

DEVELOPMENT ADVISORY COMMITTEE
(May 16, 2018)

JESSIE'S COTTAGES

The project is a request for a tentative parcel map with a residential small lot subdivision conditional use permit to create three lots, two of which would be less than 6,000 square feet on a vacant 0.41 property. All three lots would be developed with a single-family dwelling and an accessory dwelling unit. A shared 20-foot wide driveway would provide access to the new dwellings.

LOCATION 1124 Russell Avenue

APN 015-073-040

GENERAL PLAN LAND USE Low Density Residential (2-8 units per
acre)

ZONE CLASSIFICATION

EXISTING R-1-6 (Single-Family Residential)

PROPOSED R-1-6 (Single-Family Residential)

OWNER/APPLICANT Karr Family Enterprises, LLC

ADDRESS 18123 SE 279th Place
Covington, WA 98042

ENGINEER/SURVEYOR T.D.G. Consulting Civil Engineers, Inc.
ADDRESS 3628 Airway Drive
Santa Rosa, CA 95403

REPRESENTATIVE Charles Traboulsi
ADDRESS 883 3rd Street
Santa Rosa, CA 95404

FILE NUMBER PRJ17-025

CASE PLANNER Aaron Hollister *AH*
PROJECT ENGINEER Larry Lackie *LL*

Background

On June 28, 2016, the Tentative Parcel Map application was submitted followed by the companion Conditional Use Permit (CUP) On March 14, 2017.

On May 24, 2018, the Planning Commission will consider action on the Tentative Parcel Map.

Conditions of Approval

The following summary constitutes the recommended conditions of approval from City departments on the subject application/development based on plans stamped received December 13, 2017.

1. Developer's engineer shall obtain the current city Design and Construction Standards and the Community 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.

Planning Conditions

1. The applicant has requested the following Growth Management Allotments:

RESERVE "A"		6*		
RESERVE "B"				

2018 2019 2020 2021

*This figure includes three detached single-family residences and three accessory dwelling units that will be attached to each single-family residence.

2. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).
3. That the developer shall enter into an agreement with the City which provides that the developer, his heirs, successors, and assigns shall defend, indemnify, and hold the City, its officers, employees, and agents harmless from any and all claims, suits, and actions brought by any person and arising from, or in connection with, the design, layout, or construction of any portion of this subdivision, or any grading done, or any public or private

improvements constructed within, or under, or in connection with this subdivision, whether on-site or off-site.

4. The approval of this project shall be subject to the latest adopted ordinances, resolutions, policies and fees adopted by the City Council at the time of the building permit review and approval.
5. The developer shall pay park fees in effect at the time the building permit is issued.
6. The developer shall pay housing impact fees as required by the City's Housing Allocation Plan.
7. Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North Coast Region, in effect at the time, or thereafter, that the building permit(s) for this development, or any part thereof, are issued.
8. A deed restriction for the accessory dwelling units contained in the project must be prepared and filed with the County Recorder prior to the recordation of the Parcel Map with all required elements of Zoning Code Section 20-42.130(G).
9. Property owners shall be responsible for the irrigation of the street trees and the maintenance of the planter strips on Russell Avenue.

10. Tree Preservation

1. Tree Replacement or Mitigation

- a. Prior to the issuance of a building permit, submit a list of four (4) additional 15-gallon (minimum size) replacement trees to fully mitigate for removal of existing trees as listed and shown on the Tentative Map, dated December 11, 2017, prepared by T.D.G. Consulting Civil Engineers, Inc. Prepare the list in consultation with a nursery/arborist to determine appropriate species for replacement trees and planting mitigation replacement tree(s). Should larger trees be chosen to satisfy the aforementioned tree replacement requirement, the following conversion matrix may be utilized:

24" box trees = three (3), 15-gallon trees

36" box trees = five (5), 15-gallon trees

48" box trees = six (6), 15-gallon trees

60" box trees = eight (8), 15-gallon trees

72" box trees = nine (9), 15-gallon trees

84" box trees = eleven (11), 15-gallon trees

96" box trees = twelve (12), 15-gallon trees

- b. Prior to the final inspection or certificate of occupancy, plant the replacement trees. Trees shall be appropriately staked and maintained in good health. If you choose this option, please email ahollister@srcity.org when the tree(s) have been planted.

OR

- c. As an alternative, a \$100 fee per required four additional replacement trees (\$400 total) may be paid to the City's Tree Mitigation Fund prior to the removal of the tree(s). Make check payable to the City of Santa Rosa Tree Mitigation Fund, IFAS No. 001880-2184. Send check to Planning and Economic Development, 100 Santa Rosa Avenue, Room 3, Santa Rosa, CA 95404. If you choose this option, please email ahollister@srcity.org when payment has been made. If you choose this option, please email the list to ahollister@srcity.org.

Building Conditions

- 11. A geotechnical investigation and soils report must be provided with the building permit applications. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
- 12. Building permits must be obtained for the proposed project.

Engineering Conditions

EASEMENTS

- 13. The driveway and underground improvements for Lots 1, 2, and 3 shall be contained in a Private Access Easement together with Public Utility Easements, and Private Sewer, Water, and Drainage Easements to Russell Avenue.
- 14. A 7-foot Public Utility Easement shall be dedicated to the City behind the sidewalk along the Russell Avenue frontage.

