

RESOLUTION NO. 11679

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA  
APPROVING THE CALISTOGA COTTAGES TENTATIVE PARCEL MAP LOCATED AT  
408 CALISTOGA ROAD - FILE NUMBER MJP13-007

WHEREAS, an application has been submitted by Real Equity Partners, LLC requesting approval of a tentative map of Calistoga Cottages, more particularly described as Assessor's Parcel Number 153-430-032, dated June 12, 2014, and on file in the Office of the Community Development Department; and

WHEREAS, the applicant was presented with the opportunity and did not prepare proposed findings supported by evidence that said subdivision complies with the requirements of the Subdivision Ordinance of the City of Santa Rosa, (Title 19, City Code) and the Subdivision Map Act (Government Code Section 66410, et seq.); and

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

NOW BE IT RESOLVED, the Planning Commission does hereby determine that said subdivision of four lots and no more is in compliance with the requirements of the Subdivision Ordinance of the City of Santa Rosa, (Title 19, City Code), and the Subdivision Map Act (Government Code Section 66410, et seq.) based upon the following findings:

- A. That the proposed map is consistent with the General Plan and any applicable specific plans as specified in Government Code Sections 65451 and 66473.5.
- B. That the proposed subdivision meets the housing needs of the City and that the public service needs of the subdivision's residents are within the available fiscal and environmental resources of the City.
- C. That the design of the proposed subdivision has, to the extent feasible, provided for future passive or natural heating or cooling opportunities in the subdivision.
- D. That the proposed subdivision would not discharge waste into the City's sewer system that would result in violation of the requirements prescribed by the California Regional Water Quality Control Board.
- E. That the proposed subdivision is consistent with the City of Santa Rosa Design Guidelines and is determined to be of Superior Design.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds and determines said tentative map would not be approved but for the applicability and validity of

each and every one of the below conditions and that if any one or more of the below conditions are determined invalid, this tentative map would not have been approved without requiring other valid conditions for achieving the purposes and intent of such approval.

BE IT FURTHER RESOLVED that the Planning Commission approves and adopts the mitigation measures set forth in the Mitigation Monitoring Program dated May 22, 2014, and directs staff, as therein identified, to implement and complete the program.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa approves the Calistoga Cottages, Tentative Parcel Map dated June 12, 2014, and on file in the Community Development Department, subject to the following conditions:

1. Compliance with the Calistoga Cottages Exhibit "A" report dated May 21, 2014.
2. Conditions, Covenants, and Restrictions (CC&R's) in a form approved by The Neighborhood Revitalization Program, shall be recorded on each lot. The CC&R's are intended to create a framework by which investor owner properties and common areas are managed and maintained. At a minimum, the CC&R's shall contain the following provisions:
  - A. Residential occupancy standards;
  - B. Maintenance and habitability requirements;
  - C. Prohibition of nuisances and offensive activities including: graffiti, illegal drugs, violent acts and criminal gang behavior;
  - D. Resident and guest parking system;
  - E. Tenant screening and house rules for rentals including: credit, reference and criminal history checks, as well as verification of employment and prior residence.
3. That the project Conditions, Covenants, and Restrictions (CC&R's) shall be reviewed and approved by the City Attorney and the Department of Community Development prior to recordation of the final map and that the City of Santa Rosa has the right, but not the duty, to enforce the CC&R's pertaining to the conditions stated herein.
4. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).
5. 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.

6. 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.
7. The developer shall pay park fees in effect at the time the building permit is issued.
8. The developer shall, in lieu of providing one or more affordable units on site, and if the application is in compliance with Section 21-02.060 "A" and "B" of the Housing Allocation Plan, pay fees at the time of building permit issuance.
9. That, prior to the approval of any final map, the applicant shall have obtained a Rezoning and General Plan Amendment of the subject property which conforms in all respects to the rezoning recommendation(s) contained in Planning Commission Resolution Number 11678.
10. 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.
11. Comply with the Mitigation Monitoring Program included in the Calistoga Cottages Mitigated Negative Declaration, dated May 22, 2014.
12. Construction documents shall include "Smart Meters" to track real-time energy consumption.
13. All existing trees have been preserved to the greatest extent possible. Any tree removal shall require a separate tree removal permit and shall comply with the City's Tree Ordinance, Section 17-24.050.
14. Street trees shall be shown on the Improvement Plans, and installed by the developer.
15. The project shall include light colored concrete and light colored paving seal coat.
16. Future development of homes shall include pre-wiring & pre-plumbing for solar thermal or PV systems.
17. Future development of homes shall include 220v outlet in all garages to accommodate charging of electric vehicles.
18. The project will have water meters with real-time usage tracking, assuming that the City of Santa Rosa has this capacity at the time of construction.

