

RESOLUTION NO. 10725

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA ADOPTING A
MITIGATED NEGATIVE DECLARATION FOR GOLDEN GATE COURT LOCATED AT 1071 FRESNO
AVENUE - ASSESSOR'S PARCEL NUMBER(S) 035-012-004 - FILE NUMBER MJP01-024

WHEREAS, the Environmental Coordinator has conducted an initial study on the possible environmental consequences of the proposed Golden Gate Court project, which study was initially completed April 6, 2005 and

WHEREAS, the study, in its final form, did not identify any significant effects on the environment which would result from the proposed development plan and tentative map provided certain mitigation measures therein identified and listed were adopted and implemented; and

WHEREAS, The Environmental Coordinator determined that the cumulative development impacts associated with the project are within the scope of the Southwest Area Plan Environmental Impact Report; and

WHEREAS, the Environmental Coordinator determined that any potential environmental effects of the proposed Golden Gate Court have been clearly mitigated by the identified mitigation measure to the point where no significant environmental effects would occur and the Environmental Coordinator, based upon this determination, prepared a Negative Declaration, subject to mitigating requirements, with respect to the environmental consequences of the subject project; and

WHEREAS, a notice of Mitigated Negative Declaration was thereafter duly posted and an opportunity for comments from the public was given; and

WHEREAS, the Planning Commission of the City of Santa Rosa has reviewed and considered the environmental study, the findings and determinations of the Environmental Coordinator, the proposed Mitigated Negative Declaration, the staff reports, oral and written, and the comments, statements, and other evidence presented by all persons, including members of the public, who appeared and addressed the Planning Commission at the public hearing held on April 28, 2005 and all comments and materials submitted prior thereto; and

WHEREAS, the Planning Commission has before it all of the necessary environmental information required by the California Environmental Quality Act (CEQA) to properly analyze and evaluate any and all of the potential environmental impacts of the proposed project.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Santa Rosa, based upon the findings and the records and files herein, and the findings above made, hereby determines that the proposed Golden Gate Court project will not have a significant effect upon the environment if the mitigation measures listed and identified in the Mitigated Negative Declaration are implemented prior to development of the subject property, and hereby approves and adopts the Mitigated Negative Declaration for the Golden Gate Court project.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 28th day of April, 2005, by the following vote:

Ayes: (5) (Cisco, Gorin, Poulsen, Walsh, Bartley)
Noes: (0)
Abstentions: (0)
Absent: (2) (Arendt, Faber)

ATTEST:


EXECUTIVE SECRETARY

APPROVED:


CHAIRMAN

RESOLUTION NO. 10726

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
APPROVING THE GOLDEN GATE COURT TENTATIVE MAP LOCATED AT 1071 FRESNO
AVENUE - FILE NUMBER MJP01-024

WHEREAS, an application has been submitted by EBA Engineering requesting approval of a tentative map of Golden Gate Court, more particularly described as Assessor's Parcel Number(s) 035-012-004, dated April 28, 2005, and on file in the Office of the Department of Community Development; and

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

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

NOW BE IT RESOLVED, the Planning Commission does hereby determine that said subdivision of 12 lots and no more is in compliance with the requirements of the Subdivision Ordinance of the City of Santa Rosa, (Title 19, City Code), and the Subdivision Map Act (Government Code Section 66410, et seq.) based upon the following findings:

- A. That the proposed map is consistent with the General Plan and any applicable specific plans as specified in Government Code Sections 65451 and 66474.5.
- B. That the proposed subdivision meets the housing needs of the City and that the public service needs of the subdivision's residents are within the available fiscal and environmental resources of the City.
- C. That the design of the proposed subdivision has, to the extent feasible, provided for future passive or natural heating or cooling opportunities in the subdivision.
- D. That the proposed subdivision would not discharge waste into the City's sewer system that would result in violation of the requirements prescribed by the California Regional Water Quality Control Board.
- E. That the proposed subdivision is consistent with the City of Santa Rosa Design Guidelines and is determined to be of Superior Design.
- F. That the proposed subdivision is consistent with the Zoning Code regulations pertaining to small lots subdivisions, which were in affect at the time the application was deemed complete.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds and determines said tentative map would not be approved but for the applicability and validity of each and every one of the below conditions and that if any one or more of the below conditions are determined invalid, this tentative map would not have been approved without requiring other valid conditions for achieving the purposes and intent of such approval.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa approves the Golden Gate Court Tentative Map dated April 28, 2005, and on file in the Department of Community Development, subject to the following conditions:

1. Compliance with the Development Advisory Committee (DAC) report dated March 9, 2005, except that the first sentence of Fire Condition number 3 shall be changed as follows: "The proposed Private Alley....".
2. The detailed landscape plan shall include large-scale street trees with a minimum spacing of 25 feet on center.
3. The 6 foot tall solid wood fencing shown at the back of sidewalk on lots 1 and 12 shall be setback outside of the public utility easement (7.5 feet) and additional trees shall be planted.
4. The configuration of the rear of lot 6 shall be squared off and the triangle area shall be dedicated as part of the alley.
5. That the project Conditions, Covenants, and Restrictions shall be reviewed and approved by the City Attorney and the Department of Community Development prior to recordation of the final map and that the City of Santa Rosa has the right, but not the duty, to enforce the CC&R's pertaining to the conditions stated herein.
6. That the final map shall contain on its face:
 - a. House layout and setbacks consistent with Development Plan.
 - b. Lots with 2nd dwelling nits
7. That the developer shall enter into an agreement with the City which provides that the developer, his heirs, successors, and assigns shall defend, indemnify, and hold the City, its officers, employees, and agents harmless from any and all claims, suits, and actions brought by any person and arising from, or in connection with, the design, layout, or construction of any portion of this subdivision, or any grading done, or any public or private improvements constructed within, or under, or in connection with this subdivision, whether on-site or off-site.
8. 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 building permit review.
9. The developer shall pay park fees in effect at the time the building permit is issued.

10. The developer shall pay Housing Allocation Plan in lieu fees at the time of building permit issuance.
11. 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.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 28th day of April 2005, by the following vote:

Ayes: (5) (Cisco, Gorin, Poulsen, Walsh, Bartley)

Noes: (0)

Abstentions: (0)

Absent: (2) (Arendt, Faber)

APPROVED: _____

CHAIRMAN

ATTEST: _____

EXECUTIVE SECRETARY

FINAL
DEVELOPMENT ADVISORY COMMITTEE REPORT
MARCH 9, 2005

GOLDEN GATE COURT SUBDIVISION

PROJECT DESCRIPTION

Subdivision of 1.5 acres into 12 Single family lots.

LOCATION:	1071 Fresno Avenue
APN:	035-102-004
GENERAL PLAN LAND USE:	Residential, Low Density
ZONE CLASSIFICATION:	EXISTING: RR-40 PROPOSED: R-1-2/6
OWNER/APPLICANT: ADDRESS:	MEA Pacific III, LP 825 Sonoma Avenue #C Santa Rosa, CA 95404
ENGINEER/SURVEYOR: ADDRESS:	EBA Engineering 825 Sonoma Avenue #C Santa Rosa, CA 95404
OWNER: ADDRESS:	MEA Pacific III, LP 825 Sonoma Avenue #C Santa Rosa, CA 95404
FILE NUMBER:	MJP01-024
PROJECT PLANNER:	Blake Hillegas <i>BH</i>
PROJECT ENGINEER:	Larry Woods <i>LW</i>

BACKGROUND

This project has been on hold due potential impacts to the tiger salamander and wetlands. The developer has purchased Tiger Salamander mitigation credits and recently obtained U. S. Fish and Wildlife Service approval of a pre-construction survey proposal.

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 March 1, 2004 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
- II. The property being subdivided is Lot 1 of Parcel Map No. 631 as recorded in Book 652 of Maps at page 17, City of Santa Rosa File No. 2003-0077. This Parcel Map imposes the following conditions to the development of Lot 1 which must be satisfied prior to any development of this property:
 1. The Development Rights to Lot 1 of Parcel Map No. 631 were deeded to the City of Santa Rosa by Document No. 2003-169149.
 2. Parcel Map No. 631 creates a private sewage disposal easement over the entirety of Lot 1 in favor of the Designated Remainder.
 3. As stated on Sheet 5 of Parcel Map No. 631, " The Development Rights shall be released and relinquished by the City Engineer - Community Development, to the then fee owners(s) of Lot 1, at such time as the City Engineer determines that the private sewage disposal easement over Lot 1 in favor of the Designated Remainder is no longer necessary."
 4. The private sewage disposal easement over Lot 1 in favor of the Designated Remainder will be no longer necessary once the existing house on the Designated Remainder has been connected to the City of Santa Rosa sewer system and the easement is quitclaimed as provided for in the "Sewage Disposal Easement Declaration, Lot 1 & Designated Remainder, City Parcel Map No. 631" recorded in Document No. 2003-169150.
 5. A separate set of Improvement Plans shall be prepared and approved for the construction of a sewer main extension and a sewer service to the Designated Remainder. This sewer main extension, sewer service, and connection shall be completed and accepted by the City. After the connection is completed, the private sewage disposal easement over Lot 1 in favor of the Designated Remainder shall be quitclaimed. After this,

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the City Engineer will be able to release and relinquish the Development Rights to Lot 1. Only after all of these items are complete will the City Engineer then be able to approve the Improvement Plans for the subdivision of Lot.

