

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING THE REQUEST TO PHASE THE ROSELAND VILLAGE (TIERRA DE ROSAS) SUBDIVISION LOCATED AT 665 AND 883 SEBASTOPOL ROAD - ASSESSOR'S PARCEL NUMBERS 125-111-037 AND 125-101-031

WHEREAS, an application has been submitted by Sonoma County Community Development Commission requesting to phase the Roseland Village (Tierra de Rosas) Subdivision, described as Assessor's Parcel Number(s) 125-111-037 and 125-101-031, as depicted on the Phasing Exhibit dated received September 1, 2023, and on file in the Office of the Planning and Economic Development Department; and

WHEREAS, on February 28, 2019, the Planning Commission approved, by Resolution, the Roseland Village (Tierra de Rosas) Subdivision Tentative Map; and

WHEREAS, on June 25, 2019, the City Council, by Resolution, denied an appeal and upheld the Planning Commission's approval of the Roseland Village (Tierra de Rosas) Subdivision Tentative Map; and

WHEREAS, the Roseland Village (Tierra de Rosas) Subdivision Tentative Map and associated entitlements remained valid until June 25, 2021; and

WHEREAS, on September 29, 2020, Assembly Bill 1561 became effective and automatically extended the expiration of all housing development entitlements issued and in effect prior to March 4, 2020, by eighteen months; extending the expiration date to December 25, 2022; and

WHEREAS, on March 23, 2023, the Planning Commission, by Resolution, approved a one-year extension of time for the Tentative Map for the Roseland Village (Tierra de Rosas) Subdivision extending the expiration to December 25, 2023; and

WHEREAS, on July 11, 2023, the Council, by Resolution, denied an appeal and upheld the Planning Commission's approval of the one-year extension for time for the Tentative Map for the Roseland Village (Tierra de Rosas) Subdivision; and

WHEREAS, the Tentative Map for the Roseland Village (Tierra de Rosas) Subdivision remains valid until December 25, 2023; and

WHEREAS, Santa Rosa City Code Section 19-28.260 governs the filing of multiple final maps. Pursuant to this Section, if the tentative map has already been approved and has not expired, the subdivision may be phased with the concurrence of the City Engineer; and

Resolution No. \_\_\_\_\_

WHEREAS, City Code Section 19-28.260 states that no public hearing is required if the tentative map has previously received approval. An original tentative map or a previously approved tentative map is processed the same as any other tentative map with the exception of holding a public hearing on a previously approved tentative map; and

WHEREAS, Section 19-28.260 does not limit the authority of the Planning Commission to impose reasonable conditions relating to the filing of multiple final maps; and

WHEREAS, the concurrence of the Planning Commission to allow the filing of multiple final maps shall not affect the expiration date of the approved tentative map; and

WHEREAS, the project is consistent with the Roseland Area/Sebastopol Road Specific Plan. On November 2016, the City Council, concurrent with the adoption of the Roseland Area/Sebastopol Road Specific Plan, certified the Roseland Area/Sebastopol Road Specific Plan EIR (SCH 2016012030). The density, design, and infrastructure plan under the proposed project is consistent with the adopted Specific Plan in that the level and intensity of the proposed developments and the locations of the developments are consistent with the Specific Plan. No special circumstances or potential new impacts related to the Project has been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the Specific Plan EIR. The Specific Plan EIR adequately addressed environmental issues related to the development of the entire Specific Plan area, including the subject property. Pursuant to the California Environmental Quality Act (CEQA), CEQA Guidelines Section 15162 provides that no additional review is required where an EIR is certified or a negative declaration has been adopted for a project and there are no substantial changes to the project or changed circumstances which will result in new or more severe environmental impacts and there is no new information showing the project will have significant effects not discussed in the negative declaration. No changes in the project are proposed in connection with this request to phase; 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 negative declaration. Therefore, further environmental review is not required; and

WHEREAS, the proposed project is also statutorily exempt from CEQA pursuant to CEQA Guidelines Section 15182 and Government Code Section 65457 which applies to land subdivisions for residential, commercial and mixed-use projects that are consistent with a specific plan for which an EIR was prepared. Specifically, the Project is within the Roseland Area/Sebastopol Road Specific Plan Area and implements the vision of this Plan. Additionally, an EIR for the Roseland Area/Sebastopol Road Specific Plan was certified by the City Council in November 2016; and

WHEREAS, the Planning Commission heard the evidence and reviewed the proposed findings, if any, submitted by the applicant.

NOW BE IT RESOLVED, the Planning Commission does hereby determine that said

Resolution No. \_\_\_\_\_

request to file multiple final maps for the Roseland Village (Tierra de Rosas) Subdivision is in compliance with the requirements of the Subdivision Ordinance of the City of Santa Rosa, (Title 19, City Code).

BE IT FURTHER RESOLVED, that the Planning Commission finds and determines said request would not be approved but for the applicability and validity of each and every one of the below conditions and that if any one or more of the below conditions are determined invalid, this tentative map would not have been approved without requiring other valid conditions for achieving the purposes and intent of such approval.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa approves the request to file multiple final maps for the Roseland Village (Tierra de Rosas) Subdivision Tentative Map as depicted on the Phasing Exhibit dated received September 1, 2023, and on file in the Department of Planning and Economic Development, subject to the following conditions:

1. Compliance with the Engineering Development Services Exhibit “A” dated September 18, 2023.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 28<sup>th</sup> day of September, 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: \_\_\_\_\_  
Karen Weeks, Chair

ATTEST: \_\_\_\_\_  
Jessica Jones, Executive Secretary

Attachment – Engineering Development Services Exhibit “A” dated September 18, 2023