19. Future development of homes shall require separate water meters for indoor and outdoor use per the City's Water Efficient Landscape Ordinance. At which point recycled water becomes available at this location, the separation of indoor and outdoor water consumption shall be done.
20. Future development of homes shall include electrical outlets on exterior walls that may be used for charging lawn and garden equipment.
21. Construction procedures complying with the Climate Action Plan new development checklist will be noted on Improvement Plans and construction documents.
22. Construction procedures complying with the Climate Action Plan new development checklist will be noted on Improvement Plans and construction documents.
23. 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.

PLANNING COMMISSION CONDITION

24. A note shall be added to the Information Page of the Parcel Map stating that only single story units shall be built.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 26<sup>th</sup> day of June, 2014, by the following vote:

AYES: (5) Chair Cisco, Vice Chair Stanley, Commissioners Byrd, Duggan, and Karsten

NOES: (0)

ABSTAIN: (0)

ABSENT: (2) Commissioners Crocker and Groninga

APPROVED:   
CHAIR

ATTEST:   
EXECUTIVE SECRETARY

DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS  
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"  
MAY 21, 2014

CALISTOGA COTTAGES  
408 CALISTOGA ROAD  
MJP13-007

- 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 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 April 3, 2014:

**PARCEL AND EASEMENT DEDICATION**

1. The Final Map shall show private storm drain easements over all downstream lots in favor of all associated upstream lots.
2. The common driveway shall be covered by joint access and utility easements in favor of the lots served.

**PRIVATE DRIVEWAY**

3. The common private driveway shall be a minimum of 20 feet wide and shall be covered by joint access and utility easements. (A separate joint maintenance agreement shall be provided for lots served by a common driveway. Note: the California Department of Real Estate may require the formation of a homeowners association for maintenance of common facilities.) The driveway shall be built to City Minor Street structural standards and bordered with concrete curb and gutter. The common drive shall access through a 24 foot minimum width curb cut per City Standard 250A, and then may taper to a width of 20 feet at a point 20 feet past the back of sidewalk.
4. All residences of this subdivision shall access Calistoga Road by way of the proposed common private driveway only. The existing private driveway curb ramp serving the existing single residence off of Calistoga Road shall be removed and replaced with City Standard concrete curb and gutter to eliminate the driveway entrance onto Calistoga Road.

5. The private driveway off of Calistoga Road shall be provided with a Fire Department approved turn-around at the east end.

## **PUBLIC STREET IMPROVEMENTS**

6. Calistoga Road shall be improved to City Boulevard Standards along the entire project frontage. Half width street improvements shall consist of a travel lane, a bike lane, a parking lane and a sidewalk behind a planter strip. The Calistoga Road curb line along the project frontage shall maintain its present alignment. The Calistoga Road right of way will not require additional right of way dedication. See the Standard Conditions of Approval for dimensions.
7. Decorative luminaire Street lighting shall be installed per City Standard 615D for Street Lights. Required street light spacing and locations shall be determined at the time of Public Improvement Plan plan check.
8. Provide sufficient line of sight so a vehicle exiting the new proposed combined driveway will not impede or cause the oncoming traffic on Calistoga Road to radically alter their speed. Based on Table 405.1A of the Caltrans' Highway Design Manual, the minimum corner sight distance is 385 feet either direction.
9. Avoid installation of any physical features (signs, landscaping, mailboxes, etc.) along the Calistoga Road frontage of the parcel. Landscaping must be maintained to be no more than 30" in height.
10. Restrict parking at least 25 feet on either side of the proposed access to Calistoga Road.

