

DEVELOPMENT ADVISORY COMMITTEE
(May 10, 2018)

MARLOW COMMONS

The Marlow Commons project (Project) is a proposal to subdivide a 4.84-acre area into 44 lots, and construct 64 attached residential units. The individual parcels will range in size from 2,285 square feet to 6,114 square feet. Landscaped areas, identified as parcels A, B and C, will be maintained by a Home Owner Association (HOA). A Street will connect Marlow Road to Guerneville Road, and is a public street. B Street, located in the center of the development, is a private street. Entitlement applications include a Tentative Map, Conditional Use Permit for a small lot subdivision, and Design Review for attached housing.

LOCATION.....2199 Marlow Road, and
2039, 2041 & 2045 Guerneville Road

APNs.....036-061-028, -064, -068 & -069

GENERAL PLAN LAND USE.....Medium Density Residential
8-18 Units per acre

ZONE CLASSIFICATION

EXISTINGR-3-18 (Multi-family Residential)

PROPOSED.....R-3-18 (Multi-family Residential)

OWNER/APPLICANTDaniel Morgan

ADDRESS.....2658 Bridgeway, Suite 100
Sausalito, CA 94965

ENGINEER/SURVEYORCivil Design Consultants, Inc.

ADDRESS.....2200 Range Avenue, Suite 204
Santa Rosa, CA 95403

REPRESENTATIVE.....J. Kapolchok & Associates

ADDRESS.....843 Second Street
Santa Rosa, CA 95404

FILE NUMBERPRJ17-022

CASE PLANNERSusie Murray

PROJECT ENGINEER.....Larry Lackie

Background

During the meetings of March 29, 2016, and April 5, 2016, the City Council introduced and adopted a Negative Declaration; approved a General Plan Amendment to designate the entirety of the subject site as Medium Density Residential, which allows development at a density of 8-18 units per acre; and adopted an Ordinance to change the zoning to the R-3-18 (Multi-family Residential) zoning district, which is consistent with the land use designation.

On April 4, 2017, the initial project applications, including a Tentative Map and Design Review, were submitted, followed by the companion Conditional Use Permit (CUP) application, which was submitted on December 13, 2017.

Conditions of Approval

The following summary constitutes the recommended conditions of approval from City departments on the subject application/development based on plans stamped received May 7, 2018.

1. Developer's engineer shall obtain the current city Design and Construction Standards and the Community Development Department's Standard Conditions of Approval dated August 27, 2008, and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.

Planning Conditions

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

RESERVE A"		64		
RESERVE "B"				
	2018	2019	2020	2021

3. Thirty days prior to the removal of any trees or structures, or commencement of construction activities, the developer shall consult with a qualified bat biologist, who is defined as a bat biologist and holds a California Department of Fish and Wildlife (CDFW) collection permit and a Memorandum of Understanding with CDFW allow the biologist to handle and collect bats. The bat biologist shall identify and supervise any necessary protective measures to avoid impacts to known bat habitat in preparation for construction activities.

4. If construction activities, including tree pruning, tree removal, ground disturbing activities, or construction activities commence between February 1 and August 31, a pre-construction survey of the open grassland areas and trees for nesting birds (migratory song birds and raptors) shall be performed not more than 30 days prior to the start of these activities. The pre-construction survey shall be conducted by a qualified avian biologist.
5. Marlow Road frontage shall be planted with a low-water use landscape, including large, native trees and decorative boulders, to break up the massing of the rear yard fences facing the road.
6. A tree inventory was included in a report, prepared by John C. Meserve, Horticultural Associates, dated February 25, 2017, identified 58 trees for removal. Prior to issuance of grading/building permits, the applicant shall provide an updated report which shows compliance with the City's Tree Ordinance, including protective measure for the trees that will be retained.
7. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).
8. A qualified archaeologist or tribal monitor shall be on-site to monitor initial ground disturbing activities.
9. Construct an eight-foot tall fence along the periphery of the project site.
10. Provide a current arborist evaluation of trees on neighboring properties that will be impacted by construction activities. The report must include a detailed list of protective measure to implemented during Project grading and construction activities. Protective measures shall be printed on all plans submitted for grading/building permits.
11. Plan sets submitted for grading/building permits shall clearly depict existing trees to be removed and protected.
12. The following note shall be printed under the heading of "General Notes" on all plan sets submitted for grading/building permits: Hours of operation shall be limited to 7:00 a.m. to 6:00 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.
13. During periods of construction, a sign shall be installed that provides a contact name and number for all construction-related inquiries and/or complaints.
14. In the event the U.S. Postmaster requires gang mailboxes, they shall be located in the same general area as fire hydrants to maximize available street

