

RESOLUTION NO. 21-1023

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING MINOR DESIGN REVIEW APPROVAL FOR STONY POINT FLATS APARTMENTS, A 2-AND 3-STORY, 50-UNIT, MULTI-FAMILY AFFORDABLE HOUSING PROJECT, LOCATED AT 2268 STONY POINT ROAD, SANTA ROSA, APN 125-521-008 (FILE NUMBER DR21-023; PRJ21-012)

WHEREAS, on April 29, 2021, an application was submitted for Minor Design Review for Stony Point Flats Apartments, 50-unit, 100% affordable, Multi-family rental housing project consisting of one-, two-, and three-bedroom units in three two- or three-story buildings, located at 2268 Stony Point Road, APN 125-521-008 (proposed Project); and

WHEREAS, the project site is located within the Roseland Priority Development Area (PDA), as described in Zoning Code § 20-16.070, Figure 1-1; and

WHEREAS, Design Review for multi-family residential developments the Roseland PDA is delegated to the Zoning Administrator, through the Minor Design Review process in accordance with § 20-16.070(A)(1), subject to a pre-application Neighborhood Meeting and Conceptual Design Review by the Design Review Board as required by § 20-16.070(A)(2);

WHEREAS, on May 3, 2021, the Planning and Economic Development Department held a required pre-application Neighborhood Meeting to provide the opportunity for early input by the public prior to submittal of the required Planning entitlement application; and

WHEREAS, on June 3, 2021, the Design Review Board conducted the required Concept Design Review, during which time the Design Review Board provided nonbinding comments to the applicant and interested community members as to how the application may meet the City's development priorities, and those comments were recorded in the minutes of the subject meeting as follows:

- Explore brighter colors overall
- Explore less rural design
- Consider adding green element to leasing building
- Explore color scheme overall
- Explore more pop-outs, perhaps with balconies
- Consider adding buffer for headlights at night
- Explore tree diversity
- Explore plant diversity
- Consider improving design of pool/leasing buildings
- Consider metal roof for pool/leasing buildings
- Consider adding contrast between stair tower and brown color on building
- Consider implementing gray color to pool/leasing buildings
- Consider covered parking to reduce heat island effect
- Consider permeable paving to improve drainage
- Consider alternate tree species for pool area

- Consider re-visiting fencing design; and

WHEREAS, on June 1, 2021, the Director of the Planning and Economic Development Department acted to elevate required Minor Design Review from the Zoning Administrator to the Design Review Board. On June 1, 2021, the applicant was advised that to facilitate a more comprehensive review of the proposed Stony Point Flats application (DR21-023), the Planning Director acted to elevate discretionary review of DR21-023 from Zoning Administrator to Design Review Board at a public hearing. This decision to elevate was based upon authority granted to the Planning Director by [Section 20-60.080](#). Additionally, prior to this notification, the applicant had requested that the required public meeting be elevated to a public hearing, which is an option available to all projects reviewed by the Zoning Administrator for which a public meeting is otherwise required; and

WHEREAS, on July 19, 2021, the Planning and Economic Development Department approved a State Density Bonus application pursuant to Zoning Code § 20-31 for the Project, including a two percent increase over base density, allowing one additional dwelling unit for a total of 50 units when 49 are allowed; and

WHEREAS, on September 2, 2021, the Design Review Board of the City of Santa Rosa considered the Stony Point Flats Project; and

WHEREAS, the Design Review Board, at the same time considered written and oral reports of staff, testimony, and other evidence presented by all those who wished to be heard on the matter; and

WHEREAS, on September 2, 2021, the Design Review Board adopted the Stony Point Flats EIR Addendum dated August 2021, which complies with the requirements of the California Environmental Quality Act (CEQA); and

WHEREAS, the Santa Rosa Design Review Board has completed its review of the project application for Minor Design Review for the Project, and the Design Review Board's review was based upon the project description and official approved exhibit dated received July 28, 2021; and

WHEREAS, the Santa Rosa Design Review Board finds as follows:

1. The design and layout of the proposed development is of superior quality, and is consistent with the General Plan, and the Roseland Area/Sebastopol Road Specific Plan, applicable Zoning Code standards and requirements, the City's Design Guidelines, architectural criteria for special areas, other applicable City requirements (e.g., City policy statements and development plans), and has received a State Density Bonus of two percent, and the matter has been properly noticed in as required by Section 20-52.050(E)(2)(b), and a public hearing has been acted on; and
2. The design is appropriate for the use and location of the proposed development and achieves the goals, review criteria, and findings for approval as set forth in the Framework of Design Review (Design Guidelines, Introduction, Subsection C) in that

- the proposed design provides a blend of contemporary and rural features in building height, form, and architectural details, while the form, massing, materials and detailing express the design concept and building use. The landscape design is appropriate for the proposed use while considering a holistic approach to fast growth shading and light shielding throughout the site, while the design and outdoor amenity space would reinforce a sense of place in the Roseland/Sebastopol Road Specific Plan area as a place for semi-rural living, and the design promotes sustainability through materials, site location, and use; and
3. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments in that the design is appropriate for its location in the Roseland/Sebastopol Road Specific Plan area, with its main entrance proposed on Stony Point. The building is set back from its entrance on Stony Point Road allowing adequate site distance for safe ingress and egress and was included in the Traffic Analysis Technical Memorandum by Dudek, dated August 6, 2021, and revised August 26, 2021; and
 4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the building is a functional urban design that provides a new statement to the existing neighborhood while employing simple massing by breaking up forms with windows, the use of mixed contemporary and rural style, employing a combination of pitched and flat roof areas to accommodate solar and other mechanical equipment while breaking up the massing of the buildings on a narrow parcel, and incorporating a combination of stucco and cementitious siding with muted earth tones; and
 5. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity in that the project has been reviewed by City Building, Engineering, and Fire divisions and appropriately conditioned to comply with all local regulations currently in effect; and
 6. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) in that an Addendum to the Environmental Impact Report (EIR) for the 2016 Roseland Area/Sebastopol Road Specific Plan and Roseland Area Annexation Projects Final Environment Impact Report (2016 FEIR) (State Clearinghouse Number 2016012030) was prepared in compliance with CEQA Guidelines Section 15164. The Stony Point Flats EIR Addendum was reviewed by City Staff and adopted by the Design Review Board after determining that the project would not cause new significant environmental effects or substantial increases in the severity of significant effects beyond those previously identified as part of the 2016 FEIR. An Addendum to a Certified Environmental Impact Report may be prepared if no significant environmental effects will occur and none of the previously identified effects will increase in severity. (CEQA Guidelines Section 15164).

