

DRAFT

DEVELOPMENT ADVISORY COMMITTEE
(August 14, 2020)

LINDA TUNIS SENIOR APARTMENT

Project Description

LOCATION.....600 ACACIA LN

APN.....125-101-044

GENERAL PLAN LAND USE.....LOW DENSITY

ZONE CLASSIFICATION

EXISTINGRR-40

PROPOSED.....RR-40

OWNER/APPLICANTPETALUMA ECUMENICAL
PROPERTIES

ADDRESS.....600 ACACIA LN
SANTA ROSA, CA 95409

ENGINEER/SURVEYORSTEVEN J. KLEIN

ADDRESS.....513 CENTER STREET
HEALDSBURG, CA 95448

REPRESENTATIVEBRYAN HALL, PEP HOUSING

ADDRESS.....625 ACACIA LN
SANTA ROSA, CA 95409

FILE NUMBERCC20-002

CASE PLANNERKRISTINAE TOOMIANS

PROJECT ENGINEER.....JESÚS MCKEAG

Background

The subject property is developed with an abandoned private meeting facility. The applicant has converted the building to 26 affordable senior housing apartments. The applicant seeks to divide the 2.82-acre parcel into two parcels: the parcel with the affordable senior apartments will be 1.27-acres, and the excess rear parking area will be 1.55-acres. The land division will facilitate funding for the development of the affordable senior housing project.

Conditions of Approval

1. Developer's engineer shall obtain the current city Design and Construction Standards and the Community Development Department's Standard Conditions of Approval dated July 14, 2020, and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.

In addition, the following summary constitutes the recommended conditions of approval from City departments on the subject application/development based on plans dated June 18, 2020.

Planning Conditions

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

RESERVE "A"				26	
RESERVE "B"					
	2017	2018	2019	2020	2021

Engineering Conditions

- 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. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received 4/28/2020:

PARCEL MAP

1. The Tentative Parcel Map process is waived with the approval of this Parcel Map Waiver. A Parcel Map may be opted for during the plan check phase subject to the Subdivision Map Act and City Code.

PUBLIC EASEMENT DEDICATION

2. All public easement and right of way dedications shall be granted by separate instrument.

MAPPING AND PRIVATE EASEMENT DEDICATION

3. All private easements necessary to the creation of the resultant parcels shall be granted by separate instrument to the satisfaction of the City Engineer. Conformed copies of these shall be presented to the City prior to recordation of Conditional Certificates of Compliance.
4. 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.
5. All costs associated with map, plan, easement, plat, legal description, and/or support document preparation shall be the sole responsibility of the developer.
6. 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.

PERMANENTIZATION OF CONDITIONAL USE ENTITLED AS TEMPORARY WITH CUP19-068 & CUP19-109

7. To the extent that any of the following conditions from the previous entitlements have not been satisfied prior to approval of this application, they shall form conditions of approval to make permanent these aforementioned entitlements.

PUBLIC STREET IMPROVEMENTS

8. 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 subdivider 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.

9. 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.
10. Pursuant to City Code Chapter 13-12, with the exception of existing overhead electrical main feeder lines, all existing wire-distributed utility facilities which are on the proposed or existing rights-of-way, roadways, walkways, easements, etc. within the subject subdivision or along roadways required to be improved in conjunction with the subject subdivision may be required to be removed and undergrounded prior to the construction of proposed improvements and all poles along the frontage(s) shall be removed. All existing overhead service drops which emanate from the existing poles and overhead facilities required to be removed and undergrounded, and which serve existing structures on both sides of the street within the boundaries of the road improvements of the subject subdivision shall be undergrounded to the main service switch or service entrance to such structures. Where existing overhead electrical main feeder lines are left overhead, conduit shall be placed in the ground to provide for future undergrounding of the lines.
11. New services (electrical, telephone, cable or conduit) to new structures shall be underground.

STORM DRAINAGE

12. Storm drainage facilities and drainage easements shall be provided to the satisfaction of the City Engineer or the Chief Engineer of the Sonoma County Water Agency at the subdivider's expense.
13. Storm drainage design shall be finalized during the Building Permit process.