parking.

15. Conditions, Covenants, and Restrictions (CC&R's) in a form approved by The Neighborhood Revitalization Program, shall be recorded on each lot. The CC&R's are intended to create a framework by which investor owner properties and common areas are managed and maintained. At a minimum, the CC&R's shall contain the following provisions:
 - a. Residential occupancy standards;
 - b. Maintenance and habitability requirements;
 - c. Prohibition of nuisances and offensive activities including: graffiti, illegal drugs, violent acts and criminal gang behavior;
 - d. Resident and guest parking system;
 - e. The HOA shall be responsible for regular maintenance of the gang mailbox area(s). The gang mailbox area(s) shall be kept litter free and maintained in good condition.
 - f. Garbage receptacles shall remain concealed from public view when stored.
 - g. Garbage receptacles shall not be placed for refuse pick-up earlier than one day prior to scheduled pick-up time, and shall be pulled in the same day the of the scheduled pick-up.
 - h. The HOA will provide regular maintenance for all landscaping parcels, including the Marlow Road street frontage along the entire length of the subdivision.
 - i. The HOA shall provide regular maintenance for all street trees.

Building Conditions

16. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading
17. Obtain a building permit for the proposed project.

Engineering Development Services

PARCEL AND EASEMENT DEDICATION

18. Vehicular access rights shall be dedicated to the City along the Marlow Road frontage of the site except at the planned street entrances to the project and any emergency access points that may be required but do not appear on the present plan.
19. A Public Utility Easement containing a 5.5-foot sidewalk easement shall be granted over the full width of Parcel "A".
20. The formation of a HOA, responsible for ownership and maintenance of the common area and common site improvements, is required for Landscape Parcels A and B and Private Roadway Parcel C. The documents creating the Association and the Covenants, Conditions and Restrictions governing the Association shall be submitted to the City Attorney's Office and the Department of Community Development for review.
21. An Easement for General Roadway purposes shall be irrevocably offer to offsite Lands of Reese, Doc No. 2003-131303, and their successors over Parcel C for access to the Street "A" a Public Street. The easements shall be recorded as a separate document and Document Number noted on the Subdivision Improvement Plans and be shown on the recorded Final Subdivision Map in the Owners of Interest certificate.

PUBLIC STREET IMPROVEMENTS

22. Street "A" is to be dedicated and improved to the full width minor street standards together with a 13-foot Public Utility Easement containing a 5.5-foot sidewalk easement. Street improvements shall consist of roadway structural section for an 18-foot half width street section with parking and a 12-foot half width section without parking, curb gutter and 5-foot sidewalk behind a 6-foot planter on both sides of centerline.
23. Street "A" roadway section shall be designed to allow parking in selected areas. Transitions from parking sections to non-parking sections shall be accomplished using the City Standard 213 Parking Bay detail. A 2-stall parking bay shall be provided adjacent to Lot 21. Parking is to be provided along the westerly curb line of Street "A" starting at Lot 13 and ending 50 feet from the right of way line of Guerneville Road. Parking is to be provided along the easterly curb line adjacent to Lots 26,27 and Parcel "B".
24. Intersection of Street "A" and Marlow Road shall be through 35-foot radius curb returns with Caltrans Standard RS88A Case A curb ramps. Public Right of Way at the intersection shall be dedicated to the City for the curb

ramp plus 6 inches behind the sidewalk landing.