- III. Prior to City approval of the Subdivision Improvement Plans and recording of the Final Map, the owner shall obtain the Development Rights to Lot 1 as provided for in the recorded documents referenced above.
- IV. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received February 11, 2005:

PLANNING CONDITIONS

1. The applicant has requested the following Growth Management Allotments as a 50/50 Reserve A and B project:

RESERVE "A"					12
RESERVE "B"					
	2001	2002	2003	2004	2005

2. Final Map information sheet shall include typical setbacks as shown on the approved Development Plan and reference the proposed R-1-6 Zoning and Development Plan. The Final Map shall also indicate which lots will have 2nd units.
3. Construction hours shall be limited from 7 a.m. to 5 p.m. on non-holiday weekdays. Construction equipment should be turned off when not in use and maintained in good operating condition. Construction staging areas should be located as far as practical from existing residential uses.
4. An analysis of the tree mitigation requirements shall be provided with the improvement plan and grading permit submittal. Mitigation shall be accomplished on site and shall be shown on the landscape plan. If tree mitigation fees are required, pay fees prior to the approval of improvement and grading plans.
5. A detailed landscape and irrigation plan for the planter strips, front yards, street side yards, and alley shall be provided with the improvement plan submittal. Future property owners shall irrigate the street trees and maintain the planter strips that front on, back on, and/or side on to their property.

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6. The landscape architect shall certify, on an approved City form, that the final landscape plans comply with the City's water efficient landscape policy.
7. Wood fence locations and design details shall be shown on the improvement plan submittal.
8. All garages shall include exterior lighting on the alley side. The garage door design for plan 3 shall match the design of the Plan 1 and Plan 2 garages.
9. A declaration of restriction requiring owner occupancy of one of the units on each of the lots where 2nd units are approved shall be recorded prior to issuance of a building permit.
10. The applicant, its successors, heirs, assigns or transferees, are advised that this approval is contingent upon certain approvals, permits or authorizations by state and/or federal agencies.
11. The applicant, its successors, heirs, assigns or transferees, shall secure all authorizations, approvals and permits for impacts to wetlands, habitats and/or water quality from the resource agencies with jurisdiction prior to the issuance of any grading permit or building permit.
12. This approval is valid only if the applicant, its successors, heirs, assigns or transferees, comply with the terms, conditions and mitigations set forth in any permit, approval or authorization issued by resource agencies with jurisdiction, except that any permit condition or mitigation that requires project redesign shall trigger a review by the City of Santa Rosa to determine if the project as redesigned is consistent with the original approval. A project, which the City determines is not consistent with the City approval shall not be granted subsequent entitlements, such as improvement plans, final map, grading permits or building permits. 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.
13. If archaeological resources are discovered during site development, all work shall be halted until an archaeologist completes a significance evaluation of the finds

BUILDING

1. Provide a geotechnical investigation and soils report as required by the subdivision map act. The investigation shall include subsurface explorations and the report shall include grading, paving and foundation design recommendations.

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2. Obtain a grading / building permit for the subdivision improvements and the individual lot grading.
3. Obtain a building permit for each new structure. (Any retaining wall and any fence or soundwall higher than 6' require building permits.)
4. Obtain septic system and well abandonment permits from Sonoma County PRMD.

ENGINEERING

PARCEL AND EASEMENT DEDICATION

1. A minimum of 3 foot wide public storm drain easement shall be dedicated to the City of Santa Rosa at portions of lots 3, 4 and 9 adjacent to the alley Right of Way to provide for the public catch basins.

PUBLIC STREET IMPROVEMENTS

2. Golden Gate Avenue is dedicated as a 30' Right of Way half width with a 7.5' PUE and shall be improved as a Minor Street along the entire project frontage. Half width street improvements for the north side of the east-west section and the east side of the north-south section of the street shall consist of a travel lane, with a parking lane, and a planter strip, with a sidewalk. See the Standard Conditions of Approval for dimensions.
3. "A" Street shall be dedicated and improved as a Minor Street along the entire project frontage. Half width street improvements for the west side of the street shall consist of a travel lane, with a parking lane and a planter strip, with a sidewalk and shall transition to only a 12 foot wide travel lane at the intersection. See the Standard Conditions of Approval for dimensions.

Minor Street improvements on the east side of "A" Street, in the 23 foot wide right of way section, shall consist of a travel lane, with a parking lane and shall transition to only a 12 foot wide travel lane at the intersection. See the Standard Conditions of Approval for dimensions.

Minor Street improvements on the east side of "A" Street, in the 13 foot wide right of way section, shall consist of a 12 foot travelway on the east side of the centerline.

