

RESOLUTION NUMBER DR21-051

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA GRANTING DESIGN REVIEW APPROVAL FOR THE AVIARA APARTMENTS, AT 1385 W. COLLEGE AVENUE, ASSESSOR'S PARCEL NO. 010-510-021; FILE NO. DR21-051

WHEREAS, on August 18, 2021, a Neighborhood Meeting was held to introduce the proposed Aviara Apartments to the neighbors and interested members of the public; and

WHEREAS, on August 19, 2021, the Design Review Board reviewed the Aviara Apartments as a Concept Item pursuant to Zoning Code Section 20-16.070(A)(2); and

WHEREAS, on August 27, 2021, a Design Review application and associated project exhibits and materials for the Aviara Apartments were submitted to Planning and Economic Development; and

WHEREAS, on November 29, 2021, the Director approved a Density Bonus for the Aviara Apartments allowing an approximately 16% Density Bonus, for the inclusion of 18 Density Bonus units, pursuant to Zoning Code Chapter 20-31, because the Project will provide 135 designated as affordable units and, as conditioned, will remain deed restricted for a period of fifty-five (55) years; and

WHEREAS, on December 15, 2021, the Zoning Administrator of the City of Santa Rosa held a public hearing to consider the Aviara Apartments; and

WHEREAS, the Zoning Administrator, 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, the Zoning Administrator, after due consideration of all evidence and reports offered for review, does find and determine the following:

1. The design and layout of the Aviara Apartments (Project) is of superior quality, and is consistent with the General Plan, the North Station Area Specific Plan, applicable Zoning Code standards and requirements, the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans).

The Project site is located in an area designated as Medium-High Density Residential, which allows residential development at a density of 18-30 units per acre. The General Plan allows density bonuses for affordable housing provided the design and development standards are in conformance with those specified in the Zoning Code. Pursuant to Zoning Code Chapter 20-31, a Density Bonus was granted on November 29, 2021 (Revised on December 14, 2021), allowing a density increase of 18 additional units because the Project will provide 135 affordable units.

The Project site is within the boundary of the North Station Area Specific Plan and has been reviewed in compliance with relevant design standards, which have been incorporated into the Zoning Code. The project plans have been reviewed in compliance with applicable development standards set forth in the Zoning Code, including setbacks, lot coverage, building height, landscaping and parking. Pursuant to Zoning Code Chapter 20.16, Resilient City Measures, because the Project plans were reviewed by the Design Review Board as a Concept Item, the project is eligible for reduced authority because it proposes housing within the North Station Priority Development Area.

The Project plans have been reviewed in compliance with the Design Guidelines. The Project proposes a multifamily development that will act as a transition from commercial uses to the east and single-family residential uses to the west. The design is unique to Santa Rosa; the Site Plan provides a layout that can be easily navigated; and it provides diversity in housing type.

2. The design is appropriate for the use and location of the proposed Project and achieves the goals, review criteria and findings for approval as set forth in the Framework of Design Review (Design Guidelines, Introduction, Subsection C). The site design includes a parking buffer along the west and north property lines, which maximizes the separation from, and minimizes shadowing effects to, residential neighbors to the north and west; Zoning Code Table 3-4 requires one parking space per unit, or 136 spaces, and the project provides 179 spaces, an extra 43 spaces; the Project will include improvements along Kowell Road that will benefit the commercial shopping center to the east and residential neighbors to the north; and the three-story multifamily structures provide a smooth transition between commercial and residential uses by placing the residential structures closer to the southeast corner of the property where the buildings are separated from single-family uses abutting the westerly property line by greater than 80 feet; and
3. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments. The three-story structures, consistent with higher density housing anticipated in areas with the Medium-High Density Residential land use designation, will provide an intended separation between single-family residential uses to the west and commercial uses to the east. The complex is easily navigated with a driveway entry at the southwest corner off W. College Avenue and another at the northeast corner off Kowell Road; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood. On August 19, 2021, the project plans were reviewed by the Design Review Board as a Concept Item, at which point the Board provided very few comments and expressed unanimous support for the project as designed; and
5. The design of the proposed development will provide a desirable environment for its occupants, visiting public, and its neighbors through the appropriate use of materials, texture, and color, and would remain aesthetically appealing and be appropriately

maintained. At the direction of the Design Review Board during its meeting of August 19, 2021, the Site Plan was revised separating common and open space elements from the trash enclosure. No changes were made to the proposed architecture as the Design Review Board provided unanimous support the version presented to them; and

6. 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. The Project site is located in an area that is substantially developed where all utilities and public services are available. The Project plans have been reviewed by City staff, including Water, Traffic, Fire and Engineering Development Services, and has been conditioned appropriately, including improvements to infrastructure, circulation and public safety; and
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). The Project is statutorily exempt from CEQA pursuant to Government Code Section 65457 and CEQA Guidelines Section 15182(a)(c) in that it involves the construction of a residential development project that is undertaken to implement, and is consistent with, the North Station Area Specific Plan, for which an Environmental Impact Report was certified by City Council. Staff's analysis has demonstrated that the Aviara Apartment project is consistent with the North Station Area Specific Plan. As determined in an email prepared by Mark Shorett, Principle Planner, Association of Bay Area Governments (ABAG)/Metropolitan Transportation Commission (MTC), dated December 7, 2021, "the proposed project is located within a Priority Development Area (PDA) identified in Plan Bay Area 2050 that is projected to experience commercial, residential, and mixed-use development in the Plan. Consistent with CEQA 15182, the State Air Resources Board has accepted the determination that Plan Bay Area 2050 would achieve the applicable greenhouse gas emissions reduction target for the Plan."

