RESOLUTION NO. PC-2024-16

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A SECOND ONE-YEAR EXTENSION OF TIME FOR THE DUTTON MEADOWS SUBDIVISION TENTATIVE MAP LOCATED AT 2650, 2666, 2684 DUTTON MEADOWS, 1112 & 1200 HEARN AVENUE, ASSESSOR'S PARCEL NUMBERS 043-071-007, -022, -023 & 043-191-016, -024 - FILE NUMBER EXT24-0008

WHEREAS, on December 9, 2021, the Planning Commission, by Resolution, approved the Dutton Meadows Subdivision, which included a Tentative Map and a Conditional Use Permit for a Small Lot Subdivision to subdivide the 18.4-acre parcel into 137 residential lots, for the properties located at 2650, 2666, 2684 Dutton Meadow, 1112 & 1200 Hearn Avenue, with an expiration date of December 9, 2023; and

WHEREAS, on September 14, 2023, prior to the expiration of the Dutton Meadows Subdivision Tentative Map and associated entitlements, the subject time extension application was timely submitted to the Planning and Economic Development Department, requesting to extend the expiration of the Tentative Map and associated entitlements to December 9, 2024; and

WHEREAS, on April 11, 2024, the Planning Commission approved Resolution No. PC-2024-066, which granted the first one-year time extension to extend the Tentative Map from December 9, 2023, to December 9, 2024; and

WHEREAS, on June 19, 2024, prior to the expiration of the Tentative Map, the applicants submitted a second one-year time extension application, in which they requested to extend the expiration of the Tentative Map from December 9, 2024, to December 9, 2025 (Project); and

WHEREAS, on September 12, 2024, the Planning Commission held a duly noticed public hearing on the Project at which all those wishing to be heard were allowed to speak or present written comments and other materials; 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, the Planning Commission has considered the request to extend the period for filing the final map for the Dutton Meadows Subdivision from December 9, 2024, to December 9, 2025; and

WHEREAS, there is no change of conditions that would preclude an extension of the time to file the final map for the Cherry Ranch Subdivision; and

WHEREAS, the project was reviewed under the California Environmental Quality Act (CEQA), was previously determined to be exempt from the California Environmental Quality Act. As set forth in the August 19, 2021 memorandum prepared by Grassetti Environmental

Consulting, the project is statutorily exempt from CEQA pursuant to Government Code Section 65457, CEQA Guidelines Section 15182, subdivisions (a) and (c), and CEQA Guidelines Section 15183. The Project would develop a residential land use that is undertaken to implement, and is consistent with, the Roseland Area/Sebastopol Road Specific Plan. The EIR prepared for the Specific Plan was certified by the City Council in 2016 (State Clearinghouse No. 2016012030) and no events subsequent to certification have required a supplemental EIR pursuant to Public Resources Code section 21166. Furthermore, the proposed project has been found to be consistent with the Santa Rosa General Plan and complies with all Zoning Code requirements. Review of the project has revealed no significant environmental impacts which are peculiar to the parcel or to the project and which were not addressed in the General Plan EIR, nor is there any new information that shows that any environmental impacts will be more significant than as described in that EIR.

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 Dutton Meadows Subdivision, subject to the following conditions:

1. The project is subject to all conditions of Planning Commission Resolution No. 12081 dated December 9, 2021, which approved a one-year time extension for the Tentative Map.

2. Compliance with the Dutton Meadow Subdivision residential small lot subdivision Conditional Use Permit Resolution No. 12080 and associated

3. Development Advisory Committee (DAC) Report, dated November 23, 2021, attached hereto and incorporated herein as Exhibit A.

4. The developer shall comply with City Code section 21-02, Housing Allocation Plan, through provision of the appropriate number of on-site affordable units, payment of housing impact fees, or alternatively, the Director of Planning and Economic Development has authority to accept innovative Housing Allocation Plan compliance strategies beyond provision of on-site affordable units or payment of impact fees.

5. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.

6. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 12th day of September, 2024, by the following vote:

AYES: ()

NOES: ()

ABSENT: ()

ABSTAIN: ()

APPROVED: _____
KAREN WEEKS, CHAIR

ATTEST: _____
JESSICA JONES, EXECUTIVE SECRETARY

Exhibit: Engineering Development Services Exhibit "A," dated November 23, 2021