

DEVELOPMENT ADVISORY COMMITTEE

April 22, 2019

GUERNEVILLE ROAD HOMES

Project Description

Guerneville Road Homes (Project) is a proposal to subdivide a one-acre parcel into 12 individual residential lots. The Project entitlements include: a rezoning from RR-20 (Rural Residential) Zoning District to the R-3-18 (Multi-Family Residential) Zoning District; a Conditional Use Permit for a small lot subdivision; a Tentative Map to subdivide the land; and, Design Review for attached housing.

LOCATION.....1665 Guerneville Road

APN.....036-101-010

GENERAL PLAN LAND USE.....Medium Density Residential

ZONE CLASSIFICATION
EXISTINGRR-20
PROPOSED.....R-3-18

OWNER/APPLICANT1665 Guerneville Rd, LLC
ADDRESS.....18469 Meadow Ridge Rd
Prunedale, CA 93907

ENGINEER/SURVEYORDennis Dalby
ADDRESS.....2200 Range Ave, Suite 204
Santa Rosa, CA 95403

REPRESENTATIVE.....Barry Freeland
ADDRESS.....18469 Meadow Ridge Rd
Prunedale, CA 93907

FILE NUMBERPRJ18-089

CASE PLANNERKristinae Toomians

PROJECT ENGINEER.....Gabe Osburn

Background

On December 20, 2018, Barry Freeland, representing 1665 Guerneville Rd, LLC, submitted the Project applications including a Tentative Map to subdivide the property; a Conditional Use Permit for the small lot subdivision; and Design Review for attached housing within a priority development area. On April 1, 2019, Staff deemed the project complete.

Conditions of Approval

PLANNING AND ECONOMIC DEVELOPMENT

The following summary constitutes the recommended conditions of approval for the subject application/development based on the plans stamped received January 8, 2019:

GENERAL

1. The standard dimension of a PUE along any newly dedicated and/or improved roadway is 13-feet behind the property line as shown in City Standards 230 A through C and E or 7-feet behind the property line as shown in City Standard 230 G.
2. All proposed reductions or eliminations of any PUE along either frontage shall be requested as a variance from the applicable standard during the review period for the Improvement Plans or before and shall be accompanied by written approval from the following companies;
 - a. AT&T
 - b. PG&E
 - c. Comcast
 - d. Integra Telecom
 - e. Any other franchise agreement beneficiary not identified here, but with rights to PUEs during the coordination period and prior to the grant of PUE offered by the applicant and accepted by the City Engineer.
3. All coordination efforts between the developer and all affected franchise agreement utilities companies shall be the responsibility of the developer. The City shall not be held liable for any time delays or costs resulting from these efforts even though the City holds ultimate authority for approval of the dedications and Improvement Plans. The developer agrees to this by pursuing approval of this project.
4. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Development Services 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.

BUILDING CONDITIONS

- 5. 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.
- 6. Obtain a building permit for the proposed project.

PLANNING CONDITIONS

- 7. The applicant has requested the following Growth Management Allotments:

RESERVE "A"	12		
RESERVE "B"			
	2019	2020	2021

- 8. The developer of the Guerneville Road Homes subdivision, shall comply with City Code section 21-02, Housing Allocation Plan, through (a) provision of the appropriate number of on-site affordable units, (b) payment of housing impact fees, or (c) an alternative compliance proposed in accordance with City Code section 21-02.070 and approved by the Director of Planning and Economic Development. For purposes of this condition, the Director of Planning and Economic Development is designated as the review authority for review and acceptance of innovative Housing Allocation Plan compliance strategies under City Code section 21-02.070(D).
- 9. The following note shall be printed under the heading of "General Notes" on all plan sets submitted for grading/building permits: Hours of construction shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturdays. No noise generating construction activities shall occur on Sundays or holidays.
- 10. During periods of construction, a sign shall be installed that provides a contact name and number for all construction-related inquiries and/or complaints.
- 11. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080),

LANDSCAPING

12. All required landscaping and irrigation must be installed prior to occupancy per the approved final plans.
13. Construction drawings submitted for issuance of a building permit shall include final landscape and irrigation plans, except where not required.
14. 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.
15. 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, unless otherwise allowed by City Code.
16. 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.