None of the circumstances under CEQA Guidelines Section 15162 are triggered; therefore, no additional analysis is required. See “Stony Point Flats EIR Addendum” dated August 2021 for further analysis.

Per CEQA Guidelines Section 15164(c), an addendum need not be circulated for public review, but can be included in or attached to the final EIR or adopted mitigated negative declaration. Per CEQA Guidelines Section 15164(d), the decision-making body shall consider an addendum with the final EIR or adopted mitigated negative declaration prior to making a decision on the project.

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Minor Design Review for the Project subject to each of the following conditions:

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

GENERAL:

1. Compliance with each of the mitigation measures identified in the adopted Stony Point Flats EIR Addendum to the Roseland Area/Sebastopol Road Specific Plan and Roseland Area Annexation Projects Final Environment Impact Report (2016 FEIR) (State Clearinghouse Number 2016012030) is required.
2. Compliance with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval. All fees must be paid prior to issuance of a building permit.
3. All work shall be done according to the final approved plans dated July 28, 2021.
4. The applicant shall enter into an Affordability Agreement with the Housing Authority of the City of Santa Rosa PRIOR to the issuance of the building permit for the residential development. The affordability agreement shall be binding on all future owners and successors of interest of the residential development. The Affordability Agreement shall identify a minimum of 49 households earning less than 80% of area median income as affordable units under Zoning Code 20-31.110 (Density Bonus) and Section 21-02.050 (Inclusionary Housing), for a period of 55 years, and with, among others, the following provisions:
 - a. The type, size and location of each allocated unit;
 - b. The allocated units are to be rented only to households of the identified income group at no more than the identified maximum affordable rent during the term of the Agreement;
 - c. The Agreement shall be recorded by the Sonoma County Recorder against the parcel(s) that the allocated units are located on; and
 - d. The Agreement shall be reviewed and approved by the Executive Director of the City’s Housing Authority and the affordability of the allocated units shall be

monitored for compliance by the Housing Authority staff. The Housing Authority is expressly authorized to act as the City's agent to enter into the Affordability Agreement for the purpose of enforcing the terms of the agreement.

5. Construction hours shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. Saturdays. No construction is permitted on Sundays and holidays.

BUILDING DIVISION:

6. Obtain demolition permits for the buildings/structures to be removed.
7. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
8. Obtain building permits for the proposed project.

ENGINEERING DIVISION:

9. Compliance with all conditions as specified by the attached Exhibit "A" dated August 23, 2021.
10. Consider installation of a u-turn median on southbound Stony Point Road at Pearblossom Drive to facilitate access to project from southbound Stony Point Road.
11. Install "right-turn only" signage and road markings as described in the Traffic Analysis Memo dated August 6, 2021, and revised August 26, 2021.

PLANNING DIVISION:

12. The building materials, elevations, and appearance of this project, as presented for issuance of a building permit, shall be the same as that approved by the Design Review Board. Any future additions, expansions, remodeling, etc., will be subject to review and approval of the Planning Division.
13. **PROJECT DETAILS:**
 - A. The design of all fencing, sound walls, carports, trash enclosures, and similar accessory site elements shall be compatible with the architecture of main buildings and shall use similar materials. The design must be approved by the Planning Division prior to issuance of a building permit.
 - B. All roof appurtenances, accessory equipment, and meters must be totally screened from public view by an architectural design consistent with the building architecture element approved by the Design Review Board or Planning Division.
 - C. All outdoor storage of materials and/or refuse bins/cans shall be maintained within a completely screened structure or area. The design of the screened

structure or area shall be approved by the Planning Division prior to issuance of a building permit.

14. TREE PRESERVATION:

A. Pursuant to the Tree Inventory Report prepared by JJH Landscape Architects, dated received August 12, 2021, the total trunk diameter of all trees to be removed is 267 inches. Per the requirements of City Code Chapter 17-24, Trees, a total of 40, 15-gallon trees must be replanted as mitigation for the approved tree removal. Heritage trees represent 40 inches of the total trunk diameter of trees to be removed. At least six of the 15-gallon trees must be Heritage tree species as recommended by an arborist and approved by the Director. Replanting of larger trees may be equivalent to a number of 15-gallon trees as follows:

- i. 24-inch box tree = 3 15-gallon trees
- ii. 36-inch box tree = 4 15-gallon trees
- iii. 48-inch box tree = 6 15-gallon trees

As an alternative, a fee of \$100 per 15-gallon replacement tree may be paid to the City of Santa Rosa Tree Replacement Fund in-lieu of planting replacement trees on-site. A combination of replanting on-site, off-site, and in-lieu fees may be approved by the Director of Planning and Economic Development and the Director of Recreation and Parks.

Applicant shall submit a final Tree Mitigation Plan in compliance with City Code Chapter 17-24 to Planning for review and approval prior to issuance of construction building permit.

B. Tree Preservation notes and protection during construction notes shall be shown on the improvement plans and building plans. The tree driplines shall also be shown on each drawing with the attendant protection instructions.

