

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
GRANTING A ONE-YEAR EXTENSION OF TIME FOR THE MONTECITO TOWNHOMES
SMALL LOT SUBDIVISION LOCATED AT 0 MONTECITO AVE - FILE NUMBER EXT22-
0003

WHEREAS, on November 29, 2018, the Planning Commission approved Resolution Nos. 11927 and 11928, approving a Conditional Use Permit and Tentative Map for the Montecito Townhomes small lot subdivision; and

WHEREAS, Assembly Bill 1561 automatically extended the expiration date to May 29, 2022; and

WHEREAS, on April 14, 2022, the Planning and Economic Development Department received a Time Extension application for the Tentative Map, requesting to extend the expiration to May 29, 2023; and

WHEREAS, on August 18, 2022, the Planning and Economic Development Department received a Time Extension application for the Conditional Use Permit associated with the Tentative Map, which was approved and granted by the Director of Planning and Economic Development on May 11, 2023; and

WHEREAS, 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 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 Montecito Townhomes Tentative Map from May 29, 2022 to May 29, 2023; and

WHEREAS, conditions pertaining to the subject development have not changed to any appreciable degree; and

WHEREAS, the Tentative Map Time Extension is in compliance with the California Environmental Quality Act (CEQA) as it qualifies for a categorical exemption as an in-fill development, pursuant to CEQA Guidelines Section 15332, based on the following:

- The project is consistent with the general plan and zoning. The Project is consistent with the General Plan land use designation of Medium Density Residential, which allows residential development at a density of 8-18 units per

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acre. The project also complies with the R-3-18 (Multi-family Residential) zoning district development standards, pursuant to Zoning Code Table 2-5, in that the requested entitlements include a CUP for a small lot subdivision.

- The project is within the city limits on a site no more than 5 acres. The Project occurs on a 0.5 acre site located within City limits, and is substantially surrounded by urban uses.
- The Project site has no value as habitat for endangered, rare or threatened species. According to the City's mapping of wetland areas and endangered, rare or threatened species, wetlands are not present on the site or in the project vicinity as the area surrounding the site has been already developed. Similarly, according to the City's mapping of known locations of endangered, rare, or threatened species, there is no evidence of special status plant species, and there is no evidence of the California Tiger Salamander on the project site or in the project area. The existing trees are being maintained on-site, which will not affect existing nesting opportunities for avian species or other tree-dwelling species.
- Approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality.
 - Traffic. Based on the Institute of Transportation Engineer's Trip Generation Rate Manual, the project would add less than 50 new peak hour trips, which is considered less than significant based on the City's threshold of over 50 new peak hour trips. The project is also expected to generate a minimal number of average daily trips (ADT) to the traffic circulation system (46 A which is considered less than significant.
 - Noise. Pursuant to the General Plan, the City's Land Use Compatibility Standards the units within the project would be considered to be normally acceptable with a Community Noise Equivalent Level (CNEL) of up to 65 dB CNEL without any special noise insulation requirements. Pursuant to Figure 12-2 of the General Plan, the multi-family units would be located within the 60-65 dBA noise contour, which is within acceptable levels established by the General Plan for the proposed residential units in the project. The City's Noise Ordinance identifies a conditionally acceptable exposure level up to 70dB. Accordingly, the proposed project would be sited in a noise environment that is consistent with the acceptable noise levels under both the General Plan and the Noise Ordinance. Therefore, new residents on-site would not be exposed to noise levels in excess of established standards and potential impacts would not be significant. Furthermore, the surrounding land uses including multi-family residential, single-family residential, medical offices, and retail, are not expected to generate exterior noise levels onsite exceeding 65 dBA at the project site. With present and reasonably foreseeable conditions, noise levels onsite would be within the normally acceptable range for the residential units.

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- Air Quality. The Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines provide preliminary screening for a lead agency to consider in making a conservative determination of a project's potential impacts on air quality based on proposed land-use. Numerical screening sizes for construction and operation of land uses are established by these guidelines. When BAAQMD screening criteria are exceeded, a quantitative analysis would be warranted to determine if the project would result in significant impacts related to air quality. The screening level criteria for townhouses are 451 dwelling units for operational screening criteria, 78 dwelling units for the greenhouse gas screening size, and 240 dwelling units for construction-related screening size. With eight townhouse units, the project is well below the screening criteria, and it can be determined that the proposed project would have no impacts to degraded air quality resulting from the infill project.
- Water Quality. Although the development will result in an increase in impervious surfaces as compared with existing conditions of the site, the project has been designed in accordance with the City's Standard Urban Storm Water Mitigation Plan (SUSMP) guidelines that require the integration of Low Impact Design (LID) measures into site designs. The proposed LID measures include a bioretention area to which the entire site will drain. The bioretention area will treat the stormwater, will facilitate rainwater infiltration, and has components of stormwater detention which attenuates the peak runoff volume. Accordingly, the project will not result in a drainage pattern that causes substantial erosion or siltation on- or off-site nor will it result in flooding on- or off-site.

Furthermore, the proposed project would be served by the City's wastewater system. There are no septic systems or other alternative wastewater treatment facilities proposed as part of the project. All wastewater would be collected and conveyed to the City's wastewater treatment plant via existing infrastructure in the project vicinity and the installation of laterals and connections to the project site. Based on the above, the proposed project would not substantially degrade water quality, and the impacts would not be significant.

- The Project site is located in a fully developed area. It can be adequately served by all required utilities and public services. City staff has reviewed the plans and conditioned the Project appropriately.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Santa Rosa grants a one-year extension of time on the filing of the final map for the Montecito Townhomes Tentative Map, extending the expiration date to May 29, 2023, subject to the following conditions:

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1. Compliance with all conditions of approval as stated on Planning Commission Resolution No. 11928, dated November 29, 2018, except as amended by Engineering Development Services Exhibit A, dated March 20, 2023.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 11th day of May, 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
KAREN WEEKS, CHAIR

ATTEST: _____
JESSICA JONES, EXECUTIVE SECRETARY

Attachments:

Engineering Development Services Exhibit A, dated March 20, 2023