25. Intersection of Street "A" and Guerneville Road shall be through 35-foot radius curb return with Caltrans Standard RS88A Case G curb ramp for the easterly corner and 25-foot radius curb return with Caltrans standard R88A Case G curb ramp on the westerly corner. The width of the Street "A" leg of the intersection shall be reduced to 24 feet curb to curb and signed for no parking. The reduced street length shall extend from the Guerneville Road intersection a minimum of 30 feet to the beginning parking bay reverse curve transition. Public Right of Way at the intersection shall be dedicated to the City to include the curb ramp plus 0.5 feet behind sidewalk landing.
26. Intersection of Street "A" and Street "B" shall be through City Standard 250D, Curb Return Driveway with 20-foot curb radius. The curb line at the driveway location shall be parallel for the Street "A" road section with no parking. The curb returns on Street "A" for the driveway connection shall have a 5-foot minimum length of curb and gutter tangent between driveway curb return and the beginning of curve for the parking bay reverse curve transition.
27. Improvements to Marlow Road shall consist of the removal of existing driveway and approach and replacement with new street intersection 24-foot-wide curb to curb to City Standards with new curb returns at a 35-foot radius and Caltrans Standard RSP A88A curb ramps located at the intersection of Street A. Right of way shall be dedicated to the City to include the curb ramp and sidewalk landing behind the ramp plus 0.5 feet.
28. 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.
29. Guerneville Road overhead utilities shall be placed underground with spare conduits for the High Voltage conductors that may remain overhead per City's Undergrounding Ordinance. Existing overhead utility services to adjacent offsite property "Lands of David A. and Gail Charp Trust" shall be placed underground with service relocated to Street "A", provided with riser pole at property line to maintain overhead service to residence. The existing Utility Pole on the Guerneville Road frontage is to be relocated to behind the new curb return and curb ramp at the intersection of Street A and Guerneville Road. All services coming off pole both onsite and offsite shall be placed to be underground. Existing underground utilities and street light services on Marlow Road and Guerneville Road shall be maintained, relocated, and modified as necessary in coordination with frontage improvements.
30. Street trees in planters that include BMP LID improvements shall have a

combination of structural fill to support roadway improvements with structural soil mix and drain rock to be placed in the planter strip adjacent to tree as recommended by the Project Arborist, Project Soils Engineer, and approved by City Engineer. Except as otherwise specified in planter strips located along the southern portion of Street A, street trees are to be chosen from the current Recreation & Parks Department Street Tree List or approved by Recreation and Parks for use in street plater strips.

31. An Expansion Index test shall be provided with the Soils Report for the Subdivision. Active soils with an Expansion index of 50 or more will require a moisture barrier constructed per City Standard 264 or as approved by the City Soils Lab.
32. A new City Standard 250A Curb Cut for 12-foot-wide driveway is to be constructed on Marlow Road. The centerline of the driveway is to be approximately midpoint between the intersection of Larry Drive and Street "A" and Crosspoint Avenue or as directed by the City Traffic Engineer. The driveway shall be restricted to right turn only with one-way directional arrow signage per CAMUTCD installed in the raised median opposite the driveway location. The Subdivision Improvement Plans shall note "DRIVEWAY CURB CUT IS TEMPORARY, AND SHALL REMOVED BY FUTURE DEVELOPMENT PROJECTS. ACCESS FOR FUTURE DEVELOPMENT INVOLVING 2299 MARLOW ROAD SHALL BE TAKEN FROM CROSSPOINT AVENUE."