NOW, THEREFORE, BE IT RESOLVED, the Zoning Administrator of the City of Santa Rosa does hereby grant Design Review of Aviara Apartments, a 136-unit, three-story, multi-structure housing complex, subject to each of the following conditions:

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

GENERAL:

1. 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, unless otherwise approved by ordinance.
2. All work shall be done according to the final approved plans date-stamped received November 29, 2021, approved by the Zoning Administrator.

ENGINEERING DEVELOPMENT SERVICES:

3. Compliance with all conditions as specified by Engineering Development Services Exhibit "A," prepared by Cleve Gurney, dated December 8, 2021.

PLANNING DIVISION:

4. Prior to Building Permit Issuance, the applicant shall enter into an agreement with the Housing Authority of the City of Santa Rosa to provide 136 of affordable units required under Zoning Code Section 20-31.100(B), the restricted units shall be identified by bedroom size and location in the Agreement, with the units at affordability levels as specified in the Code, for a period of 55 years, and with the following provisions.
 - a. Reasonably dispersed affordable units throughout the development if multiple levels of affordability are provided.
 - b. Reasonably compatible with the design or use of all units in terms of appearance, materials, amenities, and quality finish; and
 - c. All units shall remain substantially the same through repairs and improvements for the entire 55-year period.
5. An onsite manager shall reside onsite. A 24-hour emergency contact number shall be provided to all residents.
6. Remain in compliance with the Noise Ordinance, City Code Chapter 17-16.
7. The following conditions shall be printed verbatim on all plan sets submitted for grading and building permits under the heading of General Notes:
 - a. Construction hours shall be limited to 8:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. Saturday. No construction is permitted on Sundays and holidays. Exceptions, such as the pouring of foundations, may be granted by City staff if noticed to neighbors in advance of the activity.
 - b. During periods of construction, a sign shall be posted onsite that provides the General Contractor's or designated representative's contact information. All complaints shall be addressed within 24 hours.
 - c. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).
 - d. Birds, their eggs and their nests are protected under the California Fish and Game Code and the Migratory Bird Treaty Act. Bird nesting season is between February 1 and August 31. During that time care should be taken to ensure no harm is caused to the birds, their eggs or their nests. A qualified professional, such as a bird biologist or certified arborist, should perform a survey of the tree(s) prior to commencement of tree work.
 - e. Bats are protected under the California Fish and Game Code. Prior to tree work (removal or aggressive trimming), a qualified professional should assess any open cavity in the tree(s) for bats. Alternatively, if no inspection is done, the tree work may be completed following a two-step removal process:

- i. In the afternoon of the first day, any limbs or branches would be removed using a chainsaw only. Any Limbs with cavities, crevices or deep bark fissures would be avoided.
- ii. On the second day, any additional work would be completed, be it the final trimming or removal.

If the two-step process is utilized, it shall be documents and submitted to the Planning division for approval prior to the work being done.

8. The trash enclosure will include a separate pedestrian-door to allow apartment occupants to access without opening the steel swinging doors.
9. Waste receptacles for landfill, compost and recycle shall be made available for all residents of the apartment complex. Each trash area shall include instructions as to what materials are allowed in each receptible. Instruction shall be printed in both English and Spanish.
10. Each unit shall be issued a unique sticker (to be attached to windshields for efficient monitoring) allowing the residents of that unit to park at least one automobile at the project. There will be 25 spaces marked "reserved for visitors". The visitor spaces will be monitored by the site manager and vehicles that sit for 48 hours or more will be cited and/or towed.
11. The steel swinging doors on the trash enclosure shall remain locked to minimize large items being discarded in the dumpsters.
12. Should housing in-lieu fees be applicable, then this proposal shall be subject to the provisions of Ordinance No. 3526, (requirements for lower-income housing), as the same now exists or may be extended and as its provisions may be amended, revised, or re-enacted in the future.
13. The building materials, elevations, and appearance of this project, as presented for issuance of a building permit, shall be the same as the plans approved by the Zoning Administrator, date-stamped received on November 29, 2021. Any future additions, expansions, remodeling, etc., will be subject to review of the Planning Division.
14. PROJECT DETAILS:
 - a. All project details shall be in accordance with the restrictions and limitations of the City Zoning and California Building Codes, as well as the City's Design Review Guidelines.
 - b. 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.

- c. 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.
- d. 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.