C. Prior to issuance of a grading or building permit for any clearing, excavation, construction, or other work on the site, a protection zone shall be established to protect natural vegetation and trees from construction activities. The following conditions and restrictions shall apply:

- i. The zone shall encompass the "protected perimeter" which shall be either the root zone or other limit as established in this approval.
- ii. The zone shall be delineated with a brightly colored construction fence. Such fences shall remain continuously in place for the duration of all work undertaken on the site.
- iii. No storage or construction activities (including trenching, grading or filling) shall be permitted within the protected zone.

- iv. No burning or use of equipment with an open flame shall occur near or within the protected perimeter.
 - v. All brush, earth, and other debris shall be removed in a manner which prevents injury to the protected trees and/or shrubs.
 - vi. No oil, gas, chemicals, or other substances that may be harmful to trees shall be stored or dumped within the protected perimeter or any other location from which substances might enter the perimeter of a protected tree.
- D. The contractor(s) shall be notified in writing by the developer of the "Protection Zone." Copies of the letter shall be provided to the Planning and Building Divisions prior to issuance of a building or grading permit for any site work.
 - E. The protection zone delineated with the brightly colored construction fence shall be posted with signs which state "Tree/Vegetation Protection Zone -- No Construction or Storage Permitted."
 - F. Irrigation systems, and plant varieties which require regular watering shall not be permitted within the dripline of an Oak tree which is to be preserved.
 - G. No concrete or asphalt paving or compaction of soil shall be permitted within the root zones of protected trees.
 - H. Any special work, including mitigation, within the "Protection Zone" must be done under the supervision of a City approved certified arborist.
 - I. The applicant should consider a boundary structure on the northern and southern property lines to establish a defined boundary providing physical separation and visual permeability.
15. LANDSCAPING:
- A. All required landscaping and irrigation must be installed prior to occupancy per the approved final plans.
 - B. Construction drawings submitted for issuance of a building permit shall include final landscape and irrigation plans, except where not required.
 - C. All landscaping must be continuously maintained in a healthy and attractive condition, free of weeds and debris, in accordance with the approved plans. Dead and dying plant materials shall be replaced with healthy specimens as necessary.
 - D. The applicant should consider more robust landscape buffer layered in depth and height on southern property boundary.

16. LIGHTING:

- A. All exterior lighting shall be shown and specified on the plans submitted for issuance of a building permit in accordance with the Design Review approval.
 - B. Compliance with the City's Outdoor Lighting Ordinance in Zoning Code § 20-30.080 is required.
17. NOISE:
- A. Compliance with the City's Noise Ordinance in City Code Chapter 17-16 is required.
18. PARKING LOT AREA:
- A. The parking lot shall be paved to City standards.
 - B. The parking lot shall be provided with concrete curbing around all planter areas unless specifically approved by the Planning & Economic Development Department in some other fashion.
 - C. The parking lot shall be striped according to City standards and all handicapped and compact spaces shall be identified and marked accordingly.
 - D. Bicycle parking shall be provided, at a minimum, in accordance with Zoning Code requirements. The location and number of spaces shall be shown on the site plan submitted for issuance of a building permit.
19. SIGNING:
- A. No exterior signs, banners, or the like are approved with this permit. A planning sign permit application may be required for future signs.
 - B. Applicable sign permit approval shall be obtained prior to application for a building permit.
 - C. Building permits for sign installations shall be separate permits from other building permits issued for construction.
20. NATURAL RESOURCES:
- A. Advisement. The applicant, its successors, heirs, assigns or transferees are advised in writing that this approval or permit prior to the start of any construction may be subject to certain other clearances, approvals, permits, or authorizations by state and/or federal agencies. The applicant shall acknowledge in writing receipt of the above advisement.
 - B. Mitigation requirement. The City's approval or permit is valid only if the applicant, its successors, heirs, assigns or transferees, comply with the terms, conditions and mitigations set forth in any clearance, permit or approval except

that any permit condition or mitigation that requires project redesign shall trigger a review by the City of Santa Rosa Director of Planning & Economic Development to determine if the project as redesigned is consistent with the original approval. A project that the City determines is not consistent with the City approval shall not be granted subsequent entitlements, such as approval of improvement plans and final maps, but excluding grading or building permits of any type. Such a project would have to be resubmitted to the City and reviewed by the City as a new project, including the submittal of a new application and fees.

- C. Power to stop work if violation occurs. Nothing in this approval shall prevent the City of Santa Rosa from exercising its power to stop work in instances where a violation of state or federal law is brought to the City's attention.
- D. No building or grading permit of any type shall be issued by the City until a required federal or state, as applicable, clearance or authorization, with or without conditions, has been filed with the City.

DESIGN REVIEW BOARD

- 21. Conditions of approval as necessary.
 - A. The applicant shall redesign the north elevation of Building A as identified by the approved plans, with possible elevations including a change in cladding, change of roof top, addition of living roof or living wall elements, or signage. The Director of Planning and Economic Development will review the project's redesign during building permit application review.

This Minor Design Review for Stony Point Flats, a project that includes construction of a 50-unit, multi-family affordable housing project with onsite amenities located at 2268 Stony Point Road, is hereby approved on this 2nd day of September, 2021, provided that a Building Permit for construction approved under the permit is issued and is diligently pursued toward completion on the subject property within two years from approval date unless otherwise extended.

The approval is subject to appeal within ten calendar days from the date of approval.