Fire Conditions

17. Twelve-inch illuminated building address characters shall be provided per Fire Dept. standards. An illuminated address directory monument sign shall be provided at each entrance to the property.
18. Approved fire apparatus access roads shall be provided for every facility, building or portion of building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of the California Fire Code and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building of facility. Fire apparatus access roads shall be installed and accessible to fire apparatus prior to construction with an asphalt, concrete or other approved driving surface capable of supporting 75,000 pounds.
19. Where the vertical distance between grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For the purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive shoulders, in the immediate vicinity of the building or portion thereof. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building providing the maximum access to the building. The side of the building on which aerial fire apparatus access road is positioned shall be approved by the

Fire Code Official. Overhead utility and power lines shall not be located over the aerial apparatus access road or between the aerial apparatus access road and the building being served. This development shall not have buildings that exceed 30 feet from grade plane to highest roof surface.

20. Fire apparatus access road that exceed 150 feet shall be provided with approved means for turning around fire apparatus.
21. Required Fire Department access roads shall be signed “No Parking – Fire Lane” per current Fire Department standards.
22. Traffic calming measures on private property are not approved as a part of this review. (i.e. speed bumps, humps, speed tables or undulations.)
23. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.
24. Provide a Fire Department key box (KnoxBox).
25. Fire flow and location of fire hydrants, fire protection appurtenances shall be in strict accordance with California Fire Code Chapter 5, Appendix B, and Appendix C as adopted by the City of Santa Rosa. *The proposed location of the fire hydrant is not approved. An approvable location for a fire hydrant would be at the property line between lots 8 & 9.*
26. Buildings three (3) or more stories are required to provide a fire standpipe system. With fire sprinkler credit, the Class III requirement can be reduced to a Class I standpipe system per NFPA 14.
27. Fire department connections (FDC's) shall be located within 100 foot of a fire hydrant.
28. Storage or use of any hazardous materials (such as pool chemicals) at the site will require a Hazardous Materials Inventory Statement to be submitted to the Fire Dept. for review. 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 fees.
29. A Phase 1 Environmental Site Assessment may be submitted at the Fire Department, including the review fee, and approved. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and approved the Phase 1 study.

Engineering Conditions

30. 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.
31. In addition, the following summary constitutes the recommended conditions of

approval on the subject application/development based on the plans stamped received December 20, 2018:

PARCEL AND EASEMENT DEDICATION

- 1) Vehicular access rights shall be dedicated to the City along the Guerneville Road frontage except at the planned street entrances to the project.
- 2) The final map shall show reciprocal Private Access Use Easements over the common pavement on lots 2 and 3 in favor of Lots 2 and 3.

PUBLIC STREET IMPROVEMENTS

- 3) Guerneville Road shall be dedicated and improved as a Boulevard along the entire project frontage with 43-foot Right of Way from centerline to property line together with 13-foot Public Utility Easement containing a 6.5-foot Public Sidewalk Easement. Half width street improvements shall consist of 2 travel lanes, with a bike lane, a median, an 8-foot planter strip, with a 6-foot sidewalk.
- 4) Elson Way shall be dedicated and improved as a Minor Street through the project site. Full width street improvements shall consist of 2 travel lanes with no parking together with 6-foot contiguous sidewalk on each side of centerline. The Public Utility Easement is to be dedicated to the City and width behind the contiguous sidewalk may be reduced and restricted to one side as allowed by the City Engineer with approval by the Franchise Utilities.
- 5) The intersections of Guerneville Road and Elson Way shall be through a 35-foot radius curb return with enough Right of Way dedicated to the city to contain the sidewalk with Caltrans Standard A88A case G curb ramp with retaining curb on the Guerneville Road frontage limiting crossing to Elson Way.
- 6) It is anticipated that this street shall be extended in the future and shall be signed per City Standard 206 with sidewalk barricades per City Standard 236.
- 7) 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.
- 8) Guerneville Road shall be signed for No Parking along the project frontage.

- 9) Any sidewalk sections installed by the City at the project's frontage prior to the development of the site shall be removed at the owner's expense and installed in a fashion consistent with the Boulevard Street Standard.
- 10) A temporary turnaround on the Elson Way shall be installed per City Standard 206 across Lots 2 and 3. The temporary Emergency Vehicle Turnaround will remain in effect until the street is extended.
- 11) A public access easement shall be granted for the turnaround area to allow the public access for turnaround use. Prior to the city quit claiming this easement and the quit claiming of the development rights, the turnaround improvements shall be removed with an encroachment permit.
- 12) The turnaround shall be signed "No Parking – Fire Lane" per current Fire Department standards and the pavement cross-hatched and delineated "No Parking" and "Turnaround Area" with thermoplastic striping material. These improvements shall be included on the public improvement plans.
- 13) 2 copies of the Phase 1 Environmental Site Assessment are required with the submittal of the first plan check. 1 copy is to be submitted directly to the Fire Department, 2373 Circadian Way, and review fee paid, a copy of the receipt shall be submitted with the remaining copy to the Public Works, Engineering Development Services Department, Room 5 City Hall. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and cleared the Phase 1 Study.
- 14) 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.