15. LANDSCAPING:

- a. The proposed Landscape Plan, prepared by Quadriga, dated November 8, 2021, includes 80 15-gallon ornamental trees, 11 24"-box native Oak trees, and 79 24"-box ornamental trees. Pursuant to the Tree Ordinance, City Code Chapter 17-24:
 - i. No replacement trees will be varieties that are identified as exempt including acacia, silver maple, poplar, ailanthus, hawthorn, fruitless mulberry, ligustrum, pyracantha, Monterey pine, Monterey cypress, and fruit and nut trees, except walnut trees which are not exempt.
 - ii. The tree evaluation, prepared by Horticulture Associates, dated February 14, 2020, under stated the required replacement trees. As such, an additional nineteen (19) 15-gallon trees are required. The applicant may upsize the trees to reduce the overall number or pay a \$1,900 in-lieu fee to the City's Tree Mitigation Fund. Landscape Plans included with plan sets submitted for Building Permits shall identify which option will be implemented for the additional requirement.
- b. All required landscaping and irrigation must be installed prior to final inspections (occupancy) per the approved final plans, unless otherwise approved by the Chief Building Official.
- c. Construction drawings submitted for issuance of a building permit shall include final landscape and irrigation plans.
- d. 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.

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. Light sources shall be concealed from public view.

- c. All lighting shall be directed toward the subject property and away from adjacent properties.
 - d. The mounting height of lighting fixtures in parking and storage areas shall not exceed 16-feet in height. Lower mounting heights are encouraged.
17. No exterior signs, banners, or the like are approved with this permit. A planning sign permit application is required for all signs.
18. 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.

DULY AND REGULARLY ADOPTED by the Zoning Administrator of the City of Santa Rosa on this 15th day of December 2021, by the following vote:

APPROVED: _____
ANDY GUSTAVSON, ZONING ADMINISTRATOR

**CITY OF SANTA ROSA, CALIFORNIA
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
ENGINEERING DEVELOPMENT SERVICES DIVISION**

**EXHIBIT "A"
December 8, 2021**

**WEST COLLEGE APARTMENTS – 136 UNITS
1385 West College AVENUE
DR21-051**

- I. Applicant'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. 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.
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans submitted/ date stamped received August 27, 2021.

PARCEL AND EASEMENT DEDICATIONS

1. The common driveway shall be a minimum of 20-feet wide and shall be covered by an Emergency vehicular access (EVA) dedicated to the City of Santa Rosa prior to building permit issuance. The driveway's inside and outside radius shall be a minimum of 20-feet and 40-feet in radius respectively.
2. A minimum 15-foot wide public water easement shall be dedicated to the City of Santa Rosa centered on the alignment of any public water main, meter or double detector assembly not in public right of way.
3. **West College Avenue** shall be dedicated as a four lane Modified Parkway along the entire project frontage per City Standard No. 200J. Half width street improvements shall consist of a 6-foot wide portion of a median lane, one 11-foot wide travel lane, one 10-foot wide travel lane, a 5-foot wide bike lane, concrete curb and gutter, a variable width planter at 5-foot wide minimum reduced from an 8-foot wide planter strip, a 5.5-foot minimum width sidewalk reduced from an standard 6-foot wide, for a total half street Right of Way width of 40-feet with a combined 13-foot wide Public Utility

easement (PUE) and sidewalk easement located behind the ROW line. Parking is not permitted within W. College Avenue frontage. The curb shall remain in its current location and all improvements shall be behind the existing curb line.

4. **Kowell Road** shall be dedicated as a Minor Street along the entire project frontage. Half width street improvements for the west side of the street shall consist of a 10-foot wide travel lane, an 8-foot wide parking lane, a 6" concrete curb and gutter and a 6-foot wide planter strip, with a 5-foot wide sidewalk. The half-street right of way shall be 24-feet wide. A 13-foot wide Public Utility easement (PUE) and public access easement shall also be dedicated to the City of Santa Rosa adjacent to the right of way line along the street frontage.
5. The Applicant shall dedicate an additional public access easement(s) for any public sidewalk, that is located outside of the City Right of Way at their sole expense.
6. Obtainment of any offsite easements required to complete the project's storm water drainage and or utilities to City or County standards shall be obtained solely by the applicant at the applicants' sole expense and installed by the applicant at the applicants' sole expense. Initial research has not uncovered a documented easement over the open channel extending through Assessor Parcel Number 010-374-015. If any modifications are required to the existing open channel or any portions of the storm drain system that exist within this parcel, work will not be permitted to proceed until all easement rights are solidified.
7. The applicant shall allow a storm drain maintenance and access easement over their property to the City of Santa Rosa to access and maintain the storm drain features, pipes, junctions and channels along the western property line to the satisfaction of the City Engineer. The exact location of the easement shall be determined during first plan review and be recorded prior to building permit issuance.
8. All dedication costs shall be borne by the Applicant or property owner, including preparation of any legal descriptions, plats, title reports, and deeds that are necessary. Legal descriptions and plats ("R" sheets) shall be prepared by a registered Land Surveyor or Civil Engineer licensed to practice Land Surveying in the State of California and approved by the City Engineer. City forms are available at the City of Santa Rosa Planning and Economic Development Department, Engineering Development Services Division, Room 5, City Hall.