REGULARLY PASSED AND ADOPTED by the Design Review Board of the City of Santa Rosa on the 2nd day of September 2021 by the following vote:

AYES: (6) Chair Weigl, Board Member Burch, Board Member McHugh, Board Member Sharron, Board Member Wix, and Board Member Wolfski

NOES: (0)

ABSTAIN: (1) Vice Chair Hedgpeth

ABSENT: (0)

APPROVED: 
[Drew Weigl \(Sep 20, 2021 14:57 PDT\)](#)
Drew Weigl, Chair

ATTEST: 
[Amy Nicholson \(Sep 30, 2021 14:29 PDT\)](#)
Amy Nicholson, Executive Secretary

Attachment: Engineering Development Services Exhibit "A" dated August 23, 2021

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
9/2/21

DR21-023
Stony Point Flats Apartments
2268 STONY POINT RD

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Division of the Planning & Economic Development Department's Standard Conditions of Approval dated August 27, 2008 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
- II. Developer's engineer shall comply with all requirements of the City Storm Water Low Impact Development Technical Design Manual in effect at the time this application was deemed complete. Final Plans shall address the storm water quality and quantity along with a maintenance agreement or comparable document to assure continuous maintenance of the source and treatment.
- III. The Site Plan shows a creek outfall which will likely require a State Water Resources Control Board and the Regional Water Quality Control Boards 401 Permit (section 401 of the Clean Water Act and the Porter-Cologne Water Quality Control Act), and a U.S. Army Corps of Engineers' Regulatory Program (section 404 of the Clean Water Act and section 10 of the Rivers and Harbors Act of 1899) for this project. Mitigation measures required by these permits may not be consistent with the approval of this project, which would require a re-application of the project for approval with the new configuration. It is recommended that the applicant work closely with these agencies to achieve a mutually acceptable project.
- IV. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on December 1, 2015.
- V. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received 8/2/21:

PUBLIC EASEMENT DEDICATION

1. All public easement and right of way dedications shall be granted by separate instrument. Where needed, required easements are referenced within the appropriate sections of these conditions and/or the Standard Conditions.
2. This project shall dedicate onsite Public right of way and easements necessary to

complete the Roseland Area-Sebastopol Road Specific Plan mandated extension of Northpoint Parkway to the satisfaction of the City Engineer prior to approval of the Encroachment Permit. The Future Northpoint right of way and easement dedications shall include a Public Utility Easement (PUE) to the satisfaction of the City Engineer in consultation with the City Traffic Engineer prior to issuance of a Building Permit for any structure to be built on the project site, or as otherwise determined by the City Engineer.

The following guidance is given in the Roseland Area-Sebastopol Road Specific Plan (hereafter Specific Plan): “Extend Northpoint Parkway eastward as a new regional/arterial street with one travel lane in each direction plus a center turn lane or median from Stony Point Road to Burbank Avenue, including a new bridge over Roseland Creek.”

Table 4-3 of the Specific Plan titled *Pedestrian and Bicycle Network Improvements* of the Plan carries forward the Santa Rosa Bicycle and Pedestrian Master Plan mandate for Class II Bike Lanes along Northpoint Parkway. City Standard Class II Bike Lanes are 5-feet wide according to the City Standards for Regional/Arterial Streets, which are Boulevard (200 I) and Parkway (200 J).

3. The applicant shall dedicate land to SCWA near the Southeast corner of the project site as indicated on the Site Plan and in compliance with the *Citywide Creek Master Plan - Roseland Creek Reach 4: Roseland Creek from Stony Point Road to Ludwig Avenue* and to the satisfaction of the City Engineer in consultation with SCWA prior to occupancy of any structure to be built on the project site, or as otherwise determined by the City Engineer.
4. A public utility easement (PUE) per City Standard 230 J shall be dedicated from the back of the Permanent Easement (2013-109962, R-5216, recorded 11-15-2013) terminating 6.5-feet back of sidewalk, to the satisfaction of the City Engineer. No private improvements shall encroach into the PUE per City Code 20-16.140, A, 1, a, including but not limited to LID BMPs.

All proposed reductions or eliminations of any PUE along either frontage shall be requested as a variance from the applicable standard during the review period for the Encroachment Permit or before and shall be accompanied by written approval from the following companies;

- a. AT&T
- b. PG&E
- c. Comcast
- d. Integra Telecom
- e. Any other franchise agreement beneficiary not identified here, but with rights to PUEs during the coordination period and prior to the grant of PUE offered by the applicant and accepted by the City Engineer.

All coordination efforts between the developer and all affected franchise agreement utilities companies shall be the responsibility of the developer. The City shall not be held liable for any time delays or costs resulting from these

efforts even though the City holds ultimate authority for approval of the dedications and Encroachment Permit. The developer agrees to this by pursuing approval of this project.

5. All water meters shall be located within public right of way or water easements and multiple meters shall be clustered where possible. Water easements shall be dedicated over the first valve of the Double detector check valve, public water meters and public fire hydrants and other public utilities. Easements shall be determined during first plan check to the approval of the City Engineer.
6. All the onsite utilities to the development shall be privately owned mains and service connections. No private utilities such as water service laterals, sewer service laterals or fire mains are permitted to run parallel in a public utility easement (PUE) joint trench areas.
7. All costs associated with map, plan, easement, plat, legal description, and/or support document preparation shall be the sole responsibility of the developer.

OTHER AGENCY EASEMENTS

8. A PG&E Easement recorded on 07-03-1943 in Sonoma County Official Records Book 583 Page 239 exists along the frontage of the property. Contact PG&E and obtain permission prior to the commencement of any work planned within the subject easement corridor.

PUBLIC STREET IMPROVEMENTS

9. All public and private improvements, both on-site and off-site; all rights-of-way and easement acquisitions, be they on-site or off-site; and all removal, relocation, or undergrounding of existing public utilities and any coordination thereof required or necessitated as a result of the review and approval of the project and the cost thereof shall be the obligation of the developer unless express written provision to the contrary is agreed to by the City. The full installation of all such required improvements to the satisfaction of the City Engineer shall be completed prior to the acceptance of the improvements by the City.
10. An Encroachment Permit shall be obtained from Engineering Development Services of the Planning and Economic Development Department prior to beginning any work within the public Right-of-Way or for any work on utilities located within public easements.
11. To the extent that any area of existing sidewalk is situated outside of current City right of way, a sidewalk easement shall be dedicated to the City along Stony Point Rd. The sidewalk easement dedication shall be per City Standard 230 J.
12. Stony Point Rd is a 4-Lane Regional/Arterial Street according to the General Plan. The City Standard that applies to Old Stony Point Rd is the Parkway (200 J). The Standard calls for an 8-foot planter strip, and a 6-foot sidewalk. This stretch of Stony Point Rd is already fully developed and shall be allowed to keep this frontage as it is currently constructed.