TRAFFIC

33. A left turn pocket per Caltrans Standard 405.2A shall be constructed on Marlow Road for the Street "A" intersection entering to site shall be extended to provide a minimum 50-foot queue with 90-foot taper. The landscape median shall be modified as necessary and planting and irrigation system removed and replaced with decorative rock grouted in place in the queuing lane and in the taper area for the left turn pocket.
34. The access onto Guerneville Road shall be stop sign controlled with stop bar, signed for right turn only, and with "One Way" sign posted in median opposite intersection.
35. 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.
36. 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 two-foot concrete apron around box."

PRIVATE STREET/DRIVEWAY IMPROVEMENTS

37. Street "B" is to be a private street in Parcel "C" owned and maintained by the Home Owners Association and improved to City Standards. The street shall be improved to the City Minor street section 30 feet wide for 2-way traffic with parking on one side, curb gutter and 5-foot sidewalk behind a 6-foot planter with parking on one side. A full width easement for Public Utility, Public Water, and Public Sewer shall be granted to City over full length of Parcel "C".
38. The Hammerhead turnaround of Street "B" shall provide a City Standard 203 F Hammerhead turn around "T" with 20-foot inside radius curb returns with 24-foot-wide curb to curb roadway width. Intersection improvements shall provide for a Caltrans Standard RS 88A Case "A" curb ramps for bidirectional crossing of east west leg of hammerhead", and Caltrans Standard RS88A Case "E" curb ramps for directional crossing north south leg of hammerhead. Fire Department with curb marked and roadway signed per current Fire Department Standards as a "Fire Lane" in "T" portion of Street "B".
39. Center islands between driveway curb cuts shall be omitted when separation between curb cuts is less than 6 feet.
40. Private Street "B" shall be marked as "Fire Lane" with no parking.
41. Driveways curb cuts shall have a minimum 5-foot setback to fire hydrants and street lights.
42. Shared driveway curb cuts shall be provided with a physical or visual separation on the property line between driveways.
43. The common driveways shall be improved with the subdivision improvements to the garage pad locations.
44. The Common Parcels "A, B and C" together with Private Street "B" roadway and sidewalk improvements shall be owned and maintained by a Home Owners Association. the Association CC&R's shall be submitted to the City with the Improvement plans for review by the City Attorney to be recorded concurrently with the Final Map for the Subdivision.

45. The southerly end of Street "B" adjacent to the Lands of Reese, Doc no. 2003-13103 APN 036-061-067, shall be signed per City Standard 206 as a future private street extension with barricades and signed as "no parking".
46. There shall be displayed, in plain view at entrance to the Private Street "B" Parcel "C", a sign not less than 17 inches by 22 inches in size, with lettering not less than one inch in height, prohibiting public parking and indicating that vehicles will be removed at the owner's expense, and containing the telephone number of the local traffic law enforcement agency and the name and telephone number of each towing company that is a party to a written general towing authorization agreement with the owner or person in lawful possession of the property. Sign shall cite CVC 22658. The sign shall be installed behind the Public Utility Easement.

STORM DRAINAGE

47. The storm drain system in Parcel "C" shall be privately owned and maintained by the Homeowners Association. The curb inlets for the private storm drain pipe in Parcel "C" shall be connected to the public system through a public manhole located at the back of sidewalk in the street section of Parcel "C". The public manhole and pipe to the public curb inlet shall be contained in a Public Storm drain easement where outside of the Public Right of Way.
48. The developer's engineer shall comply with all requirements of the latest edition of the City Standard Urban Storm Water Mitigation Plan Guidelines. Final Public Improvement Plans shall incorporate all SUSMP 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 SUSMP BMP's, and shall include a maintenance schedule.
49. The new SUSMP Calculator contained in the current LID Manual shall be used and submitted with the Final SUSMP Report.
50. Perpetual maintenance of SUSMP Best Management Practices (BMP's) shall be the responsibility of one or more of the following:
 - a. 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.
 - b. A Homeowner's Association or Property Owners Association. If perpetual

maintenance of these BMP's is through a Homeowner's Association or Property Owner's Association, the documents creating the Association and the Covenants, Conditions and Restrictions governing the Association shall be submitted to the City Attorney's Office and the Department of Community Development for review.