PUBLIC STREET IMPROVEMENTS

9. An Encroachment Permit is required prior to issuance of the building permit. Any improvements proposed or required, within the public right shall be reviewed and approved with the Encroachment Permit application. Only Construction plans submitted with the Encroachment Permit Application are final plans and shall be approved for construction. Contact Engineering Development Services at 543-3200, located at 100 Santa Rosa Avenue, Room 5, as soon as possible to begin Encroachment Permit application processing. Encroachment Permit application processing may take 4-6 weeks. Submit plans showing all work in the public right of way, or in public easements, including all work on public utilities (water meter boxes, sewer lateral cleanouts, backflow devices, etc.)
10. **West College Avenue** shall be improved as a modified Parkway along the entire project frontage per City Standard detail 200J. The existing curb shall remain in its current location. Half width street improvements shall consist of new improvements located behind the existing curb. Improvements to West College Avenue shall include the removal of the existing corner ramps/sidewalk, and two existing residential driveway approaches. New improvements include modifications to City Standards of a reduced width 5.5-foot wide sidewalk, installation of sections of 6" vertical curb and gutter and an variable width and reduced width to a 5-foot wide minimum planter strip down from an 8-foot wide planter strip in order to facilitate variations along the West College frontage. Install City Standard street trees and irrigation. Install cobra style streetlights as applicable. Install a multi-family driveway approach per City Standard 250D. Minimum width of a two-way commercial driveway shall be 24-feet or as approved by the City engineer. Install an ADA compliant access to each building from the public sidewalk.
11. Traffic re-striping of W. College Avenue shall be postponed until such time as the properties on the south side of W College re-develop, allowing the shift of the striping to the south for proper re-alignment of the striping to include the complete bike lane width on the north. The existing cross-section of College Avenue is 64-feet from curb face to curb face, which shall allow in the future, for a half street cross-section of one 5-foot wide bike lane, one 11-foot wide westbound travel lane, one 10-foot wide westbound travel lane and a 6-foot wide portion of the left/right turn lane or median on the north side of the centerline, per input from the City Traffic Engineer.
12. **Kowell Road (North and South cross-sections)** shall be improved as a City Standard Minor Street per City Standard Detail 200E along the entire project frontage. Half-width street improvements for the west side of the street shall consist of a 10-foot wide travel lane, with a 8-foot wide parking lane, a 6" concrete curb and gutter and a six-foot wide planter strip, with a 5-foot wide sidewalk, and a combination 13-foot wide PUE and public access

easement.

13. **Kowell Road (North cross section only)** The applicant shall install an additional minimum 10-foot width of all-weather pavement for use as a travel lane on Kowell Road from the southern property line of the parcel owned by GC&P Properties (APN # 010-510-020) to the north Property line of the project on the easterly portion of the Kowell Road centerline. The additional pavement is required in order to reconstruct the substandard roadway base to City development standards along the project frontage and provide a minimum 20-foot width all-weather travel lane for approximately 200 LF along the northern frontage of the project.
14. Improvements to the northwest corner of Kowell Road and West College Avenue shall consist of ADA compliant pedestrian ramps per Caltrans standard A88A within the Limits of ROW. The applicant shall install and or re-install a thermo-plastic pedestrian crossing in the east – west and north-south direction of travel along West College Avenue. Dedicate additional ROW if required. Install the new curb return to city standards with a modified radius of 25 feet for an arterial street. Improvements shall be as reviewed and approved by the Santa Rosa Public Works Department for the project frontage.
15. The applicant shall submit Public Improvement Plans for the review and approval of the City Engineer prior to building permit issuance. Public Improvement plans shall include a complete set of offsite construction drawings including a lighting plan, utility plans, storm drain plans, erosion control plan, BMP construction plans, sanitary sewer main extension plans, driveway aprons, sidewalk and curb replacement plans, and offsite signing and striping plans as applicable.
16. All public and private sidewalk shall maintain a continuous ADA accessible surface a minimum of 4-foot wide. Concrete sidewalk shall transition to match the existing grades to adjacent properties.
17. Existing streets cut by new services shall require edge grinding per City Standard 209, Trenching per Standard 215 and an A.C. over lay.
18. Private structures such as permanent fences and BMPS etc., shall not encroach into public utility easements unless approved under a variance by the City Engineer.

TRAFFIC

19. Appropriate street name signs, pavement markings, and regulatory signs, as approved by the City Engineer, shall be installed. Applicant shall be responsible for any transitional improvements required between new

construction and existing improvements.

20. As applicable, no Parking signs shall be posted for the north side of West College Avenue along the project frontage if not present.
21. As applicable, City Standard 611 cobra style streetlights shall be installed along Kowell Road and West College Avenue using LEOTEK LED fixtures. Streetlight spacing, wattages, and locations shall be determined during the improvement plan review process.
22. Electrical boxes for streetlights and signals shall be provided with grounded vandal resistant inserts, McCain Tamper Resistant Inserts or City approved equal, in streetlight pull boxes at locations as directed by the City. Catalog cuts shall be provided with the first plan check submittal for review and approval by the City Engineer. The streetlight improvement plans shall include the following note; "The contractor may use their own locks during construction for ease of access, however once the conductors in the pull box are live the contractor shall coordinate with the City Inspector to have the City lock installed. Electrical pull boxes in planter strips shall be provided with a 2-foot concrete apron around box."
23. New services (electrical, telephone, cable or conduit) to new structures shall be installed underground. As applicable, the applicant shall underground overhead utilities along the project frontage per City code at their sole expense.
24. Applicant shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.
25. Provide sufficient line of sight so a vehicle exiting the project shall not impede or cause the oncoming traffic on West College Avenue and Kowell Road to radically alter their speed, based on Table 405.1A of the Caltrans' Highway Design Manual. Tree canopies shall be maintained at least 7-feet off the ground and landscaping shall be maintained at maximum 36" height within the stopping site. Install "No parking" signs and paint the curbs red within the site distance areas.
26. Avoid installation of any physical features (signs, landscaping, mailboxes, etc.) along the West College Avenue frontage of the parcel within the traffic site distance triangles. Landscaping shall be maintained to be no more than 36" in height for low vegetation and tree canopies shall be maintained at 7-foot minimum height along the site triangle by the owner.
27. Comply with current standards for parking lot and accessible stall dimensions and signage. Submit an on-site sign and striping plan for the new parking lot improvements at first review. Submit parking lot and street

lighting plans for review and approval. Lighting shall meet minimum lighting requirements.