4. The Public Alley shall be dedicated and improved as a Public Alley as shown on the Tentative Map. Half width street improvements for both sides of the alley shall consist of 10' travel lane, widened to 12' at entrance and exit, with a standard curb and gutter within the 10.5 feet to 12.5 feet of public Right of Way.

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5. Parking shall be allowed on the north side of the east-west section and the east side of the north-south section of Golden Gate Avenue and posted for no parking on the other side.
6. Parking shall be allowed on the westerly side of "A" Street only and posted for no parking on the other side.
7. Improvements within the existing right of way of Golden Gate Avenue shall include a 5' wide connecting Asphalt Concrete pedestrian path from the northwest corner of the subdivision, northerly to the existing sidewalk on the north side of the east-west section of Golden Gate Avenue adjacent to Courtside Subdivision.

UTILITY DEPARTMENT CONDITIONS OF APPROVAL:

8. This project involves the extension of mains in Golden Gate Avenue, Fresno Avenue and Finley Avenue for public benefit outside this project. The developer may contact Utilities Engineering for information regarding a possible Reimbursement Agreement.
9. The water main must be extended in Golden Gate Avenue to the intersection of Golden Gate Avenue and Fresno Avenue. If fire flow can not be met with the long dead end main, the main must be extended to the north in Fresno Avenue to connect to the existing 12". The main in Fresno must be a 12". The sewer main extension for this project must be from the existing main in Finley Avenue which is approximately 1,000 feet west of Fresno Avenue. The sewer main must be extended westerly in Golden Gate Avenue far enough to serve lots with laterals perpendicular to the main. Sewer mains shall not be deeper than 14' or shallower than 3', depth from finished grade measured over pipe.
10. Submit the square footage of each lot to determine water demand fees.
11. Water services must be provided per Section X of the Water System Design Standards. Lots that are not being constructed with second units as indicated on the development plan but have the potential to construct a second unit must provide a 1" water service per Standard #863 for a single 5/8" meter. The meter box will be required to be replaced and a manifold installed as a condition of the building permit for the second unit. Show all lots with second units. Show any lots that are three stories. Three story structures require fire sprinklers and backflow devices. Structures with fire sprinklers may require larger services.
12. This project will require the construction of 12" water main based on the type of use or as called out in the Water Master Plan. This project must install a 12" water main. If fireflow calculations indicate an 8" main is adequate, the applicant may be entitled to oversizing contribution by the City. Any project that would

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require a smaller main would qualify for oversize participation by the City.

13. Provide fire flow calculations to show fire flow requirements can be met. If fire flow requirements can not be met the water main would need to be looped to the existing main in Fresno Avenue, as shown on the plans submitted. A fire flow test will be completed at the time of the tie in of the project to the City 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.

FIRE

1. A Phase I Environmental Site Assessment shall be provided to the Fire Department Hazardous Materials Manager for review. Phase I shall be approved prior to issuance of any grading, demolition or construction permit.
2. A Fire Flow Analysis including proposed building areas, type of construction, and available fire flow shall be provided to the Fire Department for review and approval prior to issuance of any construction permit. Minimum required Fire Flow for this single project is 1500 gpm with 30 psi residual in the main. Flow tests of hydrant #5299 (at the street frontage of 3980 Golden Gate Avenue) and hydrant #5011 (at the northwest corner of Fresno Avenue and New Zealand Avenue) are required prior to submitting Fire Flow Analysis.
3. The proposed Private Alley is a required Fire Department access road, providing apparatus egress from the site in lieu of a turn-around at the north end of Street "A". Alley shall be signed 'No Parking – Fire Lane' per Fire Department standards and any curbs shall be painted red and stenciled 'No Parking – Fire Lane' per Fire Department standards.
4. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.

RECREATION AND PARKS

1. Street trees will be required and planted by the developer. Selection will be made from the City's approved master plan list and approved by the City's Tree Division. Copies of the master street tree plan list and the standards are available at both the Community Development and Parks Division offices
2. Street tree planting shall be done in accordance with the City "Standards and Specifications for Planting Parkway Trees." Tree planting locations shall be marked by the City Tree Division personnel. This note shall be included on the

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improvement plans.

3. Provide planting and staking detail STD. 101-A on the improvement plans.
4. Contact Dan Watts at 543-3422 for tree approval and to mark tree planting locations.
5. Park acquisition and/or park development fees shall be paid at the time of building permit issuance, and the amount shall be determined by the resolution in affect at the time. This project was deemed complete on August 9, 2001.

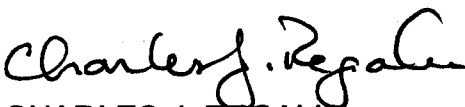
The Development Advisory Committee is an administrative committee designed to inform the Planning Commission of technical aspects of various matters which the Commission is to consider. The report of the Committee in no way constitutes approval or denial of the item under discussion. Final approval or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

RECOMMENDATION:

 X Approval with conditions as set forth in this report.