- c. A special tax district for public BMP facilities.
 - d. An alternate means acceptable to the City of Santa Rosa.
51. After the SUSMP 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 SUSMP BMP's is to be received by the City prior to acceptance of subdivision improvements.
 52. 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.
 53. Affected contributory drainage areas shall be subject to storm water treatment and or volume storage per LID requirements within BMPs and the BMP's shall be sized for the total contributory area, including on and offsite drainage areas. Revise the SUSMP exhibits to indicate an accurate square footage of contributory area and to show the same contributory drainage areas as shown on the grade plans. Verify the cross-lot drainage grade elevations or construct a grade break/barrier at the Property lines that prevents cross lot drainage.
 54. A drainage system shall be installed to handle rear lot drainage. Private drainage system shall be connected to the public system from private drainage structure at the property line through a minimum 15-inch diameter drain pipe through public right of way from a private drainage inlet at back of sidewalk to a public drainage structure. No Blind connections to the public system are allowed.
 55. 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 SUSMP design report.
 56. A SUSMP "Declaration of Maintenance" document shall be recorded prior to subdivision acceptance and conformed copy shall be submitted for final inspection of the subdivision.

57. Where bio swales or BMP facilities are 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. Utility trench crossings of the BMP LID Bioswale shall extend the length of the bioswale by 5 feet for each occurrence. Locations of infrastructure shall be present on the plans and shall be reviewed during plan check.
58. 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 SUSMP report. BMPs shall be preserved and not filled in with landscape material or removed.
59. 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 will be coordinated with the approved SUSMP report and show the BMP locations clearly to prevent them from being filled in with landscape materials.
60. The LID Manual Priority 2 Roadside Bioretention detail, P2-04 is to be used in the planter strip with city Standard curb gutter and sidewalk. The Field Drain High flow bypass and perforated pipe is to be omitted in favor of curb openings at the high point and the low end of the bioswale. The curb opening at the swale exit shall not be depressed and low point of swale graded to match gutter flow line in the street. The swale design shall be calculated to provide treatment for the 1.0 inch 24 four storm allowing for the 10-year design storm to reenter the curb and gutter. The perforated storm drain pipe and high flow bypass is not to be installed in the bioswale. The calculations for sizing the individual swales shall be provided in the Final SUSMP Report submitted to the City for review and approval with the Improvement Plans.
61. The bioswale design shall provide storm flow treatment through landscaping and volume capture through use of structural soil. Bioswale crossing property lines shall be covered by a mutual maintenance agreement between properties owners included in the Final SUSMP Report and agreement recorded on the title.
62. A concrete moisture barrier shall be constructed per City Standard 264 at all bioswale curb openings and extending 1 foot beyond the edges of the opening.
63. Interceptor trees shall be included in the landscape design for the bioswale in the planter strip. Interceptor trees shall be selected from the recommended tree list in the SUSMP Appendix as approved on the Recreation & Parks Department Street Tree List for use in 6-foot planter.

GRADING

64. Grading for the Lots shall match existing grades at property line. All drainage swales shall be graded with minimum 1-foot setback from top of swale to fence line.
65. 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.
66. 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.
67. Existing septic systems shall be removed under supervision of project Soils Engineer. Obtain Permits from the Sonoma County Permit and Resources Management Department. Septic systems shall be shown on the subdivision improvement plans as being removed.
68. Existing wells shall be removed with permits from the Sonoma County Permit and Resource Management Department. Any wells designated to remain must meet City and County Codes. Obtain a City building permit if an existing structure is being converted from a connection to the well to the public water system.
69. Lot to Lot drainage shall be in a piped system contained within a 10-foot Private Drainage Easement. No concentrated flows are allowed to cross over sidewalk all drainage is to be through City Standard sidewalk drains to the street.
70. Side yard drains are to be piped to a field inlet at back of sidewalk that discharges through a City Standard 406 sidewalk drain to the street. Back yard drainage shall not cross property lines, shall be contained on site and directed to public right of way and public

Water Department

71. 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.
72. Demand fees and meter sizes are to be determined based on use and area in

conjunction with review of building plans.