TRAFFIC

- 15) Conduit and pull boxes shall be installed per City Standard for future traffic signal interconnect along Guerneville Road.\
- 16) Elson Way shall be signed for Right Turn Only to exit onto Guerneville Road with "One Way" sign installed in the median. The existing median nose shall be removed, and median extended and median nose constructed ending at the westerly curb return of Elson Way on Guerneville Road or as directed by the City Engineer.
- 17) Street lights will be required to the spacing and illumination standard determined by the City Engineer during the Improvement Plan review process.

- 18) Electrical boxes for street lights and signals shall be provided with grounded vandal resistant inserts, McCain Tamper Resistant Inserts or City approved equal, in street light 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 street light 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."
- 19) Decorative luminaire Street lighting shall be installed per City Standard 615D for Street Lights on the subdivisions interior streets. City Standard 611 cobra style street lights are to be installed along Guerneville Road using LEOTEK LED fixtures. Street light spacing, wattages, and locations will be determined during the improvement plan review process.

PRIVATE STREET/DRIVEWAY IMPROVEMENTS

- 20) The shared driveways curb cuts shall be 39 feet wide. A separate joint maintenance agreement shall be provided for each pair of lots served by a common driveway.
- 21) Turn around capability on the common driveway(s) shall be provided with clear backup of 46 feet from garage face to opposing face of curb and with a continuation of the common driveway 10 feet beyond the last driveway access point.

STORM DRAINAGE

- 22) A public storm drain shall be extended from the end of the existing public storm drain system in Guerneville Road to a Storm drain structure in Elson Way. the public pipe shall meet City of Santa Rosa and Sonoma County Water Agency criteria and be constructed at minimum grade allowing for further extension to the north beyond the subdivision boundary.
- 23) The proposed Guerneville Road Homes Subdivision public storm drain extension connecting to the existing public storm drain system in Guerneville Road shall meet City of Santa Rosa and Sonoma County Water Agency, SCWA, criteria. A public storm drain shall be constructed in Elson Way at minimum grade for further extension to the north beyond the subdivision boundary.
- 24) A hydraulic study shall be submitted with the subdivision improvements showing the existing tributary basin established by the SCWA to be served with the public storm drain extension.

25) The developer's engineer shall comply with all requirements of the latest edition of the City Standard Storm Water Low Impact Development (SWLID) BMP's Guideline. Final Public Improvement Plans shall incorporate all SWLID Best Management Practices (BMP's) and shall be accompanied by a Final Storm Water Mitigation Plan which shall address the storm water quality and quantity. Final Public 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.

- a. Perpetual maintenance of SWLID Best Management Practices (BMP's) shall be the responsibility of one or more of the following:
- b. The individual homeowners fronting or owning these BMP's. Individual 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 private property owner for a period of the latest five years, and shall be made available to the City upon request.
- c. A special tax district for public BMP facilities.
- d. An alternate means acceptable to the City of Santa Rosa.

26) After the SWLID BMP improvements have been constructed, the developers Civil Engineer is to prepare and sign a written certification that they were constructed and installed as required or per the manufacturer's recommendation. Written certification of SWLID BMP's is to be received by the City prior to acceptance of subdivision improvements.

27) Any off-site storm water runoff shall be conveyed across the project site in a separate bypass storm drain system or shall be fully treated. Collection points along the boundary of the project shall convey storm water to the bypass system to separate treated and untreated storm water. All storm water systems shall be sized to convey the storm water per Sonoma County Water Agency standards.

28) The developer's engineer shall comply with all requirements of the latest edition of the City Storm Water Low Impact Development Technical Design Manual. Final Plans shall incorporate all SWLID Best Management Practices (BMP's) and shall be accompanied by a Final Storm Water Mitigation Plan which shall address the storm water quality and quantity. Final Plans shall be accompanied by a City approved Declaration of Maintenance Agreement to assure continuous maintenance in perpetuity of the SUSMP BMP's, and shall include a maintenance schedule by the owner.