 Denial - Major Reasons:

 Continuance.



CHARLES J. REGALIA
Deputy Director of
Community Development - Planning

RESOLUTION NO. 10727

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
APPROVING A DEVELOPMENT PLAN FOR GOLDEN GATE COURT LOCATED AT 1071
FRESNO AVENUE - ASSESSOR'S PARCEL NUMBER(S) 035-012-004 - FILE NUMBER
MJP01-024

WHEREAS, the Planning Commission of the City of Santa Rosa has duly considered the
above referenced Development Plan for Golden Gate Court dated April 28, 2005; and

WHEREAS, the Planning Commission finds that the approval of the Development Plan meet
the requirements of the Santa Rosa Zoning Code.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission finds the
following findings:

- A. That the proposed subdivision is consistent with the General Plan and any applicable specific
plans as specified in Government Code Sections 65451 and 66474.5.
- B. That the proposed subdivision meets the housing needs of the City and that the public service
needs of the subdivision's residents are within the available fiscal and environmental
resources of the City.
- D. That the proposed subdivision would not discharge waste into the City's sewer system that
would result in violation of the requirements prescribed by the California Regional Water
Quality Control Board.
- E. That the proposed subdivision is consistent with the City of Santa Rosa Design Guidelines
and is determined to be of Superior Design in that the site planning, architecture and
landscaping have been developed to achieve livability, integrate with surrounding
development, and provide access to adjoining properties.

BE IT FURTHER RESOLVED that a Development Plan, for Golden Gate Court dated April
28, 2005, located at 1071 Fresno Avenue, is approved subject to the following conditions:

- 1. Compliance with the Development Advisory Committee Report dated March 9, 2005, except
that the first sentence of Fire Condition number 3 shall be changed as follows: " The
proposed ~~Private~~ *Public* Alley...." ..

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa
Rosa on the 28th day of April, 2005, by the following vote:

Ayes: (5) (Cisco, Gorin, Poulsen, Walsh, Bartley)
Noes: (0)
Abstentions: (0)
Absent: (2) (Arendt, Faber)

APPROVED: _____

CHAIRMAN

ATTEST: _____

EXECUTIVE SECRETARY

RESOLUTION NO. 11144

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
GRANTING A ONE YEAR EXTENSION OF TIME FOR GOLDEN GATE COURT
LOCATED AT 1071 FRESNO AVE - FILE NUMBER MJPO1-024.

WHEREAS, the Planning Commission has considered the request to extend the period for filing the final map and conditional use permit for Golden Gate Court from April 28, 2007 to April 28, 2008; and

WHEREAS, conditions pertaining to the subject development have not changed to any appreciable degree.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Santa Rosa grants a one year extension of time on the filing of the final map and conditional use permit for Golden Gate Court, subject to the following conditions:

1. Comply with all conditions of Planning Commission Resolutions Nos. 10726 and 10727 with the modification of engineering condition 7 of the DAC report dated March 9, 2005 to read:

Condition 7- Improvements within the existing right of way of Golden Gate Avenue shall include a 5 ft wide connecting pedestrian path from the northwest corner of the subdivision, northerly to the existing sidewalk on the north side of the east-west section of Golden Gate Avenue adjacent to Courtside Subdivision. The surface of the path shall be pervious Portland Cement Concrete or other pervious material acceptable to the Public Works Department.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 26th day of July, 2007, by the following vote:

AYES: (6) (Bartley, Caston, Cisco, Duggan, Poulsen, Walsh)
NOES: (0)
ABSTENTIONS: (0)
ABSENT: (0)

APPROVED: 

CHAIRMAN

ATTEST: 

EXECUTIVE SECRETARY

RESOLUTION NO. 11337

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
APPROVING A ONE-YEAR TIME EXTENSION FOR THE TENTATIVE MAP AND
DEVELOPMENT PLAN FOR GOLDEN GATE COURT LOCATED AT 1071 FRESNO
AVENUE (APN 035-102-036) - FILE NUMBER MJP01-024 (MAJ01-011 & CUP01-127)

WHEREAS, the Planning Commission has considered the request to extend the period
for filing the final map and conditional use permit for Golden Gate Court from April 28, 2008 to
April 28, 2009; and

WHEREAS, conditions pertaining to the subject development have not changed to any
appreciable degree.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of
Santa Rosa grants a one-year extension of time on the filing of the final map and for the
conditional use permit for the Golden Gate Court, subject to the following conditions:

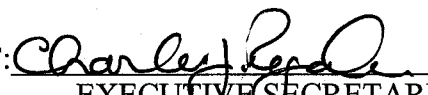
1. Comply with all conditions of Planning Commission Resolution No. 10726 with one
modification to Condition #1, to read:

Compliance with the revised Development Advisory Committee (DAC) report
dated June 17, 2008.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of
Santa Rosa on this 10th day of July, 2008, by the following vote:

AYES:	(6)	(Bartley, Cisco, Duggan, Karsten, Poulsen, Walsh)
NOES:	(0)	
ABSTENTIONS	(0)	
ABSENT:	(1)	(Caston)

APPROVED: 
CHAIRMAN

ATTEST: 
EXECUTIVE SECRETARY

FINAL
DEVELOPMENT ADVISORY COMMITTEE REPORT

MARCH 9, 2005
REVISED JUNE 17, 2008

GOLDEN GATE COURT SUBDIVISION

PROJECT DESCRIPTION

Subdivision of 1.5 acres into 12 Single family lots.

LOCATION:	1071 Fresno Avenue
APN:	035-102-004
GENERAL PLAN LAND USE:	Residential, Low Density
ZONE CLASSIFICATION:	EXISTING: RR-40 PROPOSED: R-1-2/6
OWNER/APPLICANT: ADDRESS:	MEA Pacific III, LP 825 Sonoma Avenue #C Santa Rosa, CA 95404
ENGINEER/SURVEYOR: ADDRESS:	EBA Engineering 825 Sonoma Avenue #C Santa Rosa, CA 95404
OWNER: ADDRESS:	MEA Pacific III, LP 825 Sonoma Avenue #C Santa Rosa, CA 95404
FILE NUMBER:	MJP01-024
PROJECT PLANNER:	Susie Murray <i>SM</i>
PROJECT ENGINEER:	Larry Woods <i>LW</i>

BACKGROUND

This project has been on hold due potential impacts to the tiger salamander and wetlands. The developer has purchased Tiger Salamander mitigation credits and recently obtained U. S. Fish and Wildlife Service approval of a pre-construction survey proposal.

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 March 1, 2004 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
- II. The property being subdivided is Lot 1 of Parcel Map No. 631 as recorded in Book 652 of Maps at page 17, City of Santa Rosa File No. 2003-0077. This Parcel Map imposes the following conditions to the development of Lot 1 which must be satisfied prior to any development of this property:
 - a. The Development Rights to Lot 1 of Parcel Map No. 631 were deeded to the City of Santa Rosa by Document No. 2003-169149.
 - b. Parcel Map No. 631 creates a private sewage disposal easement over the entirety of Lot 1 in favor of the Designated Remainder.
 - c. As stated on Sheet 5 of Parcel Map No. 631, "The Development Rights shall be released and relinquished by the City Engineer - Community Development, to the then fee owners(s) of Lot 1, at such time as the City Engineer determines that the private sewage disposal easement over Lot 1 in favor of the Designated Remainder is no longer necessary."
 - d. The private sewage disposal easement over Lot 1 in favor of the Designated Remainder will be no longer necessary once the existing house on the Designated Remainder has been connected to the City of Santa Rosa sewer system and the easement is quitclaimed as provided for in the "Sewage Disposal Easement Declaration, Lot 1 & Designated Remainder, City Parcel Map No. 631" recorded in Document No. 2003-169150.
 - e. A separate set of Improvement Plans shall be prepared and approved for the construction of a sewer main extension and a sewer service to the Designated Remainder. This sewer main extension, sewer service, and connection shall be completed and accepted by the City. After the connection is completed, the private sewage disposal easement over Lot 1 in favor of the Designated Remainder shall be quitclaimed. After this, the City Engineer will be able to release and relinquish the Development Rights to Lot 1. Only after all of these items are complete will the City Engineer then be able to approve

the Improvement Plans for the subdivision of Lot.

- III. Prior to City approval of the Subdivision Improvement Plans and recording of the Final Map, the owner shall obtain the Development Rights to Lot 1 as provided for in the recorded documents referenced above.
- IV. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received February 11, 2005:

PLANNING CONDITIONS

1. The applicant has requested the following Growth Management Allotments as a 50/50 Reserve A and B project:

RESERVE "A"					12
RESERVE "B"					
	2001	2002	2003	2004	2008

2. Final Map information sheet shall include typical setbacks as shown on the approved Development Plan and reference the proposed R-1-6 Zoning and Development Plan. The Final Map shall also indicate which lots will have 2nd units.
3. Construction hours shall be limited from 7 a.m. to 5 p.m. on non-holiday weekdays. Construction equipment should be turned off when not in use and maintained in good operating condition. Construction staging areas should be located as far as practical from existing residential uses.
4. An analysis of the tree mitigation requirements shall be provided with the improvement plan and grading permit submittal. Mitigation shall be accomplished on site and shall be shown on the landscape plan. If tree mitigation fees are required, pay fees prior to the approval of improvement and grading plans.
5. A detailed landscape and irrigation plan for the planter strips, front yards, street side yards, and alley shall be provided with the improvement plan submittal. Future property owners shall irrigate the street trees and maintain the planter strips that front on, back on, and/or side on to their property.
6. The landscape architect shall certify, on an approved City form, that the final landscape plans comply with the City's water efficient landscape policy.