PUBLIC STREET IMPROVEMENTS

- 15. Improvements to Russell Avenue shall consist of the removal and replacement to City Standards of the drive approach with new City Standard 250B, curb cut 26 feet wide.
- 16. Two copies of the Phase 1 Environmental Site Assessment shall be included with

the submittal of the first plan check. 1 copy is to be submitted directly to the Fire Department and review fee paid, a copy of the receipt shall be submitted with the remaining copy to the Engineering Department. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and cleared the Phase 1 Study.

17. An Encroachment Permit must 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. A Caltrans Encroachment Permit shall be obtained prior to beginning any work in the State Highway Right-of-Way.

PRIVATE STREET/DRIVEWAY IMPROVEMENTS

18. The common driveway for lots 1, 2, and 3 shall be 20 feet wide and shall be covered by Joint Access, Water, Sewer and Utility Easement and Maintenance agreement. The driveway shall be built to City minor street structural standards, sloped to drain to concrete curb and gutter on one side from curb line on high side of driveway. The common drive shall access through a City Standard 250B 26-foot minimum width curb cut and then taper to 20 feet 20 feet past the sidewalk.
19. The proposed storm drain system in the driveway is a common improvement to the subdivision and shall be built with the driveway.

GRADING

20. A common private storm drain system shall be constructed to provide a pipe system from the public main to field inlets for expansion into the individual properties. The common storm drain system from the public drainage structure contained in the common Drainage Easement shall be covered by a Mutual Access and Maintenance agreement recorded with the Parcel Map.
21. The properties shall be graded to drain to private field inlets on a private storm system connected to the public storm drain in Russell Avenue. Private cross lot drainage system shall be contained in private 10-foot-wide storm drain easements in favor of the upstream property owners and be wholly contained on the property and not straddle property lines. The top of bank for side yard swale cuts shall have a 1 foot setback to property line or from the on-site property fence line.
22. Rear yard drainage swale for Lot 3 routed to Russell Avenue shall discharge to the street through a City Standard 403 sidewalk drain from a private field inlet behind the right of way.
23. Private storm drain system is to be connected to the City Storm drain from a private field inlet behind the sidewalk, through a 15-inch minimum storm drain pipe, to a new City Standard Manhole Structure on the main. No blind connections to the public main are allowed.

24. The private drainage connection to the public system on Russell Avenue from the private field inlet behind the sidewalk to the new manhole structure shall be owned and maintained by Lot 3 and designated on the public improvement plans as private.

Water Conditions

25. Water laterals and meters shall be sized to meet domestic, irrigation and fire protection uses and double check back flow per City Standard 875 will be required on all water services. The flow calculations shall be submitted to the Santa Rosa Water Department during the plan check phase of the Improvement Plans or Encroachment Permit to determine adequate sizing.
26. Applicant must install a combination service per City Standard #870 for public fire hydrant and domestic service meters with City Standard #887 for multi service manifold. A public fire hydrant is to be installed on the project side of centerline of Russell Avenue. The domestic meters for the individual lots shall be manifold off the combo service. Fire hydrant type and installation shall comply with City Water Standard 857.
27. Submit the square footage of each lot to determine sewer and water demand fees. The lot sizes should be listed on the information sheet of the Final Map.
28. Demand fees and meter sizes are to be determined based on use and area in conjunction with review of building plans.
29. 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.
30. Show all existing water and sewer laterals on the Subdivision Improvement Plans. Any existing service laterals that will not be used must be abandoned at the main per City Standards under an Encroachment Permit.
31. Provide meters per Section X of the Water System Design Standards.
32. Separate sewer laterals shall be installed for each lot. Up to two joint trenched sewer laterals may be connected to the main using wyes at least 1' apart.
33. The existing storm drain on the frontage of the proposed project may conflict with the proposed sewer laterals. A detail of the crossing shall be shown on the Subdivision Improvement Plans. Sewer laterals with less than 36-inch cover shall require special construction. Use of SDR 26 for sewer laterals with controlled density backfill is to be approved by the City Engineer Director of Utilities during the improvement plan review process. Sewer Lateral crossing of

existing storm drain pipe shall be per City Standard 517.

34. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on October 27, 2015. Plans shall be submitted with the Building Permit application. Submit the following with the above-mentioned plans: Maximum Applied Water Allowance form and Hydrozone Table.

Fire Conditions

35. A new public fire hydrant shall be installed on Russell Ave adjacent to the driveway curb cut as part of the subdivision development.
36. Common Driveway is a required Fire Lane and shall be identified as an Emergency Apparatus Access Easement on the Tentative Map. Required Fire Lane markings per current Fire Department Standards shall be installed as part of the subdivision development.

Recreation and Parks Conditions

37. Street trees are required and must be planted by the developer. Selection will be made from the city's approved master plan list and inspected by the Parks Division. Planting shall be done in accordance with the city Standards and Specifications for Planting Parkway Trees. Tree planting location shall be marked by Parks Division personnel; contact Parks Division Office (707) 543-3770. Copies of the master street tree list and the standards are available at the Parks Division Office. This declaration shall be added to the General Notes of the improvement plans.
38. Park acquisition and/or park development fees shall be paid at the time of building permit issuance, unless a later time is otherwise allowed by City Code. The amount shall be determined by the resolution in affect at the time.

Recommendation

_____ Approval with conditions as set forth in this report
_____ Continuance
_____ Denial – Reasons:
☒ Final action referred to the Planning Commission


CLARE HARTMAN
Deputy Director – Planning
Planning and Economic Development

