

Background

The proposal before the Subdivision Committee includes a Parcel Map Waiver and subsequent Certificate of Compliance for subdivision of a 1.77-acre parcel located at 2375 Los Olivos Road. The subject site is improved land that includes two dwelling units and two accessory structures.

The property was originally developed in 1955 with a primary dwelling unit, and additional development including a second dwelling unit has taken place over the subsequent decades. All development occurred while the parcel was within Sonoma County jurisdiction. The property was annexed into the City in 2004. Subdivision of the site will result in each parcel containing a Primary Dwelling Unit with development of an Accessory Dwelling Unit permitted by right for each parcel.

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.

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. Approval of this Certificate of Compliance is conditioned that prior to recording any Grant Deeds the Rezoning of the property from RR-40 to RR-20 shall be approved by City Council.
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on plans stamped received September 17, 2017.

Planning Conditions

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

RESERVE "A"					
RESERVE "B"			1		
	2016	2017	2018	2019	2020

2. Obtain inspections of the existing houses to determine if any substandard housing conditions exist. If any exist, they must be corrected prior to final map recordation. Contact the Senior Building Inspector to arrange for the inspection.

Engineering Conditions

MAPPING AND EASEMENT DEDICATION

3. A Conditional Certificate of Compliance may be recorded in lieu of a Parcel Map for the subdivision of this property.
4. The property deeds shall provide a reciprocal private access, sewer and water easements 20 feet wide between lot 1 and lot 2 as separate documents to be recorded as irrevocable offers of dedication concurrently with the individual property grant deeds.

PUBLIC STREET IMPROVEMENTS

5. 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.
6. Los Olivos Road and Montecito Avenue are scenic roads and subject to the Scenic Road Standards adopted by City Council. Landscaping and trees at driveway connections shall be cleared to provide clear line of sight to approaching traffic of vehicle in driveway. Existing driveway connections between Montecito Avenue and Los Olivos Road may remain but shall be contained within reciprocal access easements between properties.

PRIVATE STREET/DRIVEWAY IMPROVEMENTS

7. Turn around capability on the common driveway shall be provided with clear turn around on site. No backing onto Montecito Avenue will be allowed. Backup distance required for turnaround is 26 feet from garage face to opposing face of curb with no tandem parking or 46 feet with tandem parking. The existing shared driveway access between Los Olivos Road and Montecito Avenue shall be maintained to provide onsite through circular access capability onto Los Olivos Road and Montecito Avenue.

GRADING

8. Prior to recording the Certificate of Compliance the existing well service shall be modified to serve one property and obtain a City building permit for the existing structure to be converted from a connection to the well to the public water system. Well service shall not cross property lines.

9. A condition for the Certificate of Compliance is to obtain an inspection of all existing dwellings to determine if any substandard housing conditions exist. Any substandard housing conditions must be corrected prior to recordation of the final map. Contact City Building Department to arrange for inspection. The city may allow a third-party inspection firm to perform the substandard housing inspection. A building permit is required for any work.

WATER

10. Building permit is required for connecting existing residences for City water services. Water laterals and meters shall be sized to meet domestic, irrigation and fire protection uses and double check back flow per City Standard 875 will be required on all water services. The flow calculations shall be submitted to the Santa Rosa Water Department during the plan check phase of the Improvement Plans or Encroachment Permit to determine adequate sizing.
11. 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.
12. Demand fees and meter sizes are to be determined based on use and area in conjunction with review of building plans.
13. Provide meters per Section X of the Water System Design Standards.
14. Separate sewer laterals are required for the Lot 1 and 2. The existing lateral may be used for Lot 1 with new lateral connected on Montecito Avenue for Lot 2. Connection of a new lateral to the existing main in Montecito Road is to be made at no less than 90 degrees to the downstream sewer section to a cleanout located at edge of pavement whereupon it then may be angled into site unless otherwise allowed by the Director of Utilities. Lateral connections to the main on Montecito Avenue may be located in driveway.

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 Henderson Subdivision, 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 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>
_____	_____	_____	
_____	_____	_____	
_____	_____	_____	

CLARE HARTMAN
SUPERVISING PLANNER
Community Development - Planning