## **UTILITIES**

11. This project will require a public water main and public sewer main in the private driveway. All new residences within this subdivision shall take water and sewer service off of the mains within the common private driveway. The public water and sewer mains shall be covered by a public water and sewer easement in favor of the City of Santa Rosa.
12. Water services are to be installed per current Design and Construction Standards. Each unit shall be separately metered. The Fire Department requires fire sprinklers in all structures. The water services and meters shall be sized to meet fire protection, domestic and irrigation uses. Submit flow calculations to the Engineering Development Services Division of the Transportation and Public Works Department during the plan check phase of the Encroachment Permit.
13. Sewer and water demand fees may be due prior to issuance of Building Permits. The applicant may contact the Engineering Development Services Division of the

Transportation and Public Works Department to determine estimated sewer and water demand, processing and meter fees.

14. All residential water services serving a fire protection system require a private double check valve behind the meter.
15. Any existing water or sewer services that will not be used must be abandoned at the main per City Design Standards.
16. If bio swales are required, meter boxes, cleanouts, fire hydrants, etc. must be located without conflict with the swales. Locations of infrastructure shall be shown on the Tentative Map.
17. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Resolution No. 27518, on November 17, 2009. Plans shall be submitted with the Building Permit application. Submit the following with the above mentioned plans: Maximum Applied Water Allowance (Appendix A) and Hydrozone Table (Appendix B).

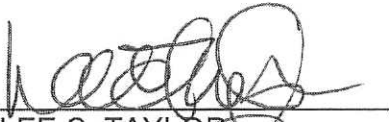
#### **PARKS DEPARTMENT**

18. 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 *Standards and Specifications for Planting Parkway Trees*. Tree planting location shall be marked by Parks Division Tree Section personnel. Contact the Parks Division Office (707) 543-3770 for copies of the master street tree list, standards and to request field markings. This declaration shall be added to the General Notes of the improvement plans.
19. Property owners shall be responsible for the irrigation of the street trees and the maintenance of the planter strips in front of and alongside of their parcel(s).

#### **FIRE DEPARTMENT**

20. The remote sides of the proposed building envelopes for Lot's #2, 3 and 4 are in excess of 150 feet from the public way (Calistoga Road).
  - a. An on-site fire lane is required with 20 foot inside and 40 foot outside radius.
  - b. An on-site turn-around is required. Driveway aprons to residential garages are not a dedicated turn-around as residents park upon same making them unavailable. The turn-around needs to be incorporated into the access easement.

- c. Any existing trees may not encroach upon the required 13' 6" vertical clearance.
  - d. A bulletin exists at:  
[http://srcity.org/departments/fire/prevention/checklists\\_library/Mylar%20or%20Pre-Mylar%20Plan%20Review%20Checklist.pdf](http://srcity.org/departments/fire/prevention/checklists_library/Mylar%20or%20Pre-Mylar%20Plan%20Review%20Checklist.pdf) which may aid in designing the subdivision.
21. The plans indicate that that this site falls in the "Severe Fire Zone", this is not the case, nor is it in the Wildland Urban Interface.
22. The closest existing fire hydrant (On Calistoga Road) is too far from the remote building envelopes. Provide an on-site fire hydrant within 150 feet of the proposed buildings. Install along the fire lane.
23. New buildings will be required to be equipped with fire sprinklers.
24. Two copies of a Phase 1 Environmental Site Assessment shall be included with submittal of the first Engineering plan check. One 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 approved the Phase 1 study.
25. Site address signage per current Fire Department Standards shall be established and maintained during and after any combustible construction or intensification of site use.
26. Fire Lane markings are required in accordance with the Fire Code – Vehicle Code.  
[http://srcity.org/departments/fire/prevention/checklists\\_library/Fire%20Lanes%20Standard.pdf](http://srcity.org/departments/fire/prevention/checklists_library/Fire%20Lanes%20Standard.pdf)
27. Traffic control devices and permanent fences or gates limiting vehicle access shall be approved by the Fire Department.
28. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.

  
LEE C. TAYLOR  
PROJECT ENGINEER