73. 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.
74. 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.
75. Provide meters per Section X of the Water System Design Standards.
76. Any existing water or sewer services that will not be used must be abandoned at the main per City Standards under an encroachment permit. The existing meter must be collected by the City Meter Shop. Contractor is to coordinate through the City's Encroachment Officer for water meter removal and pick up by the City.
77. Separate sewer laterals shall be installed for each lot.
78. Private mains shall be a minimum of 6" in diameter and public mains shall be a minimum of 8" in diameter. Connections between private and public sewer mains shall be at manholes. Public water mains must be sized to meet criteria per Section VII of the Water System Design Standards.
79. For purposes of leak detection and maintenance access, no reinforced concrete may be designed over publicly maintained water or sewer facilities. Unreinforced concrete will be allowed under special circumstances such as crosswalks. Water system valves must be located outside of the concrete area.
80. Fire hydrants shall be provided along street frontages. 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. For specific fire hydrant locations and flow requirements see Section XII of the Water System Design Standards. Fire hydrant type and installation shall comply with City Water Standard 857.
81. 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.
82. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on October 27, 2015. Plans shall be submitted with the Building Permit application. Submit the following with the above-mentioned plans: Maximum Applied Water Allowance form, Hydrozone Table form, and Certificate of

Completion form.

Fire Department

83. Fire hydrants in this one- and two-family development shall be located so that maximum distance between hydrants is 500 ft path-of-travel. Required fire flow from each hydrant is 1500 gpm at 20 psi residual. A fire flow analysis shall be submitted for review and approval by Fire Department concurrent with first Engineering plan check.
84. Private Street 'B' is a required fire apparatus access road ("Fire Lane"). Engineering plans shall include signing or curb marking per current Fire Dept. standards to prevent obstruction of turn-around area.
85. Two copies of a Phase 1 Environmental Site Assessment shall be included with submittal of the first Engineering plan check. One copy is to be submitted directly to the Fire Department and review fee paid; a copy of the receipt shall be submitted with the remaining copy to the Engineering Department. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and approved the Phase 1 study.
86. Site address signage per current Fire Department Standards shall be established and maintained during and after any combustible construction or intensification of site use. See SRFD Information Bulletin 015 for details.
87. All structures shall be protected with automatic fire sprinkler systems per CA Fire Code as adopted by City of Santa Rosa. Single-family residential structures may be protected with an automatic fire sprinkler system designed and installed per NFPA 13D. Covered parking areas and non-residential structures shall be protected per NFPA 13.
88. Traffic calming measures (speed bumps, humps, speed tables or undulations) are not approved as a part of this review. CA Fire Code 503.4.1 requires Fire Department approval of any traffic calming measures on required Fire Lanes.
89. Access roads and water supplies for fire protection shall be installed and made serviceable prior to delivery, storage or construction of any combustible materials.

Recreation and Parks Department

90. Street trees will be required and planted by the developer. Except as otherwise specified in previous conditions, selection will be made from the City's approved master plan list. Planting shall be done in accordance with the City's Standards and Specifications for Planting Parkway Trees. Tree planting

locations shall be marked by the Recreation and Parks Department, Tree Division personnel. Call 707-543-3422 for information.

91. Park acquisition and/or park development fees shall be paid at the time of building permit issuance, unless a later time is otherwise allowed by City Code. The amount shall be determined by the resolution in affect at the time.

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

 X Approval with conditions as set forth in this report

 Continuance

 Denial – Reasons:

 Final action referred to the Planning Commissio



CLARE HARTMAN
Deputy Director – Planning
Planning and Economic Development