT 1650 MEDA AVENUE, ASSESSOR'S PARCEL NO. 044-032-006 - FILE NUMBER PRJ16-022

WHEREAS, an application was filed with the Planning and Economic Development Department requesting the approval of a small lot Conditional Use Permit for Holly Hock, to be located at 1650 Meda Avenue, also identified as Sonoma County Assessor's Parcel Number 044-032-006; and

WHEREAS, the Planning Commission has considered the application, the staff reports, oral and written, the General Plan and zoning on the subject property, the testimony, written comments, and other materials presented at the public hearing; and

WHEREAS, on August 10, 2017, the Planning Commission held a duly noticed public hearing on the application at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, the project has been reviewed in accordance with the California Environmental Quality Act and has been found to be consistent with Article 19, Categorical Exemption, Class 32, as an In-Fill Development Project.

NOW, THEREFORE, BE IT RESOLVED, that after consideration of the reports, documents, testimony, and other materials presented, and pursuant to City Code Section 20-52.050 (Conditional Use Permit), the Planning Commission of the City of Santa Rosa finds and determines:

A. The proposed use is allowed within the R-1-6 (Single-family Residential) zoning district and complies with all other applicable provisions of this Zoning Code and the City Code, including Section 20-42.140 (Residential Small-Lot Subdivisions);

B. The proposed use is consistent with the General Plan and any applicable specific plan in that it will allow the development of 16 single family residential units helping meet the housing needs of Santa Rosa residents;

C. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity in that the Project proposes residential units in an area designated for residential uses;

D. The site is physically suitable for the type, density, and intensity of the use being proposed, including access, utilities, and the absence of physical constraints in that City services are available at the site, and City staff have reviewed the plans and conditioned the Project as necessary to support the proposed use;

E. Granting the permit would not constitute a nuisance or be injurious or detrimental to the

public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located in that the proposed project is located within in area zoned for residential uses and the applicant has worked with City staff to revise the plans to minimize impacts to future surrounding residents and future occupants; and

F. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

a. Section 15183 – The Project is consistent with the General Plan for which an Environmental Impact Report (EIR) was certified. The Project is consistent with the R-1-6 zoning. 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.

b. Section 15332 – The project is exempt from CEQA as In-fill Development.

- It is consistent with the General Plan land use designation of Low Density Residential which allows development at a density of 2-8 units per acre, and it complies with the R-1-6 (Single-family Residential) zoning district requirements.
- It occurs on a site less than five acres within City limits, substantially surrounded by urban uses.
- The site has no value as habitat for endangered, rare or threatened species.
- Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality that weren't previously considered in the scope of review of the General Plan EIR.
- The site can be adequately served by all required utilities and public services.

BE IT FURTHER RESOLVED that this Conditional Use Permit is subject to all applicable provisions of the Zoning Code, including Section 20-54.100 (Permit Revocation or Modification).

BE IT FURTHER RESOLVED that a small lot Conditional Use Permit for Holly Hock, to be located at 1650 Meda Avenue, is approved subject to each of the following conditions:

1. Compliance with all conditions as specified by the Holly Hock Tentative Map Resolution Number 11841, dated August 10, 2017.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds and determines this entitlement to use would not be granted but for the applicability and validity of each and every one of the above conditions and that if any one or more of the above said conditions are invalid, this entitlement to use would not have been granted without requiring other valid conditions for achieving the purposes and intent of such approval.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 10th day of August, 2017, by the following vote:

AYES: (6) Chair Cisco, Vice Chair Edmondson, Commissioners Duggan, Peterson, Rumble, Weeks.

NOES: (0)

ABSTAIN: (0)

ABSENT: (1) Commissioner Groninga

APPROVED: _____
Chair

ATTEST: _____
Executive Secretary