13. There are no Public improvement requirements for Future Northpoint Parkway for this project.
14. Existing streets being cut by new services will require edge grinding per City Standard 209, trenching per Standard 215, and an A.C. overlay.
15. This project shall underground existing overhead utilities per section 13-12.250 of the Santa Rosa City Code.
16. New services (electrical, telephone, cable or conduit) to new structures shall be underground.
17. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.

TRAFFIC (adapted from the Summary and Conclusions of Transportation Analysis for the Stony Point Flats Project updated July 13, 2021)

18. The depression for the driveway apron along Stony Point Rd shall be no narrower than the width of the onsite driveway plus 6-feet per City Standard 250 A.
19. Turning movements associated with the project driveway shall be right turn in and right turn out.
20. The applicant shall provide outbound "Right Turn Only" signage and associated pavement markings to channelize right turn movements at the project driveway to the satisfaction of the City Engineer in consultation with the City Traffic Engineer during the plan check of the associated Encroachment Permit.

LINE OF SIGHT AND SIGNAGE

21. All traffic signage and striping shall be to the satisfaction of the City Engineer in consultation with the City Traffic Engineer.
22. The height of signs, vegetation or other obstructions on the project side of site entrances shall maintain clear line of sight for all vehicles approaching and exiting the facility to the satisfaction of the City Traffic Engineer during review of Encroachment Permit.
23. Vegetation over 3-feet in height shall be planted no closer than 40-feet from stop bar of stop sign controlled intersections.

PRIVATE DRIVEWAY IMPROVEMENTS

24. The driveway shall be built to City minor street structural standards.
25. A queuing area shall be provided at the driveway entrances between the street and the first point where vehicles may maneuver within the parking facility with a minimum of 15 feet clear behind the sidewalk to the first parking space.
26. Installation and maintenance of red curbing, fire lane signage, striping and all other fire lane markings or designators required by the Fire Department on

Private property and private driveways shall be the responsibility of the property owner. Fire lanes shall be designated with signs, red curbs and or pavement striping and marked per Fire Department Standards for all fire apparatus access roads.

FEMA

27. The FEMA Flood map indicates that this project area is located adjacent to a designated "AE flood zone" and partially within a designated "AE Flood Zone" and subject to 1 percent annual chance flood hazard (100-year storm) with 1 feet or less flooding and also within the 0.2 percent annual chance storm (500-year storm) per the FEMA MAP, FIRM Panel dated October 16, 2012, Map Number 06097C0736F, Panel 736 of 1150. As applicable, the project shall address all flood prevention standards in accordance with City Code Chapter 18-52, "Flood Damage Protection". The grading and drainage plan shall show all grading and drainage construction details, cross-sections and elevations as needed to prevent flooding of the adjacent structures and show compliance with City Code. The applicant's engineer shall also identify that the grading has no impact on the flood hazard areas and water surface elevations and/or provide documentation of the changes to the flood hazard areas for approval by the City Flood Hazard Administrator prior to building permit issuance. The applicant's engineer is proposing to demolish all existing buildings onsite, grade, install asphalt and class 2 base rock, earth fill and raise grades 1 to 3 foot, build retaining walls, install storm water LID BMPs, and construct three (3) apartment buildings within a designated 100-year flood hazard zone adjacent to Roseland Creek. Any required State or Federal Permits shall be obtained prior to City Building permit issuance at the sole expense of the applicant.

CREEK SET BACK

28. Along the proposed residential development and parking lot area, the minimum exterior setback area on the side of the channelized water way shall be a minimum of 30-feet distant from the top of the highest bank on that side of the waterway and its location shall be accurately determined by the applicants' engineer.
29. A Sonoma County Water Agency (SCWA) revocable license agreement and or encroachment permit for new storm drain outfall(s) may be required prior to building permit if there are encroachments within their property and/or modifications to the storm drain system and or catch basins within their Creek ownership lot or Storm Drainage easements. The applicant shall apply separately for their required permits at their sole cost.
30. A Sonoma County Water Agency Encroachment Permit may be required prior to building permit issuance if there are encroachments within the Roseland Creek area to the south of the project which is owned by SCWA. The applicant may apply separately for their encroachment permit or other necessary permits. Grading and fill of the southern portion of this project near Roseland Creek area

may require additional State of California permits such as Fish and Wildlife Department - Stream bank alteration permits and/or a 404 Permit –fill material into waters of the U.S. issued by the U.S. Army Corps of Engineer permits. It is the applicant's sole responsibility to obtain all necessary State and Federal permits to perform the proposed work. Applicant is responsible for obtaining all other agency permits and payment of permit fees prior to construction.

31. The construction plans shall show all adjacent elevations and topographical data within 25-feet of the construction area including existing grades, proposed finish grades, tops of curbs, flow lines, finish grades and other adjacent existing improvements. To-scale, dimensioned development cross sections from property line to property line shall be placed on the construction plans for each lot to show relevant dimensions and vertical design relationships and any fill/cut earthwork. Grades shall join existing grades at the property lines within one foot vertical elevation or as approved by the City Engineer.
32. The optional Letter of Map Revision (LOMR) to the 100-year flood hazard limits if pursued shall be required to be completed prior to building permit issuance or other acceptable determination (such as a review by the State Water Quality Control Board and or Army Corp of Engineers for a 404 permit) and as reviewed and approved by the City Engineer and/or the Flood Hazard Administrator.
33. All protected areas onsite or adjacent to the project including the Roseland Creek area, the 30-foot wide creek setback area, CTS areas and or Waters of the U.S. shall be called out and shown on the plans and protected from unnecessary disturbance, fill, construction storage and or grading unless specifically permitted.
34. As applicable, protected trees and their roots shall be roped off along the dripline to be shown as protected and or per the recommendations of the project Arborist.

