

SUBDIVISION COMMITTEE REPORT
September 19, 2018

KHIROYA SUBDIVISION

Project Description

LOCATION.....2031 Dennis Lane

APN.....059-010-060

GENERAL PLAN LAND USE.....Low Density Residential

ZONE CLASSIFICATION

EXISTINGRR-20-RC

OWNER/APPLICANTVijay Khiroya

ADDRESS.....2031 Dennis Lane

Santa Rosa, CA 95403

ENGINEER/SURVEYORRalph C. Moody, Surveyor

ADDRESS.....Integrated Design

.....804 College Avenue

.....Santa Rosa, CA 95404

REPRESENTATIVEN/A

ADDRESS.....N/A

FILE NUMBERCC17-006

CASE PLANNERPatrick Streeter, Senior Planner

PROJECT ENGINEER.....Larry Lackie, Assistant Civil Engineer

PLANNING COMMISSION REP ..Curt Groninga

Background

The proposal before the Subdivision Committee includes a Parcel Map Waiver and subsequent Certificate of Compliance for subdivision of a one-acre parcel located at 2031 Dennis Lane. The subject site is improved land that includes one dwelling unit with City Variance 1509 approved 11/05/2004 allowing cash in lieu of street improvements being paid to the City.

The property was annexed into the City in 1991. The property is developed with a primary dwelling unit, which occurred while the parcel was within City jurisdiction. Subdivision of the site will result in each parcel containing a Primary Dwelling Unit with development of an Accessory Dwelling Unit permitted by right for each parcel.

The property was developed in 2005 with a 3,177 square foot home, which is located on Parcel 1 abutting Dennis Lane. The proposed Parcel 2 is a flag lot to the rear of Parcel 1. Subdivision of the site will result in Parcel 1 containing 20,121 square feet and Parcel 2 containing 23,285 square feet.

The applicant seeks a Parcel Map Waiver and subsequent Certificate of Compliance to subdivide the parcel as described in Attachment 2 – Proposed Certificate of Compliance. As allowed by Section 66428(b) of the Subdivision Map Act and Section 19-16.030 of the Santa Rosa City Code, a waiver of a Parcel Map and subsequent Certificate of Compliance would legally recognize two parcels, as shown on the attached Certificate of Compliance exhibit. No additional development or changes are proposed.

The project is categorically exempt from the California Environmental Quality Act (CEQA) per section 15315, Minor Land Division, because the property is in an urbanized area, zoned for residential, is being divided into four or fewer parcels, is in conformance with the General Plan and zoning and no variances or exceptions are required.

Conditions of Approval

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Community Development Department's Standard Conditions of Approval dated August 27, 2008, as they relate to this application unless specifically waived or altered by these conditions or by written variance by the City Engineer.
- II. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on plans prepared by Ralph C. Moody, Surveyor, Project Name: Anish Khiroya, 2031 Dennis Lane, Sheet A1, Site Plan, dated June 1, 2018, stamped received June 7, 2018.

Planning Conditions

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

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

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

Engineering Conditions

Mapping and Easement Dedication

3. A Conditional Certificate of Compliance may be recorded in lieu of a Parcel Map for the subdivision of this property.
4. Provide for the existing private storm drain installed as shown on City File 2004-0105 to be maintained for Lot 1 over Lot 2 and be contained in a 10-foot private storm drain easement to the public right of way. The Private Storm Drain Easement shall be reflected in the Grant Deed for Lot 2 in favor of Lot 1.

Water

5. A condition of compliance will require a City Standard sewer lateral cleanout be installed for Lot 2 at back of the future curb line for Dennis Lane as reflected on City File 2004-0105. Work in the Public Right of way requires an Encroachment Permit for Engineering Development Services.
6. 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 water service. The flow calculation shall be submitted to the Santa Rosa Water Department during the plan check phase of the Building Permit process to determine adequate sizing. Meter and backflow device boxes located in the private driveway shall be traffic rated. Laterals not being used shall be abandoned at the main through an Encroachment Permit.
7. 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.
8. Demand fees and meter sizes are to be determined based on use and area in conjunction with review of building plans.