WATER AND WASTEWATER

14. 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.
15. A separate new domestic water meter with a City Standard 876 reduced pressure backflow device shall be required for the new residential use.
16. The existing below ground single check backflow device on the 6-inch fire line shall be replaced with a City Standard 880 double check detector fire line backflow assembly.
17. If Fire conditions require an upgrade to the fire line as part of this project, the applicant must install a combination service per City Standard 870 for fire service, public fire hydrant, domestic and irrigation meters.

18. Water and sewer design shall be finalized during the Building Permit process.

GRADING (Building Memo dated July 23, 2019)

19. Obtain building permits for the proposed project.

FIRE (memo dated August 19, 2019)

20. Building One new mixed-use building change of use will be required to be protected by an automatic fire sprinkler system designed to NFPA 13.
- a. The Fire Department Connection (FDC) for the sprinkler and standpipe systems will be required within 100 feet of a fire hydrant.
 - b. Based on the size of the structure and available water supply a fire pump may be required to support the building suppression systems.
21. The new mixed-use multi-family and event center structure will be required to install a fire alarm system in the building.
22. Fire flow and location of fire hydrants shall be installed in accordance with California Fire Code Chapter 5, Appendix B, and Appendix C as adopted by the City of Santa Rosa.
- a. Based on the size of the commercial structure it appears that a new public or private fire hydrant will be required.
 - b. A Fire Flow test shall be performed prior to delivery of combustible materials.
23. Required Fire Department access roads shall be signed “No Parking – Fire Lane” per current Fire Department standards.
- a. Parking allowed only in designated spots. All curbs shall be painted red and posted “No Parking”.
24. CA Fire Code requires fire apparatus access roads (“Fire Lanes”) to within 150 feet hose-pull distance of all first-floor exterior walls.
- a. Access roads shall provide a minimum of 20-foot unobstructed access.
25. The structure shall have addressing that complies with the Fire Department Standard with a minimum of a 12” exterior address located address side of the structure. Residential units shall be equipped with a minimum of 4” exterior address identification.
- a. All addresses required to be displayed on a building or other permanent structure shall be illuminated during all hours of darkness.
26. 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. Fire Sprinkler System
 - c. Fire Alarm
 - d. Emergency Responder Radio System (may be required)
27. A Fire Department key box shall be provided for access to the commercial structure.
- a. Should a gate be planned to the site at Acacia Ln., the gate shall be equipped with a Knox Company key operated electric gate release switch with dual key option for the Police Department.
 - b. The gate shall be located a minimum of 20 foot from the public way to allow for apparatus to pull completely off the roadway.
 - c. The gate shall be equipped with an Opticom controller to allow for opening capability via the emergency lights and strobe device on the emergency vehicles.
 - d. During a power failure, gate shall release for manual operation OR be equipped with standby power or connected to the building emergency panel.
 - e. 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
28. Storage or use of any hazardous materials at the site will require a Hazardous Materials Inventory Statement to be submitted to the Fire Dept. for review via the California Environmental Reporting System (CERS). Materials in excess of the permit amounts will require a Hazardous Materials Management Plan to be submitted to the Fire Dept. for review and approval and may require payment of Hazardous Material Use or Hazardous Waste Generator permit fees.
29. More detailed building plans will be needed to determine compliance with California Building Code (CBC) requirements for construction type, building setbacks, restrictions on exterior openings, fire resistiveness of exterior openings and occupancy separations between any mixed uses.
30. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.
31. If Building Two remodel alters more than 50% of the building, then automatic fire sprinklers will be required under significant alteration provisions of the Sant Rosa City Code.

Recreation and Parks Conditions

32. Street trees will be required and planted by the developer. Selection will be made from the City's approved master plan list. Planting shall be done

in accordance with the City's Standards and Specifications for Planting Parkway Trees. Tree planting locations shall be marked by the Recreation and Parks Department, Tree Division personnel. Call 707-543-3422 for information.

- 33. 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.

The Development Advisory Committee is an administrative committee designed to inform the Planning Commission of technical aspects of various matters which the Commission is to consider. The report of the Committee in no way constitutes approval or denial of the item under decision. Final approval or denial rests with the Planning Commission and/or City Council and may or may not be subject to terms of this report.

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