STORM DRAINAGE

35. Drainage facilities and drainage easements shall be provided to the satisfaction of the City Engineer and the Chief Engineer of the Sonoma County Water Agency (SCWA) at the developer's expense.
36. The existing storm drain system information shall be presented on the civil plans including existing top of grate elevations and existing invert elevations sufficiently to show compliance with current design standards. Proposed connections in the ROW to the public storm drain system shall have pipe profiles and plan views shown on the construction plans.
37. Private storm drain facilities shall be approved by the Chief Building Official or designated representative. Private drainage inlets and lines shall be required and shall be privately owned and maintained.
38. Hydrology and Hydraulic design of the storm drain system shall be designed per City of Santa Rosa Design and Construction Standards, the SCWA Flood Control Design Criteria Manual, and applicable State and Federal law.
39. The final hydrology and hydraulic report shall be submitted to the Sonoma

County Water Agency for review and approval. The applicant shall submit an approval letter from the Sonoma County Water Agency to the City prior to approval of the public Encroachment Permit.

40. The applicant shall coordinate with SCWA for design and adequacy of the outfall to Roseland Creek. If an easement does not already exist or if a new creek outfall is required, the applicant shall obtain an easement from SCWA over existing or new outfall.
41. Proposed drainage patterns shall follow the existing regional master plan drainage patterns for the area as provided by SCWA or City of Santa Rosa.
42. Systems designed to accommodate storm events larger than 1.0 inch in a 24-hour period are subject to approval by SCWA.
43. If flows exceed street capacity, flows shall be conducted via an underground drainage system (with minimum 15" diameter and maximum 72" diameter pipe sizes) to the nearest approved downstream facility possessing adequate capacity to accept the runoff, per the City's design requirements.
44. All drainage flows from offsite shall be intercepted at the property line and conveyed through a separate private bypass system to discharge into the public right of way, or shall be fully treated.
45. Collection points along the boundary of the project shall convey storm water to the bypass system to separate treated and untreated storm water. Such runoff systems shall be placed within public street right-of-way wherever possible.
46. The new parking lot shall be bordered by concrete curb or curb and gutter along its landscaped areas to meet with City design guidelines. Show top of curb elevations, finish grade elevations and drainage curb cuts as applicable on the construction plans.
47. All onsite and offsite adjacent storm drain inlets shall be labeled with the sign "DRAINS TO CREEK" per City Standard 409 or an approved equal.
48. Concentrated drainage flows shall not be permitted to cross sidewalks, or slope areas subject to erosion problems.

STORM WATER COMPLIANCE (SUSMP & SWPPP)

49. The Final SWLIDS shall be revised such that all BMPs avoid the driplines of any tree to be preserved on or off-site.
50. The developer's engineer shall comply with all requirements of the latest edition of the City Storm Water Low Impact Development Technical Design Manual. Final Plans shall incorporate all Standard Storm Water Low Impact Development Plan (SWLID) Best Management Practices (BMP's) and shall be accompanied by a Final Storm Water Mitigation Plan which shall address the storm water quality and quantity. Final Plans shall be accompanied by a City approved Declaration of Maintenance Agreement to assure continuous maintenance in perpetuity of the SWLID BMP's and shall include a maintenance schedule to be implemented

by the owner.

51. Perpetual maintenance of SUSMP BMPs shall be the responsibility of the owner of the apartment project.
52. The SWLID "Declaration of Maintenance" document shall be recorded at the Sonoma County recorder's office prior to grade permit issuance or as required by the Building Official. A recorded copy of the document shall be given to the City of Santa Rosa EDS division for their records.
53. After the SWLID BMP improvements have been constructed, the developers Civil Engineer or qualified professional is to prepare and sign a written certification that they were constructed and installed as required or per the manufacturer's recommendation. Written certification of SUSMP BMP's is to be received by the City prior to acceptance of the improvements.
54. A Storm Water Pollution Protection Plan (SWPPP) or erosion control plan shall be required at building plan submittal to show protection of the existing storm drain facilities during construction. This project shall comply with all current State Water Board General Construction Permit Requirements.
55. Note on the plans that "No debris, soil, silt, sand, bark, slash, sawdust, rubbish, cement or concrete washings, oil or petroleum products, or other organic or earthen material from any construction or associated activity of any nature, shall be allowed to enter into or be placed where it may be washed by rainfall into the storm drain system. When operations are completed, any excess material or debris shall be removed from the work area."
56. Where bio swales or BMP facilities are located in landscape strips, other utilities such as DDCV, joint trenches, backflow/reduced pressure devices, solar panels, transformers, irrigation meters, meter boxes, cleanouts, fire hydrants, etc. shall be located without conflict with the bio swales/water infiltration or collection. Each trench crossing shall extend the length of a bioswale by 5 additional linear feet. Locations of infrastructure shall be present on the plans and shall be reviewed during plan check. BMPs shall not be located within a Public utility easements or access easement.
57. The Civil Engineering plans shall show sufficient construction details and dimensions of each BMP device on the drawings, so the BMP may be replaced in the future. Landscape plans and civil plans shall be coordinated with the approved SWLID report and show the BMP locations clearly to prevent them from being filled in with landscape materials.
58. All BMP's shall be constructed using the LID manual construction details, priority type 1 or 2, using landscaped based infiltration/storage. BMPs constructed using any other detail other than priority 1 or 2 devices shall be reviewed and approved by the State Water Board. Provide a copy of any approval letter for alternative BMP installations from the Board to the City for its files.
59. Install a trash capture device per the SWLID permit at the project storm drainage outfall on private property. The owner shall maintain the device for perpetuity.