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7. Wood fence locations and design details shall be shown on the improvement plan submittal.
8. All garages shall include exterior lighting on the alley side. The garage door design for plan 3 shall match the design of the Plan 1 and Plan 2 garages.
9. A declaration of restriction requiring owner occupancy of one of the units on each of the lots where 2nd units are approved shall be recorded prior to issuance of a building permit.
10. The applicant, its successors, heirs, assigns or transferees, are advised that this approval is contingent upon certain approvals, permits or authorizations by state and/or federal agencies.
11. The applicant, its successors, heirs, assigns or transferees, shall secure all authorizations, approvals and permits for impacts to wetlands, habitats and/or water quality from the resource agencies with jurisdiction prior to the issuance of any grading permit or building permit.
12. This approval is valid only if the applicant, its successors, heirs, assigns or transferees, comply with the terms, conditions and mitigations set forth in any permit, approval or authorization issued by resource agencies with jurisdiction, except that any permit condition or mitigation that requires project redesign shall trigger a review by the City of Santa Rosa to determine if the project as redesigned is consistent with the original approval. A project, which the City determines is not consistent with the City approval shall not be granted subsequent entitlements, such as improvement plans, final map, grading permits or building permits. 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.
13. If archaeological resources are discovered during site development, all work shall be halted until an archaeologist completes a significance evaluation of the finds

BUILDING

14. Provide a geotechnical investigation and soils report as required by the subdivision map act. The investigation shall include subsurface explorations and the report shall include grading, paving and foundation design recommendations.
15. Obtain a grading / building permit for the subdivision improvements and the individual lot grading.

16. Obtain a building permit for each new structure. (Any retaining wall and any fence or soundwall higher than 6' require building permits.)
17. Obtain septic system and well abandonment permits from Sonoma County PRMD.

ENGINEERING

PARCEL AND EASEMENT DEDICATION

18. A minimum of 3 foot wide public storm drain easement shall be dedicated to the City of Santa Rosa at portions of lots 3, 4 and 9 adjacent to the alley Right of Way to provide for the public catch basins.

PUBLIC STREET IMPROVEMENTS

19. Golden Gate Avenue is dedicated as a 30' Right of Way half width with a 7.5 foot PUE and shall be improved as a Minor Street along the entire project frontage. Half width street improvements for the north side of the east-west section and the east side of the north-south section of the street shall consist of a travel lane, with a parking lane, and a planter strip, with a sidewalk. See the Standard Conditions of Approval for dimensions.
20. "A" Street shall be dedicated and improved as a Minor Street along the entire project frontage. Half width street improvements for the west side of the street shall consist of a travel lane, with a parking lane and a planter strip, with a sidewalk and shall transition to only a 12 foot wide travel lane at the intersection. See the Standard Conditions of Approval for dimensions.
21. Minor Street improvements on the east side of "A" Street, in the 23 foot wide right of way section, shall consist of a travel lane, with a parking lane and shall transition to only a 12 foot wide travel lane at the intersection. See the Standard Conditions of Approval for dimensions.
22. Minor Street improvements on the east side of "A" Street, in the 13 foot wide right of way section, shall consist of a 12 foot travelway on the east side of the centerline.
23. The Public Alley shall be dedicated and improved as a Public Alley as shown on the Tentative Map. Half width street improvements for both sides of the alley shall consist of 10 foot travel lane, widened to 12 foot at entrance and exit, with a standard curb and gutter within the 10.5 feet to 12.5 feet of public Right of Way.

24. Parking shall be allowed on the north side of the east-west section and the east side of the north-south section of Golden Gate Avenue and posted for no parking on the other side.
25. Parking shall be allowed on the westerly side of "A" Street only and posted for no parking on the other side.
26. Improvements within the existing right of way of Golden Gate Avenue shall include a 5 ft wide connecting pedestrian path from the northwest corner of the subdivision, northerly to the existing sidewalk on the north side of the east-west section of Golden Gate Avenue adjacent to Courtside Subdivision. The surface of the path shall be pervious Portland Cement Concrete or other pervious material acceptable to the Public Works Department.