- 29) Perpetual maintenance of SWLID Best Management Practices (BMP's) shall be the responsibility of the owner of these BMP's. The owner shall be responsible for performing and documenting an annual inspection of the BMP's on the property. The annual reports shall be retained by the private property owner for a period of the latest five years and shall be made available to the City upon request.
- 30) All BMP's shall be shown on the civil construction plans and all dimensions and construction details shall be provided on the civil plans such that the BMPs can be replaced at a future date. Plans shall conform to the approved final SWLID design report.
- 31) A SWLID "Declaration of Maintenance" document shall be recorded prior to grading and or building permit issuance as applicable.
- 32) After the SWLID BMP improvements have been constructed, the developers Civil Engineer shall prepare and sign a written certification that they were constructed and installed as required by the State of California and/or per the manufacturer's recommendation. Written certification of SWLID BMP's is to be received by the City prior to acceptance of improvements.
- 33) Where bio swales or BMP facilities are located in landscape strips, other utilities such as solar panels, transformers, irrigation meters, meter boxes, cleanouts, fire hydrants, etc. shall be located without conflict with the swales/water infiltration or collection. Each trench crossing shall extend the length of a bioswale by 5 additional linear foot. Locations of infrastructure shall be present on the plans and shall be reviewed during plan check.
- 34) Two clean outs shall be installed at the downstream end on all Bioretention Bed subdrains when they cross property lines except when connected to a public storm drain curb inlet. Property owner will be responsible to maintain their subdrains and the maintenance schedule shall be included in the annual report to be submitted to the City.
- 35) Alternative to the use of permeable pavement for the gutter in the proposed BMP shall be to provide low flow infiltration while provide a high flow bypass through use of drainage inserts or other direct infiltration other than seepage through an open graded cast in place pavement structure.
- 36) Subdrains for BMP's shall not connect directly into the Public storm drain system but shall connect through a public curb inlet connected to the public system at a manhole structure. No blind connections are allowed to the public system. All storm drain pipe through public right of way shall be a minimum 15-inch diameter. A two way clean out shall be provided on the subdrain in the bioswale at the near end closest to the property line or structure when connected to a public curb inlet.

37)The landscape and civil plans shall be updated to reflect the final BMP locations, shapes, sizes and construction dimensions to insure the BMP features are installed per the approved final SWLID report. BMPs shall be preserved and not filled in with landscape material or removed.

GRADING

38)Evidence that all existing buildings with 5 or more dwelling units have approved fire sprinklers installed and in working order are to be provided prior to recording the Final/Parcel Map.

39)The existing septic system crosses over proposed lot lines, which is not allowed. Obtain septic system abandonment permit and well abandonment permit from the Sonoma County Permit and Resource Management Department.

40)Obtain a demolition permit for all structures to be removed. An Air Quality District J# is required to be submitted with the demolition permit application. The demolition permit must be finalized prior to final map recordation.

WATER

41)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 Utilities Department during the plan check phase of the Improvement Plans or Encroachment Permit to determine adequate sizing.

42)Fire hydrants shall be provided along adjoining street frontage and Fire Department access roadways.

43)Placement shall be provided in accordance with Fire Department requirements to coincide with fire tactics and equipment, installed along both sides of divided streets and shall be identified via a reflectorized blue marker located in the center of the adjoining access drive or street. A fire hydrant shall be located within 250 feet of residential buildings. Fire hydrant type and installation shall comply with City Water Standard 857.

44)Demand fees and meter sizes are to be determined based on use and area in conjunction with review of building plans.

45)Any existing wells are subject to compliance with the City Well Ordinance as administered by the City Building Official. If a well exists on the property, one of the following conditions apply:

- a. Retention of wells must comply with City and County codes. An

approved backflow prevention device must be installed on any connection to the City water system.

- b. Abandonment of wells requires a permit from the Sonoma County Permit and Resource Management Department.
- c. Wells may not serve more than one parcel, and any lines from existing wells that cross lot lines must be severed.

46) Domestic system for lots containing a well shall have a City Standard 875 Double Check.

47) Existing septic system shall be removed under permits from the Sonoma County Health Department and Sonoma County PRMD with the demolition of the existing structures.

48) Where bio swales are required, meter boxes, cleanouts, fire hydrants, etc. must be located without conflict with the swales. Locations of infrastructure will be reviewed during plan check.

49) A fire flow test will be completed at the time of the tie in of the project to the City system. The hydrant which will most likely produce the least flow will be tested. In the case of a project that has multiple dead-end systems such as cul-de-sacs, a fire flow test will be completed at the hydrant on each separate cul-de-sac or dead-end system. The fire flow must meet the requirement for the project before the project is accepted. The City will perform the fire flow test. The fee to have the test performed must be paid to the Utilities Department prior to the test being performed.

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