60. Transmission lines shall be located outside of any proposed infiltration basins.

GRADING (from Building Memo dated July 27, 2021)

61. Obtain demolition permits for the buildings / structures to be removed.

62. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.

63. Obtain building permits for the proposed project.

WATER AND WASTEWATER

64. Water and sewer systems and appurtenances thereto shall be designed to serve the project in accordance with the City of Santa Rosa Design and Construction Standards and shall be constructed to the satisfaction of the City Engineer.

65. Private water, fire, sewer and storm drain mains shall not be permitted within the joint trench PUE. Public water meters or backflow devices shall not be located under private asphalt, sidewalks and driveways.

66. This project is subject to the latest fees in effect at the time of connection or Building Permit issuance.

67. Onsite private sewer system shall be designed per the current California Plumbing Code and shall connect to the existing public main to the satisfaction of the City engineer in consultation with the Director of Water.

68. The sewer lateral shall be sized and oriented to the satisfaction of the City Engineer in consultation with the Water Department during plan check of the Encroachment Permit for this project. The lid for the cleanout shall be traffic rated.

69. Any existing sewer lateral and/or cleanout structure that will not be used shall be abandoned at the main per City Sewer System Design Standards Section XII, Abandonment of Sewer Mains and Services and City Standard 507 under an Encroachment Permit.

70. A water service and meters shall be provided per Section X of the Water System Design Standards and shall be sized to meet domestic, irrigation and fire protection uses. Any services placed in driveway areas shall have meters with traffic rated boxes.

71. Backflow prevention devices shall be designed and installed in accordance with current City Standards, State Health Code Title 17, and as required by the Director of Utilities.

72. All connections to the public main shall require reduced Pressure Backflow Devices per City Standard 876 on the domestic water and irrigation services and Double Detector check valves Backflow Assemblies per City Standard 880 on the fire line services. The flow calculations shall be submitted to the Santa Rosa Water Department during the plan check phase of the Encroachment Permit or

Encroachment Permit to determine adequate sizing. All laterals and meters shall be sized according to the flow calculations.

73. Meters may be located in dedicated water easements along a private street to the City of Santa Rosa. Meters and backflow devices shall be installed outside of any traffic areas.
74. Applicant shall install combination services per City Standard 870 for fire service, public fire hydrant, domestic water and irrigation meters.
75. Design of hydrant locations shall be per City Standard 857, meet the Fire Code requirements and shall be approved by the Fire Department for logistics and by Santa Rosa Water Department for maintainability.
76. Any existing water service that will not be used shall be abandoned at the main per City Water System Design Standards Section XVIII, Abandonment of Water Mains and Services and City Standard 507 under an encroachment permit. The existing meter shall be collected by the City Meter Shop.
77. If a well exists on the property, one of the following conditions apply:
 - a. Retention of wells shall comply with City and County codes. An approved backflow prevention device shall be installed on any connection to the City water system.
 - b. Abandonment of wells requires a permit from the Sonoma County Permit and Resource Management Department.
 - c. Wells may not serve more than one parcel, and any lines from existing wells that cross lot lines shall be severed
78. Any existing septic systems shall be removed under supervision of project Soils Engineer. Obtain Permits from the Sonoma County Permit and Resources Management Department. Obtain a City Building permit if an existing structure is being converted from a connection to the septic system to the public sewer system.
79. Where bio swales are required, meter boxes, cleanouts, fire hydrants, etc. shall be located without conflict with the swales. Locations of infrastructure will be reviewed during plan check. No bio swales or SUSMP BMP LID improvements shall cross public sewer, water, or storm drain utilities.
80. Provide a separate irrigation service. See Section X. O. of the Water System Design Standards.

FIRE (from Fire Memo dated July 21, 2021)

81. Projects shall be designed in compliance with established regulations adopted by the City of Santa Rosa affecting or related to structures, processes, premises and safeguards regarding the following:
 - a. The hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices.

- b. Conditions hazardous to life, property or public welfare in the occupancy of structures or premises.
 - c. Fire hazards in the structure(s) or on the premises from occupancy or operation.
 - d. Matters related to the construction, extension, repair, alteration or removal of the fire suppression or alarm systems.
 - e. Conditions affecting the safety of fire fighters and emergency responders during emergency operations.
82. Fire service features for buildings, structures and premises shall comply with all City adopted building standards, [California Code of Regulations Title 24 Building Standards](#) and [Santa Rosa City Code](#).
83. Permit(s) shall be required as set forth in adopted California Building Code (CBC) Section 105, California Residential Code (CRC) Section R105 and California Fire Code (CFC) [Sections 105.6](#) and [105.7](#). Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted in two or more sets with each permit application. The [construction documents](#) shall be prepared by a registered design professional. Where special conditions exist, the [code official](#) is authorized to require additional construction documents to be prepared by a registered design professional.
- a. [Construction documents](#) shall be dimensioned and drawn on suitable material. Electronic media documents shall be submitted. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of adopted codes and relevant laws, ordinances, rules and regulations, as determined by the [code official](#).
 - b. Shop drawings for the fire protection system(s) shall be submitted to indicate conformance with adopted codes and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9.
 - c. The [construction documents](#) shall show in sufficient detail the location, construction, size, and character of all portions of the means of egress including the path of the [exit discharge](#) to the public way in compliance with the provisions of adopted codes. In other than occupancies in Groups R-2, R-3, and R-2.1, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.
 - d. The [construction documents](#) submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and [existing structures](#) on the site, distances from lot lines, the established street grades and the proposed finished grades and it shall be drawn in accordance with an accurate boundary line survey. In the case of

demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The code official is authorized to waive or modify the requirement for a site plan where the application for permit is for alteration or repair or where otherwise warranted.