UTILITY DEPARTMENT CONDITIONS OF APPROVAL:

27. This project involves the extension of mains in Golden Gate Avenue, Fresno Avenue and Finley Avenue for public benefit outside this project. The developer may contact Utilities Engineering for information regarding a possible Reimbursement Agreement.
28. The water main must be extended in Golden Gate Avenue to the intersection of Golden Gate Avenue and Fresno Avenue. If fire flow can not be met with the long dead end main, the main must be extended to the north in Fresno Avenue to connect to the existing 12 inch . The main in Fresno must be a 12 inch. The sewer main extension for this project must be from the existing main in Finley Avenue which is approximately 1,000 feet west of Fresno Avenue. The sewer main must be extended westerly in Golden Gate Avenue far enough to serve lots with laterals perpendicular to the main. Sewer mains shall not be deeper than 14 feet or shallower than 3 feet, depth from finished grade measured over pipe. A City project is planned for the summer of 2008 that will extend the public sewer in Golden Gate Avenue from the Leddy Avenue intersection to approximately 1,450 feet east on Golden Gate Avenue. This project may propose extending the sewer main from the future location on the east end of Golden Gate Avenue if proper depth and slope can be maintained on the pipe
29. Water services must be provided per Section X of the Water System Design Standards. Show all lots with second units. Show any lots that are three stories. Residential fire sprinklers are required with the development. The water lateral and meter must be sized to meet fire flow requirements.

30. This project will require the construction of 12 inch water main based on the type of use or as called out in the Water Master Plan. This project must install a 12 inch water main. If fireflow calculations indicate an 8 inch main is adequate, the applicant may be entitled to oversizing contribution by the City. Any project that would require a smaller main would qualify for oversize participation by the City.
31. Provide fire flow calculations to show fire flow requirements can be met. If fire flow requirements can not be met the water main would need to be looped to the existing main in Fresno Avenue, as shown on the plans submitted.
32. A fire flow test will be completed at the time of the tie in of the project to the City 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.
33. Submit the square footage of each lot to determine sewer and water demand fees. The lot sizes should be listed on the information sheet of the Final Map.
34. Submit landscape and irrigation plans in conformance with the Single Family Residential Landscape Policy adopted by the Santa Rosa City Council, Resolution No. 26690, on October 17, 2006. Submit Peak Month Water Use Estimate (Appendix A) and Certificate of Conformance (Appendix B). On landscape and irrigation plans, include the total planned square footage of planted areas for high water use plants (i.e.- turf, annuals and container plants); moderate water use plants (i.e. - ornamental trees, shrubs ground covers, and perennials primarily irrigated by sprinklers); and low water use plants (i.e. - drought tolerant plants irrigated primarily through drip emitters). The planting plan must include specific plant names that fit in each category.

FIRE

35. The approval of the Phase 1 Environmental Site Assessment for this project reviewed December 5, 2005 has expired. Applicant shall submit an update letter including a site survey by the Environmental Engineer attesting that there has been no contamination of the site since the original Phase 1 was conducted.
36. Hydrant spacing for this single-family residential project shall comply with current Fire Department standards: maximum 500 feet on center. Proposed hydrant locations are acceptable to Fire Dept.

37. Fire Department access roads shall be provided to within 150 feet path-of-travel distance of all portions of first floor exterior walls of all structures and hazardous materials use or storage areas. Access roads shall be designed to current Fire Department standards: 20 feet wide minimum for single-family or duplex structures two-stories or less in height. Required Fire Department access roads shall be signed "No Parking – Fire Lane" per current Fire Department standards. As currently proposed, the Public Alley is a required Fire Department access road and shall be signed accordingly.
38. A Fire Flow Analysis including proposed calculated available fire flow at the new public fire hydrants shall be provided to the Fire Department for review and approval concurrent with submittal of Public Improvement plans. Minimum required Fire Flow for this single family residential project is 1500 gpm with 30 psi residual in the main.
39. The City of Santa Rosa has adopted a local ordinance which requires automatic fire sprinkler systems in virtually all new construction. Sprinkler systems for single-family residences typically require 1-1/2 inch service laterals, 1 inch water meters and 1 inch backflow devices.
40. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.

RECREATION AND PARKS

41. 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. Planting shall be done in accordance with the city *Standards and Specifications for Planting Parkway Trees*. Tree planting location shall be marked by Parks Division Tree Section personnel; contact (707) 543-3422. 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.
42. 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.
43. Property owners shall be responsible for the irrigation of the street trees and the maintenance of the planter strips in front of and along side of their lots and any plant material in the alley.
44. Lots 1 & 12 shall be responsible the irrigation and maintenance of the landscape improvements including trees outside their side yard fence along Golden Gate Avenue.

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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 discussion. Final approval or denial rests with the Planning Commission and/or City Council, and may or may not be subject to terms of the report.

RECOMMENDATION:

 X Approval with conditions as set forth in this report.

 Denial - Major Reasons:

 Continuance.

Marie Meredith
Marie Meredith
Deputy Director of
Community Development - Planning