28. The project Applicant shall be responsible for repairing/removing any debris, damage, or deterioration occurring to existing local streets and/or private driveways as a direct result of construction activity related to installation of the improvements (grading, street construction, utility installation, etc.). Required repair shall involve patching, cleaning, sealing, or overlaying affected areas as appropriate to return Kowell Road and or West College Avenue to as good as condition as it was in prior to construction. If the project Applicant does not act prudently in a timely manner, the City shall, at its discretion, perform the correction and charge the owner/subdivider for all costs and overhead incurred.
29. The applicant shall provide centerline striping along Kowell Road for the first 50 feet from the intersection limit line from West College Avenue.
30. The applicant shall provide crosswalk striping at the intersection of Kowell Road and West College Avenue from the northwest corner to the northeast corner.

PRIVATE DRIVEWAY IMPROVEMENTS

31. A 2-way commercial driveway apron shall be constructed in accordance with City Standard detail 250A on Kowell Road and Std. 250D on West College Avenue entrances. The private driveways shall have a minimum width of 24-feet at the back of sidewalk, unless otherwise approved by variance by the City Engineer, accessing through an additional 6-feet in width at the curb cut. Provide for a public sidewalk, level portion of sidewalk behind the driveway ramp. Paint onsite curbs red to indicate no parking along the entry ways. The driveway shall be built to City Minor street structural standards and bordered with a 6-inch concrete curb at the edge of asphalt at least 10-feet behind the driveway aprons as applicable.
32. The applicant shall install traffic control signing and striping in the private driveway and parking lot including 1. Directional traffic striping 2. ADA compliant parking lot stall signing and striping. 3. ADA compliant access(es) to the buildings from the public sidewalk.
33. Onsite lighting of the private parking lot shall meet minimum city standards requirements for safety and acceptable luminary standards.
34. A soils and geologic report shall be provided with the building and public improvement plans submitted for review. The report shall address the new pavement sections within the parking lot and on Kowell Road for adequacy to City codes.

35. Maximum grade difference at project boundary to offsite property shall be less than 1 feet vertically, unless reviewed and approved by the City Engineer.
36. Any offsite drainage entering the site shall be either conveyed through the site, via a private drainage system with accompanying easements dedicated to the upstream property owners, or accepted into the private drainage and LID system for the project. The final LID design shall address the acceptance of any offsite flows.
37. Submit grading and drainage plans which shall show typical and specific cross-sections at all exterior property lines and interior lot lines indicating the adjacent elevations at the join grades to adjacent parcels including graded slopes, swales, fences, retaining walls and sound walls as applicable.
38. Grading for this subdivision shall be subject to the Geotechnical Investigation **“Proposed residential development, Planned Apartments, 1385 W. College Ave.”**, as prepared for McKellar McGowan as prepared by Bauer Associates, Inc., Consulting Geotechnical Consultants, Job No. 520.1, dated February 26, and or April 1, 2020 and all updates and addendums thereto.
39. Final Building pad compaction certifications shall be signed and sealed by a Registered Soils Engineer and certified for grade elevations by a Civil Engineer certifying each building pad. Certifications shall be submitted to EDS for review prior to building permit issuance.

PUBLIC STORM DRAINAGE

40. Other agency permits, as required to complete the project, shall be obtained by the Applicant at the Applicant's sole expense.
41. Public storm drainage shall be designed to City of Santa Rosa Design and Construction Standards and Sonoma County Water Agency (SCWA) current 2020 flood management design manual standards by a licensed Civil Engineer. All storm water run-off shall be collected via an underground drainage system and discharged to the nearest public downstream facility possessing adequate capacity to accept the run-off. Preliminary and final storm drain hydrology and hydraulic design reports as approved by the Sonoma County Water Agency or a designated agent shall be provided to the City of Santa Rosa for the city file prior to public improvement plan and encroachment permit issuance. Provide engineering calculations of adequacy for the downstream storm drain connections for project flow volumes. Upsize any storm drainage facilities that do not have adequate

capacity to the approval of the City Engineer.

