

SUBDIVISION COMMITTEE REPORT

September 5, 2018

Roney Dale Lot Spit

Project Description

LOCATION.....5190 Newanga Avenue

APN.....031-210-026

GENERAL PLAN LAND USE.....Very Low Density Residential

ZONE CLASSIFICATION..... RR-20

OWNER/APPLICANTJohn F. Roney Jr. & Mary Jo Dale

ADDRESS.....5196 Newanga Ave
Santa Rosa, CA 95405

ENGINEER/SURVEYORJim Dickey

ADDRESS.....Cinquini & Passarino, Inc
.....1360 N Dutton Ave, #150
.....Santa Rosa, CA 95401

REPRESENTATIVEJim Dickey

ADDRESS.....Cinquini & Passarino, Inc
.....1360 N Dutton Ave, #150
.....Santa Rosa, CA 95401

FILE NUMBERCC18-003

CASE PLANNERKristinae Toomians, Senior Planner

PROJECT ENGINEER.....Jesus McKeag, City Engineer

PLANNING COMMISSION REP...Curt Groninga

Background

The proposal before the Subdivision Committee includes a Parcel Map Waiver and subsequent Certificate of Compliance for subdivision of a 1.5-acre parcel located at 5190 Newanga Ave. The subject site is improved land that includes three dwelling units and three detached accessory structures, originally developed in 1918. The parcel division will create two lots.

Subdivision of the site will result in Lot 1 containing 28,854 square feet and Lot 2 containing 32,389 square feet.

The applicant seeks a Parcel Map Waiver and subsequent Certificate of Compliance to subdivide the parcel as described in Attachment 2 – Proposed Certificate of Compliance. As allowed by Section 66428(b) of the Subdivision Map Act and Section 19-16.030 of the Santa Rosa City Code, a waiver of a Parcel Map and subsequent Certificate of Compliance would legally recognize two parcels, as shown on the attached Certificate of Compliance exhibit. No additional development or changes are proposed.

The project is categorically exempt from CEQA per section 15315, Minor Land Division, because the property is in an urbanized area, zoned for residential, is being divided into four or fewer parcels, is in conformance with the General Plan and zoning and no variances or exceptions are required.

Conditions of Approval

- I. 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, as they relate to this application unless specifically waived or altered by these conditions or by written variance by the City Engineer.
- II. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on plans prepared by Jim Dickey, Surveyor, "Cinquini & Passarino, Inc Land Surveying", for John F. Roney Jr. and Mary Jo Dale, dated June 20, 2018.

PLANNING CONDITIONS

1. Prior to recordation of the Certificate of Compliance, remove, alter, or relocate the existing accessory structure in conflict with the newly proposed property line. If altered or relocated, the building shall adhere to the required side setback of 5-feet.

ENGINEERING CONDITIONS

BUILDING

2. Obtain a demolition permit for the structures to be removed.
3. Obtain building permits for the proposed project.

RIGHT OF WAY AND PUBLIC EASEMENT DEDICATION

1. All public easement and right of way dedications shall be granted by separate instrument.
2. Prior to the issuance of any Encroachment Permit the following public easements and rights of way shall be dedicated;
 - a. sufficient right of way for a centerline-to-property-line width of 20-feet. For the purposes of determining the width of dedication the centerline of Newanga Ave shall continue generally from the centerline established by Oak Hollow Subdivision, City File Number 2006-0075 and to the satisfaction of the City Engineer.
 - b. a 6-foot sidewalk easement
 - c. a 13-foot public utilities easement

MAPPING AND PRIVATE EASEMENT DEDICATION

3. All Conditional Certificates of Compliance shall comply with all currently adopted ordinances, resolutions, and policies of the City of Santa Rosa and the State Subdivision Map Act.
4. All costs associated with Conditional Certificates of Compliance, plan, easement, plat, legal description, and/or support document preparation shall be the sole responsibility of the developer.
5. Prior to recordation of Conditional Certificates of Compliance for the resulting parcels all public and common infrastructure conditioned in the subdivision committee report for the parcel map waiver shall be installed to the satisfaction of the City Engineer. To the extent that this results in the need for private joint maintenance agreements or CC&Rs these shall be included with the plan review submittal. Any private joint maintenance agreements or CC&Rs shall be recorded by separate instrument to the satisfaction of the City Engineer.

6. Prior to recordation of Conditional Certificates of Compliance, any needed private easement between the resulting parcels (including but is not limited to cross lot drainage, egress and parking easements) as determined during the plan review shall be recorded by separate instrument as private Covenants of Easement to the satisfaction of the City Engineer. Conformed copies shall be provided to the Planning & Economic Development Department.
7. An existing 10-foot sewer and drainage easement exists across and centered upon the shared property line of lots 27 and 28 of the Summerfield Meadows No. 1 Subdivision, City File Number 1972-0057 in favor of the project property (hereafter “**existing 10-foot sewer and drainage easement**”). A new private sewer and drainage Covenant of Easement across proposed Parcel One and in favor of proposed Parcel Two (hereafter “**new sewer and drainage easement**”) shall extend from the existing to the boundary of proposed Parcel Two. The alignment and dimensions of this new sewer and drainage easement will be determined during plan check. The utilities should be centered in the Covenant of Easement.

PUBLIC STREET IMPROVEMENTS

8. 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.
9. Existing streets being cut by new services will require edge grinding per City Standard 209, in addition to trenching and an asphalt concrete overlay both per Standard 215.
10. Improvements to Newanga Ave shall consist of the installation to City Standard 252 of a drive approach for each proposed parcel. Per Standard 252 the construction, slope, material and width of driveway on private property shall be approved by the Building Division.
11. New services (electrical, telephone, cable or conduit) to new structures shall be underground.
12. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.