9. Development of Lot 2 will require City Standard Fire hydrant type and installation per City Water Standard 857. For specific fire hydrant locations and flow requirements see Section XII of the Water System Design Standards.

Fire Conditions

10. A minimum fire flow in accordance with CFC, Chapter 5 and Appendixes B & C is required for this project. A fire hydrant shall be provided within 600 feet of all-sides of the structures along an approved path.

Public Hearing

A public hearing was held on September 5, 2018. At the meeting, neighbors commented on illegal fill and cannabis cultivation that has historically taken place on the subject parcel. The neighbors indicated support of the subdivision in that development of a single-family residence on the parcel would be preferable to existing conditions. The neighbors expressed concern about flooding and the Development Advisory Committee decided to continue the item to a future date to allow the applicant team to prepare a grading and drainage plan.

The Subdivision Committee of the city of Santa Rosa, based upon the evidence presented and the records herein, hereby determines that the proposed waiver of a parcel map for the Khiroya Subdivision, as hereinafter conditioned, complies with the requirements of Chapter 19 of the Santa Rosa City Code and the State Subdivision Map Act, based upon the following findings:

1. The proposed parcel map and the design of the proposed subdivision are consistent with the Santa Rosa General Plan in that the subdivision would create two parcels in a General Plan area designated Low Density Residential and the Single-Family residential uses permitted by the parcel map and by the required zoning for the property on which it is situated are allowable under the General Plan designation. No specific plan applies to the subject property.
2. The site is physically suitable for the type of development shown on the parcel map in that the parcels are of a shape and size and have topographical characteristics which easily lend themselves to Single-Family residential use.
3. The site is physically suitable for the proposed intensity of development in that it will accommodate the parcels as shown on the proposed parcel map.

4. Neither the design of the proposed subdivision nor the improvements will cause substantial environmental damage or will substantially and avoidably injure fish or wildlife habitat. The Subdivision Committee has determined that the proposed subdivision would create no adverse environmental effects including those described above.
5. The design of the subdivision nor the type of improvements as proposed is likely to cause serious health problems in that no health or sanitary problems exist on the site or in the area of the site and the city can provide adequate water and sewer services to the property.
6. Neither the design of the subdivision nor the type of improvements, as proposed, will conflict with easements, acquired by the public at large, for access through, or use of, any property within the proposed subdivision. The Subdivision Committee, after review, has determined that no such easements exist.
7. The proposed subdivision meets the Housing needs of the city and the public service needs which will be generated by the subdivision's users are within the available fiscal and environmental resources of the city.
8. The design of the proposed subdivision has, to the extent feasible, provided for future passive or natural heating or cooling opportunities in the subdivision.
9. The proposed subdivision will not discharge waste into the city's sewer system that would result in violation of any requirements prescribed by the California Regional Water Quality Control Board.
10. The proposed subdivision has been reviewed in compliance with the California Environmental Quality Act and found categorically exempt from CEQA per section 15315, Minor Land Division, because the property is in an urbanized area, zoned for residential, is being divided into four or fewer parcels, is in conformance with the General Plan and zoning and no variances or exceptions are required.

The Subdivision Committee is a subordinate agency of the city Planning Commission and is empowered to act on behalf of the Commission. All actions by the Committee must be by unanimous vote or the matter under consideration is automatically referred to the Planning Commission.

Action

 X Approval with conditions as set forth in this report.

 Denial - Major Reasons:

 Continuance.

<u>Name</u>	<u>Vote</u>		
	<u>Aye</u>	<u>No</u>	<u>Continue</u>
<u>Larry Lackie</u>	<u> </u>	<u> </u>	
<u>Curt Groninga</u>	<u> </u>	<u> </u>	
<u>Ann Welsh</u>	<u> </u>	<u> </u>	

CLARE HARTMAN
DEPUTY DIRECTOR - PLANNING
PLANNING AND ECONOMIC DEVELOPMENT