42. Drainage patterns shall follow the Regional Master Drainage Plan as depicted in the current master drainage studies available for the local area as provided by Sonoma County Water Agency (SCWA). Changes/diversions to the contributory drainage areas for regional water sheds are not permitted without City Engineer review and approval.
43. As applicable, all drainage flows from offsite shall be intercepted at the property line and conveyed through a private system to discharge into the public right of way. Onsite storm drain design shall be reviewed and approved by the City Building Official. Regional Public storm drain design shall be reviewed and approved by SCWA for compliance with County and City design standards.
44. All onsite storm drain inlets shall be labeled per the City standard detail 409 - "DRAINS TO CREEK" or an approved equal.
45. Contractor shall not use the sanitary sewer system or storm drainage system to release construction water from the site unless they have a valid discharge permit to do so. Application for Industrial construction water discharge permit can be obtained from the City of Santa Rosa Environmental Compliance Department. Contact Renae Gundy at 707-543-4368.
46. Any existing storm drain stub outs to the property that shall not be used shall be abandoned at the main per City Design Standards.
47. Drainage from landscape areas are not allowed to cross over curb or sidewalk and are to outlet to a street or drainage channel through City Standard curb drains or other acceptable means.
48. Lot drainage, retention or detention systems, and private storm drain facilities shall be approved by the Chief Building Official's designated representative. All private drainage facilities shall be privately owned and maintained.
49. All offsite storm drain work and coordination with any adjacent neighbors to the project, and all off site construction and or access easements as needed to construct the project shall be obtained at the sole cost of the applicant prior to entitlement.
50. If flows exceed street capacity, flows shall be collected via an underground drainage system (with minimum 15" diameter and maximum 72" diameter pipe sizes) and discharged to the nearest approved downstream facility possessing adequate capacity to accept the runoff, per the City's design

requirements. Such runoff systems shall be placed within public street right-of-way wherever possible.

51. Private drainage systems are to be connected to a public system from a private field inlet located behind the sidewalk and or through a minimum 15-inch RCP or HDPE storm drainpipe through the public right-of-way, public utility easement or storm drain easement to a public drainage structure. No blind connections are permitted into public storm drain system. Public storm drains shall be shown on the plans in a design profile. Install a city standard storm drain structure at any change of pipe size, pipe grade or pipe direction.
52. For purposes of leak detection and maintenance access, no reinforced concrete shall be designed over publicly maintained storm water drainpipe facilities. Unreinforced concrete shall be allowed under special circumstances such as crosswalks. Storm drain inlets shall be located outside of the concrete area. Storm drainage facilities in the private road and private driveway shall be maintained by the lot owner.
53. The applicant shall install a 12-foot wide minimum width paved storm drainage maintenance road/access driveway in order for a City maintenance truck and or staff to access the existing storm drain pipes/channel junction area. The maintenance access shall allow head-in parking for a vector truck to reach the storm drainage junction structure of the 24" pipe and the open channel. This truck access shall be located in a widened parking stall approximately 216 feet from the ROW line along the western property line in the parking and planter area. The maintenance access/ access parking space shall be made immediately accessible to the City 24-hours a day upon notice to the Lot owner/property manager to coordinate City maintenance access and otherwise can be used for removable auto parking. Exact design shall be determined at first plan review. The parking stall may be replaced solely with the access driveway if the owner is not responsive to providing city maintenance access when requested.

DETENTION BASINS

54. A final storm drain design analysis that shall address the storm drainage retention/detention design and or project storm drainage out fall connection to a public storm drain system via an existing private open channel to the west shall be submitted at first plan review. A private engineered private retention/detention basin design solution may be presented to and approved by the City Engineer or his designated representative. The storm drain Engineering design may be required to be submitted for review and approval, as applicable, to other jurisdictional agencies, by the applicant including the California State Water Quality Control Board if it is proposed for use as a best management practice (BMP) for storm water infiltration or

treatment purposes and or Sonoma County Water Agency (SCWA) if it also detains storm water hydraulically to prevent downstream flooding. If a retention or detention basin is designed for the final project, then there shall be no net increase in storm water runoff due to the development. All detention facilities shall drain in 72 hours or less, based on Sonoma County Mosquito Abatement District regulations. Private detention basins shall be located solely on private property and not within public utility easements.

55. As an alternative to an on-site private storm drainage detention system, the Lot Owner may elect to improve the downstream drainage system to provide adequate capacity to contain the 10 to 100-year storm (as determined by an engineered Hydrology and or Hydraulic study) all the way to College Creek outfall. In addition, irrespective of the developer's desires, these downstream drainage improvements may be required by the City if the Developer's engineer fails to finalize an approved on-site drainage detention design. In conjunction with this alternative, the Lot Owner shall be required to obtain a 15-foot wide minimum public storm drain easement extending from the project to the creek if proposed facilities are not located within an existing Right of way, public utility easement and or storm drainage easement. The location of this easement may constitute a logical downstream extension of the storm drain system and shall meet approval of the Planning and Economic Development Department and City Public Works Department. Approval of the entitlement does not obligate the City to obtain any easements on the Lot Owners' behalf.

56. As applicable, the private detention basin(s) shall be privately maintained and operated by the lot owner in its totality and for perpetuity. The applicant shall enter into a formal "Private retention/Retention basin maintenance agreement" prior to building permit issuance with the City of Santa Rosa with the maintenance responsibility to be given solely to the lot owner and privately operated.

57. As applicable, detention basins shall not be placed in conflict with any proposed private or public utility lines or utility service lines. The storm water detention system shall be designed to City of Santa Rosa Design and Construction standards and per SCWA requirements. The basin shall have an emergency overflow structure and a high flow conveyance route per the most current SCWA flood management Design Manual. Detention Basin Calculations for the final design shall be based on an accepted hydrograph approach or as approved by the City Engineer.