- e. Construction documents for proposed fire apparatus access, location of fire lanes, security gates across fire apparatus access roads and construction documents, hydraulic calculations and material specifications for fire hydrant, fire protection or detection systems shall be submitted to the fire department for review and approval prior to construction.
84. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except where approved alternative methods of protection are provided.
85. For the purposes of prescribing minimum safeguards for construction, alteration, and demolition operations to provide reasonable safety to life and property from fire during such operations. building, facilities, and premises in the course of construction, alteration or demolition, including those in underground locations shall be in compliance with CFC Chapter 33 and NFPA 241.
86. New and existing buildings shall be provided with approved illuminated or other approved means of address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numerals or alphabetic letters. Numbers shall not be spelled out. Character size and stroke shall be in accordance with CFC Section 505.1.1 through 505.1.2. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response in accordance with this code and CFC Section 505.1.3. Where access is by means of a private road and the building cannot be viewed from the public way or when determined by the fire code official, a monument, pole, or other approved illuminated sign or other approved means shall be used to identify the structure(s). Address identification shall be maintained.
87. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction, in accordance with CFC Section 507, Appendices B & C and Santa Rosa City Code.
- a. Fire-flow requirements for buildings or portions of buildings and facilities shall be determined by adopted CFC [Appendix B](#).
 - b. Fire hydrant systems shall comply with adopted CFC Section 507.5.1 through 507.5.8 and Appendix C.
88. Fire apparatus access roads shall be provided and maintained in accordance

with CFC [Section 503](#) and Appendix D.

- a. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
 - i. Traffic calming measures (bollards, speed bumps, humps, undulations, etc.) are not approved as a part of this review and require specific approval from the Fire Department.
 - ii. Should a security gate be planned to serve the facility, the gate shall be automatic operating by strobe-activation, equipped with a Knox Company key operated electric gate release switch with sub-mastered key option for the Police Department. During a power failure, gate shall release for manual operation OR be equipped with standby power or connected to the building emergency panel. In addition to sending the request to exit signal to the gate operator, the magnetic detection loop (when activated) shall prohibit the gate from closing upon fire apparatus.
 - b. Any proposed buildings that exceed 30 as measured to the highest point of eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls shall provide aerial access as approved by the fire code official in accordance with CFC Section D105 and. Current planning documents for the proposed building show that the highest point is 29.6 feet.
 - c. Multiple-family residential projects having more than 50 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. **This project proposes to provide the maximum allowed dwelling units served by a single point of access, this will prohibit future ADU's without providing a second remote fire department access point approved by the fire code official.**
 - d. Required Fire Department access roads shall be signed "No Parking – Fire Lane" per current Fire Department standards.
 - e. A Fire Department key box shall be provided on the front of each structure for access to fire protection equipment within the building.
89. The provisions of the adopted CFC shall specify where fire protection and life safety systems are required and shall apply to the design, installation, inspection, operation, testing and maintenance of all fire protection systems.
- a. Approved automatic fire sprinkler systems in new buildings and structures shall be provided in the locations described in adopted CFC Sections 903.2.1 through 903.2.20. Approved automatic fire sprinkler systems in existing

buildings and structures shall be provided in locations described in adopted CFC Section 903.6.

- i. Structure will be required to be protected by an automatic fire sprinkler system.
 1. If required Fire Department Connection (FDC) for the sprinkler and standpipe systems shall be located on the street side of the structure or facing approved fire apparatus access roads fully visible and recognizable from the street, and within 100 feet an approved fire hydrant.
 2. Automatic sprinkler system shall be installed prior to construction exceeding 40 feet in height above the lowest level of fire department vehicle access. Such automatic sprinkler system shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring.
 - b. Structure will be required to install a standpipe system in the building.
 - i. Not less than one standpipe shall be provided for use during construction. Such standpipes shall be installed prior to construction exceeding 40 feet in height above the lowest level of fire department vehicle access. Such standpipes shall be provided with fire department hose connections at floor-level locations adjacent to stairways as construction progresses, such standpipes shall be extended to within one floor of the highest point of construction having secured decking or flooring.
90. A Phase 1 Environmental Site Assessment shall be provided directly to the Fire Department Hazardous Material Program for review. Phase 1 shall be approved prior to issuance of any grading, demolition, or construction permit.
91. Storage or use of any hazardous materials at the site will require a Hazardous Materials Business Plan to be submitted to the CA Environmental Reporting System on-line reporting program.
92. The following are a list of deferred plan submittal items that will be required by the Fire Department - additional items may be called out based on proposed use(s) of commercial spaces:
- a. Private Underground Fire Main
 - b. Standpipe System
 - c. Fire Sprinkler System
 - d. Fire Pump (to be determined)
 - e. Fire Alarm/Fire Sprinkler Monitoring System
 - f. Emergency Responder Radio System (to be determined)
 - g. Gates and barricades across fire apparatus access roads

TREE PROTECTION

93. As applicable, protected trees and their roots shall be roped off along the dripline to be shown as protected per the recommendations of the project Arborist or to the satisfaction of the Chief Building Official.

PARKS AND RECREATION

94. Street trees will be required and planted by the developer. Selection will be made from the City's approved master plan list and inspected by the Parks Division may occur. Planting shall be done in accordance with the City Standards and Specifications for Planting Parkway Trees. Copies of the master street tree list and the standards are available at the Parks Division Office (707) 543-3770. This declaration shall be added to the General Notes of the Encroachment Permit.

95. Parks acquisition and/or park development fees shall be paid at the time of building permit issuance. The fee amount shall be determined by the resolution in effect at the time.

96. All landscaping shall be privately maintained and irrigated. Property owners and/or homeowners' association shall be responsible for the irrigation and maintenance of the street trees and maintenance of the planter strips in front of and alongside of their lots.



A. R. Jesús McKeag

PROJECT ENGINEER



Stony Point Flats Resolution 2

Final Audit Report

2021-09-30

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