STORM DRAINAGE

13. Drainage facilities and drainage easements, if required, shall be provided to the satisfaction of the City Engineer or the Chief Engineer of the Sonoma County Water Agency at the developer's expense.

GRADING

14. Prior to recordation of Conditional Certificates of Compliance, the onsite structure shown on the approved exhibit to conflict with the proposed lot line shall be modified to the satisfaction of the Chief Building Official and per current side yard setbacks as determined by the Director of Planning & Economic Development.
15. Two copies of the Phase 1 Environmental Site Assessment shall be included with the submittal of the first plan check and will be forwarded to the Fire Department Hazardous Materials Manager for review. Grading, demolition, or construction permits shall not be issued until the Fire Department has reviewed and cleared the Phase 1 Study.

WATER AND WASTEWATER

16. 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.
17. All shared and public water and sewer improvements shall be completed prior to recordation of Conditional Certificates of Compliance.
18. The design of all onsite water and sewer shall be to the satisfaction of the Water Department.
19. This project is subject to the latest fees in effect at the time of connection or Building Permit issuance.
20. Separate sewer laterals shall extend through the existing 10-foot sewer and drainage easement and the new sewer and drainage easement to serve proposed Parcel One to the satisfaction of the Water Department. The shared portion of this sewer lateral shall be subject to a private joint maintenance agreement.
21. Any existing sewer lateral that will not be used must 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.
22. Water services and meters must be provided for each proposed parcel 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.

- 23. 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.
- 24. Double check back flow devices per City Standard 875 shall be installed on any parcel utilizing the existing well as a secondary water source.
- 25. Any existing water service that will not be used must 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 must be collected by the City Meter Shop. Call Water Engineering Services at 543-3950 to arrange pick up.
- 26. If a well exists on the property, one of the following conditions apply:
 - a. Retention of wells must comply with City and County codes. An approved backflow prevention device must 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.
- 27. Any existing septic systems shall be removed under a permit from the Sonoma County Permit and Resources Management Department.

FIRE CONDITIONS

- 28. On Lot 1 the “Existing Building” towards the rear of the property will need to comply with construction and set back requirements as outlined in the CA Building Code, and the “Existing House” at the front of Lot 2 will need to have an evaluation to ensure the set back and construction requirements are met as outlined in the CA Building Code.
- 29. The proposed private driveway on Lot 2 shall be designed to accommodate fire apparatus to allow for access to rear existing house.
- 30. Future residential structures shall be protected by automatic fire sprinklers.

Public Hearing

The public hearing was opened.

The Subdivision Committee of the city of Santa Rosa, based upon the evidence presented and the records herein, hereby determines that the proposed waiver of a parcel map for the Roney Dale Lot Split, as hereinafter conditioned, complies with the requirements of Chapter 19 of the Santa Rosa City Code and the State Subdivision Map Act, based upon the following findings:

1. The proposed parcel map and the design of the proposed subdivision are consistent with the Santa Rosa General Plan in that the subdivision would create two parcels in a General Plan area designated Very Low Density Residential and the Single-Family residential uses permitted by the parcel map and by the required zoning for the property on which it is situated are allowable under the General Plan designation. No specific plan applies to the subject property.
2. The site is physically suitable for the type of development shown on the parcel map in that the parcels are of a shape and size and have topographical characteristics which easily lend themselves to Single-Family residential use.
3. The site is physically suitable for the proposed intensity of development in that it will accommodate the parcels as shown on the proposed parcel map.
4. Neither the design of the proposed subdivision nor the improvements will cause substantial environmental damage or will substantially and avoidably injure fish or wildlife habitat. The Subdivision Committee has determined that the proposed subdivision would create no adverse environmental effects including those described above.
5. Neither the design of the subdivision nor the type of improvements as proposed is likely to cause serious health problems in that no health or sanitary problems exist on the site or in the area of the site and the city can provide adequate water and sewer services to the property.
6. Neither the design of the subdivision nor the type of improvements, as proposed, will conflict with easements, acquired by the public at large, for access through, or use of, any property within the proposed subdivision. The Subdivision Committee, after review, has determined that no such easements exist.
7. The proposed subdivision meets the Housing needs of the city and the public service needs which will be generated by the subdivision's users are within the available fiscal and environmental resources of the city.

- 8. The design of the proposed subdivision has, to the extent feasible, provided for future passive or natural heating or cooling opportunities in the subdivision.
- 9. The proposed subdivision will not discharge waste into the city's sewer system that would result in violation of any requirements prescribed by the California Regional Water Quality Control Board.

The Subdivision Committee is a subordinate agency of the city Planning Commission and is empowered to act on behalf of the Commission. All actions by the Committee must be by unanimous vote or the matter under consideration is automatically referred to the Planning Commission.

Action

Approval with conditions as set forth in this report.

Denial - Major Reasons:

Continuance.

| | <u>Vote</u> | | |
|---------------------------|-------------|-----------|-----------------|
| <u>Name</u> | <u>Aye</u> | <u>No</u> | <u>Continue</u> |
| <u>Jesus McKeag</u> | — | — | |
| <u>Curt Groninga</u> | — | — | |
| <u>Kristinae Toomians</u> | — | — | |

CLARE HARTMAN
 SUPERVISING PLANNER
 Community Development - Planning