STORM WATER COMPLIANCE (SWLID)

58. The Applicant's engineer shall comply with all requirements of the latest edition of the City Standard Urban Storm Water Low Impact Development

Plan (SWLID) Guidelines. Final onsite Improvement Plans shall incorporate all SWLID Best Management Practices (BMP's) and shall be accompanied by a Final Onsite Storm Water Mitigation Plan which shall address the storm water quality and quantity. Final Improvement Plans shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the SWLID BMP's and shall include a maintenance schedule.

59. Perpetual maintenance of SWLID Best Management Practices (BMP's) shall be the responsibility of the lot owner. The Lot owners shall be responsible for performing and documenting an annual inspection of the BMP's on their respective properties. The annual reports shall be retained by the Lot owner for a period of the latest five years and shall be made available to the City upon request.
60. After the SWLID BMP improvements have been constructed, the Applicant's Civil Engineer or qualified professional is to prepare and sign a written certification that they were constructed and installed as required. Written certification of SWLID BMP's is to be received by the City prior to issuance of occupancy and acceptance of the Public Street improvements. Written certification of SWLID required improvements is to be received by the City prior to occupancy. The maintenance schedule and the Final SUSMP are to be included as part of the owners' records. All BMP's shall be maintained, replaced, and repaired by the lot owner unless an agreement is accepted in writing by the City Engineer.
61. The SUSMP "Declaration of Maintenance" document shall be recorded prior to Building permit issuance and shall include the underground detention basin, if applicable.
62. BMP's and private drainage facilities shall be located on private property and not within the Public Utility easements and/or utility easement.
63. Show roof drain outfalls on the contributory area drainage maps and indicate which BMP treatment facility is responsible to treat the roof water. Show enough finish grading elevations to verify the contributory areas are correct.
64. A Storm Water Pollution Protection Plan (SWPPP) shall be required at building plan submittal to show protection of the existing storm drain facilities during construction. This project is required to comply with all current State Water Board General Construction Permit Requirements.
65. 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 SUSMP report and show the BMP locations clearly to prevent them from being filled in with landscape materials. The landscape and civil plans shall be updated to reflect the final BMP locations, shapes, sizes and construction dimensions to install the BMP features per the final construction.

66. 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 whatever 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.
67. As applicable, where bio-retention basins are installed, then transformers, meter boxes, cleanouts, fire hydrants, etc. shall be located without conflict with the basins. Locations of infrastructure shall be reviewed during plan check. Each trench crossing shall extend the length of a BMP basin by 5 additional linear feet. Locations of infrastructure should be present on the plans and shall be reviewed during plan check.
 - a. Ample manhole access to the underground infiltration chambers/detention basins shall be provided for each installation for maintenance access and visual inspections.

BUILDING – (from Michael Enright dated September 29, 2021)

68. Obtain a demolition permit for structures to be removed.
69. 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.
70. Obtain building permits for the proposed project.

WATER AND WASTEWATER

71. Demand fees shall be required and shall be determined after review of the building permit application. Unless otherwise approved through a deferral agreement, water, irrigation and sewer demand processing and meter installation fees shall be paid prior to the issuance of any Building Permit. The applicant may contact Water Engineering Services to determine estimated fees and shall be determined at first Building Plan review.
72. Water services shall be provided per Section X of the Water System Design Standards. Multi-family residential, commercial clubhouse buildings and

irrigation uses shall be metered separately. Separate water meters may be provided for each unit, each building and or a master meter may be installed for a cluster of buildings. Water Engineering Services suggests more than one meter for the entire project. A separate irrigation service shall be provided for landscaping. Meter locations and configurations shall be reviewed during first plan review.

73. 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. A dedicated fire protection service with two - associated double detector check valve(s) per City Standard detail no. 880 shall be installed to serve a looped fire main. A double check detector valve shall be installed at each connection point to the public system. Fireline detector check locations shall be determined with the plan check phase of the Improvement Plans. Submit flow calculations to the Engineering Development Services Division during the Public Improvement plans review phase concurrent with the first plan check phase of the Building Plans to determine adequate sizing.
74. Install onsite private sewer laterals with a sewer clean out per City Standard Detail No. 513 to the sewer main to serve the lot. Sewer laterals are owned and maintained by the lot owner to the main.
75. The existing sections of the 6-inch sewer main in Kowell Road shall be upsized to a minimum of 8-inches. Additionally, a new 8-inch sewer main shall be extended in Kowell Road to the northern boundary of the project. Any changes in pipe size shall occur at a manhole. The main extension shall be designed and installed per the City of Santa Rosa Water Design and Construction standards 2018 and current standard practices. Any deviation from this standard must be approved by the City Engineer through the Engineering Variance process.
76. This Project may be eligible for credit and/or reimbursement for public improvements to be built by the applicant. It is the Developer's responsibility to coordinate that reimbursement consistent with the City's procedures for reimbursement.
77. The engineer shall provide a detailed utility plan showing on-site and offsite sewer, water, fire protection systems and their connections to existing sewer and water facilities. The plan shall show any wells and or septic systems to be abandoned. When a separate irrigation meter is required, an irrigation plan showing maximum GPM flow required at each control valve and connections to existing facilities shall be provided. Submit Public Improvement plans for the City Engineer's review and approval for public improvements prior to building permit issuance.

78. The Fire and Water departments have a 99-unit limit on a single dead-end water main feed. A looped connection may be required for phased construction also based on water pressure tests.
79. Any septic systems within the project boundaries shall be abandoned per Permit Sonoma and City of Santa Rosa Building Division requirements.
80. If wells exist on the property, then the following apply:
 - a. Wells may not serve more than one parcel, and any lines from existing wells that cross property lines must be severed.
 - b. Retention of wells must comply with City and County Codes. Retention of wells must be approved by the Sonoma County Health Department. An approved Backflow prevention device shall be installed on any connection to the City Water System.
 - c. Abandonment of wells requires a permit from Permit Sonoma.
81. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Resolution No. 4051, dated Oct 27, 2015. Plans shall be submitted with the Building Permit application.
82. The applicant shall install two Combination Water service(s) per City Standards 870 for the fire sprinkler, fire hydrants, domestic and irrigation meters with a looped connection for the lot. The exact configuration shall be reviewed at first building review and is based on the water pressure calculations.
83. The applicant shall install a separate irrigation service with a reduced pressure backflow device per current City Standards 876. See Section X.O. of the Water System Design Standards. Meter size is dependent on peak demand and shall be determined upon review of irrigation plans. Irrigation demand, processing and meter fees shall be paid prior to issuance of building permit.
84. All landscape and domestic water meters shall be protected with reduced pressure backflow devices per City Standards 876.
85. No plumbing for landscape irrigation or any other use shall cross lot lines.
86. Any existing water or sewer services that shall not be used shall be abandoned at the main per City Design Standards. Abandon the existing residential services to the existing houses.

87. New sewer laterals shall be provided with a clean out at the right of way line or edge of easement per City Standard 513. All portions of the private sewer lateral extending through the public right of way or any public utility easements shall be maintained by the property owner and shall be labeled as private on the public improvement plans.
88. Submit a full fire flow analysis to the Fire Department for review. Connections to the City water system shall be dependent on meeting fire flow requirements. Private hydrants shall be required on site and the locations shall be determined with the Building Permit Application. Fire sprinklers shall be required in addition to the private hydrants. If a public fire hydrant is required, the location shall be determined during the plan check process of the Improvement Plans.
89. Unless determined by Final Fire Flow Calculations, the applicant shall design and install the water main in Kowell Road per Section VII of the Water System Design Standards.
90. Water Engineering Services provides mapping of private onsite water mains and fire hydrants for the Fire Department and processes the fee collection and meter installation for the fireline. Submit two copies of the approved onsite plans showing private firelines and private fire hydrants locations to Water Engineering Services prior to requesting meter sets and commencing service. Refer to section XI.A of the Water System Design Standards for submittal of plans for private fire systems.

FIRE – (from Scott Moon dated September 22, 2021)

- 91.A Phase 1 Environmental Site Assessment shall be provided to the Fire Department Hazardous Material Program for review. Phase 1 shall be approved prior to issuance of any grading, demolition or construction permit.
92. The structures will be required to be protected by an automatic fire sprinkler system designed to NFPA 13 and 13R.
 - a. The Fire Department Connection (FDC) for the sprinkler and standpipe systems will be required within 100 feet of a fire hydrant. *Reviewed with Adobe Associates 8/2/21.
 - b. Based on the size of the project and available water supply a fire pump may be required to support the buildings suppression systems.
93. The 3- story structures will be required to install a standpipe system in the building.

94. 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. A Fire Flow test shall be performed prior to delivery of combustible materials.
95. 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”.
 - b. Based on the size of the project there will be a requirement for two points of access to the site.
 - c. Access points shall be located remote from one another from the site.
96. CA Fire Code requires fire apparatus access roads (“Fire Lanes”) to within 150 feet hose-pull distance of all first-floor exterior walls.
 - a. For structures exceeding 30 feet in height, there shall be a minimum of 26-foot access provided along the longest side of structures that exceed 30 feet in height and allows for placement of the Fire Department aerial apparatus to be positioned 15 – 30 feet from the face of the building.
 - b. There shall be no projections or obstructions that would limit the articulation of the aerial apparatus.
97. The structure shall have addressing that complies with the Fire Department Standards.
 - a. All addresses required to be displayed on a building or other permanent structure shall be illuminated during all hours of darkness.
 - b. A complex directory shall be required at the access points for the site.
98. The following are a list of deferred plan submittal items that will be required by the Fire Department - additional items may be called out:
 - a. Phase I
 - b. Private Underground Fire Main
 - c. Fire Sprinkler System
 - d. Standpipe System
 - e. Fire Alarm
 - f. Fire Pump (may be required)
 - g. Emergency Responder Radio System (may be required)
99. A Fire Department key box shall be provided for access to the commercial structure.

- a. Should a gate be planned to the site at Sonoma Hwy., the gate shall be equipped with a Knox Company key operated electric gate release switch with dual key option for the Police Department. Contact the Fire Department at 707-543-3500 for the order form.
 - 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
100. 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 more than 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.
101. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials and/or vertical construction at the site.
102. Site shall also be maintained to comply with the City of Santa Rosa's Weed and Rubbish Abatement Ordinance.

RECREATION AND PARKS – (from Tim Bernard dated November 2, 2021)

103. 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 improvement plans.
104. Unless otherwise approved through a deferral agreement, 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.

105. 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 along side of their lots.



11/23/2021

CLEVE GURNEY - EDS ASSISTANT ENGINEER