

# REBUILD UPDATE

September 4, 2018



**TOGETHER, WE  
WILL RECOVER**

Resilient Cities Overview ▶

Frequently Asked Questions

Quick Facts

Rebuild Process ▶

Plan Submittal Requirements

Resources

Document Library

Resilient City Zoning Areas ▶

Forms & Applications ▶

Permit Santa Rosa ▶

Planning & Economic

[Home](#) > [Departments & Services](#) > [Rebuilding](#)

## Resilient City Permit Center & Rebuilding Information

### HELPING OUR COMMUNITY REBUILD

The City of Santa Rosa is committed to helping residents recover from the October 2017 wildfires. This unprecedented disaster requires a dedicated response, therefore, the City has created the Resilient City Zoning Areas. Building and home owners within six identified neighborhoods affected by the fires will be directed to the Resilient City Permit Center for assistance expediting the process of design, permitting and review. To help review an estimated 3,000 rebuilding permits over the next few years, the City has contracted with an outside firm to support the workload, ensure rebuilding applications are given priority and allow other review work to continue without added delay.





Resources

General Resources

- [Resilient City Permit Center & Rebuilding Information](#)
- [Resilient City Fire Recovery](#)
- [Permit Santa Rosa](#)
- [Resilient City Recovery Maps](#)

General

Associated Addresses

- 1899 SANSONE DR SANTA ROSA 95403
- 1901 SANSONE DR SANTA ROSA 95403

Pre-fire County Assessor Information

(October 2017 archived data is not current)

- County Land Use: ? ONE DUPLEX (ONE STRUCTURE)
- Jurisdiction: ? SANTA ROSA
- Lot Acres: ? 0.1910
- Land Value: ? \$66,498.00
- Bldg Value: ? \$204,776.00
- Bldg Sq Ft.: ? 2316
- Year Built: ? 1981
- Residential Units: ? 2
- Bedrooms: ? 4
- Bathrooms: ? 2
- Commercial Units: ? 0
- GIS Lot Acres: ? 0.2044
- GIS Sq Ft.: ? 8903.6640
- Latitude: ? 38.47111515
- Longitude: ? -122.74863608

Current County Assessor Information

- County Land Use: ? VACANT LOT ZONED FOR 2 UNITS
- Tax Area: ? 004027
- Jurisdiction: ? SANTA ROSA



Resources

Zoning Resources

- [Residential District General Development Standards](#)
- [Table 2-4](#)
- [Setback Requirements and Exceptions](#)
- [Fences, Walls, and Screening](#)
- [Height Measurement and Exceptions](#)
- [Accessory Structures and Uses](#)
- [Parking Design Standards](#)

Planning

Zoning - Setbacks

- Zoning District: ? PD 72-001L-RC
- General Plan Land Use: ? Low Residential
- Subdivision Name: ? Fir Ridge At Fountaingrove
- Recorded Map Lot #: ? 19
- Lot Type Designation: ? Not Applicable
- Front Yard: ? 15 ft.
- Interior Side Yard 1st Floor: ? 5ft for slopes <5% 10ft
- Interior Side Yard 2nd Floor: ? 5ft for slopes <5% 10ft
- Corner Side Yard: ? 15 ft.
- Rear: ? 5ft for slopes <5% 10ft (See Note Below)
- Garage/Carport from Front

HOA Related Information

- Name: Fountaingrove Ranch Master Association
- Architectural Review: Yes
- Property Management Company: LaFontaine Management Services
- Contact: LaFontaine Management Services  
1221 Farmers Lane, Suite C  
575-5171  
gigi@lafountainemgmt.com
- Website: <http://fgrma.com/>



All (5) Building (1) Planning (0) Engineering (3) Fire (1) Water (0)

**Tubbs-Adobe Fire 2017 - Rebuild Duplex**  
Permit #: B18-2689 (Building) **Issued** ?

**Applicant:** CHRISTOPHERSON BUILDERS LLC  
**Primary Contractor:** CHRISTOPHERSON BUILDERS LLC  
**Permit Type:** Duplex  
**Architectural Plan Review Category:** Minor Changes to Floor Plan

**Permit Description:**

Tubbs-Adobe Fire 2017: Rebuild Duplex. Unit A-1 story SFD 832 SF with 280 SF garage - 1899 Sansone Ct  
Unit B- 2-story -1368 SF SFD with 479 SF garage - 1901 Sansone Dr.  
THE FOLLOWING CONDITIONS ARE REQUIRED:

BACKFLOW: Fire sprinklers will be required so a minimum 1" backflow device will be required per current City Standard 875.

WATER METER: There is an existing 5/8" water meter serving this parcel. This will need to be upsized to either a 3/4" meter or 1" meter based upon what the Fire Department approves to meet the fire sprinkler requirements. If a 1" meter is required, a new box may be required under an Encroachment Permit according to the City's Engineered Approved List. Fees will be due for the larger meter. ...  
[show more](#)

**Permit Progress Timeline**



[Show Detailed Timeline](#)

**Sansone Drive (1901)**  
Permit #: EP18-0708 (Engineering) **Issued** ?

**Applicant:** CHRISTOPHERSON BUILDERS LLC  
**Primary Contractor:** CHRISTOPHERSON BUILDERS LLC  
**Permit Type:** Encroachment

Permit Progress Timeline



[Hide Detailed Timeline](#)

Application

4/24/2018

Application Submittal Accepted

Debbie Galli

1st Review

9 Working Days

04/24/2018 to 05/04/2018

4/24/2018

Plans Distribution Routed for Review

Debbie Galli

Comments

2 sets plans, 2 Struct calcs, 2 Spec. Insp. Forms, 2, Cal Greens-need signatures, 2 Title 24's, 2 soils/foundation letters. Deferring landscape, sprinklers and trusses

4/26/2018

Building Review Denied

Jeffery Powell

Comments

Building 1st Review Complete. Denied With Comments.

5/4/2018

Planning Review Approved

Autumn Buss

Plans Coordination Correction Required

Debbie Galli

Comments

Bldg comments emailed 5-4-18

With Applicant for Review and Revision

6 Calendar Days

05/04/2018 to 05/09/2018

2nd Review

3 Working Days

05/09/2018 to 05/11/2018

5/9/2018



## Resources

### Utility Resources

- [Our Water System](#)
- [Water Quality Report](#)
- [Water Quality Advisory](#)

## Utilities

### Pressure Zones

Zone Name: ? Fountaingrove Pressure Zone  
 Zone ID: ? R3  
 Water Advisory Area: ? Yes

### Waterline Replacement

Service to be Replaced: ? Yes  
 Service Replace Completed: ? No  
 Water Meter Info: ? New Polyvinyl Copper water service sized to accommodate up to a 1" water meter.  
 Capital Improvement Project: ? [2222](#)

### Service Status

Water		
Service Type	Most Recent Install	Most Recent Billing
Water - Residential - 5/8"	Jan 1950	Oct 2017
Sewer		
Service Type	Most Recent Install	Most Recent Billing
Sewer	Jan 1950	Oct 2017





# REBUILD STATUS AS OF 9/4/18

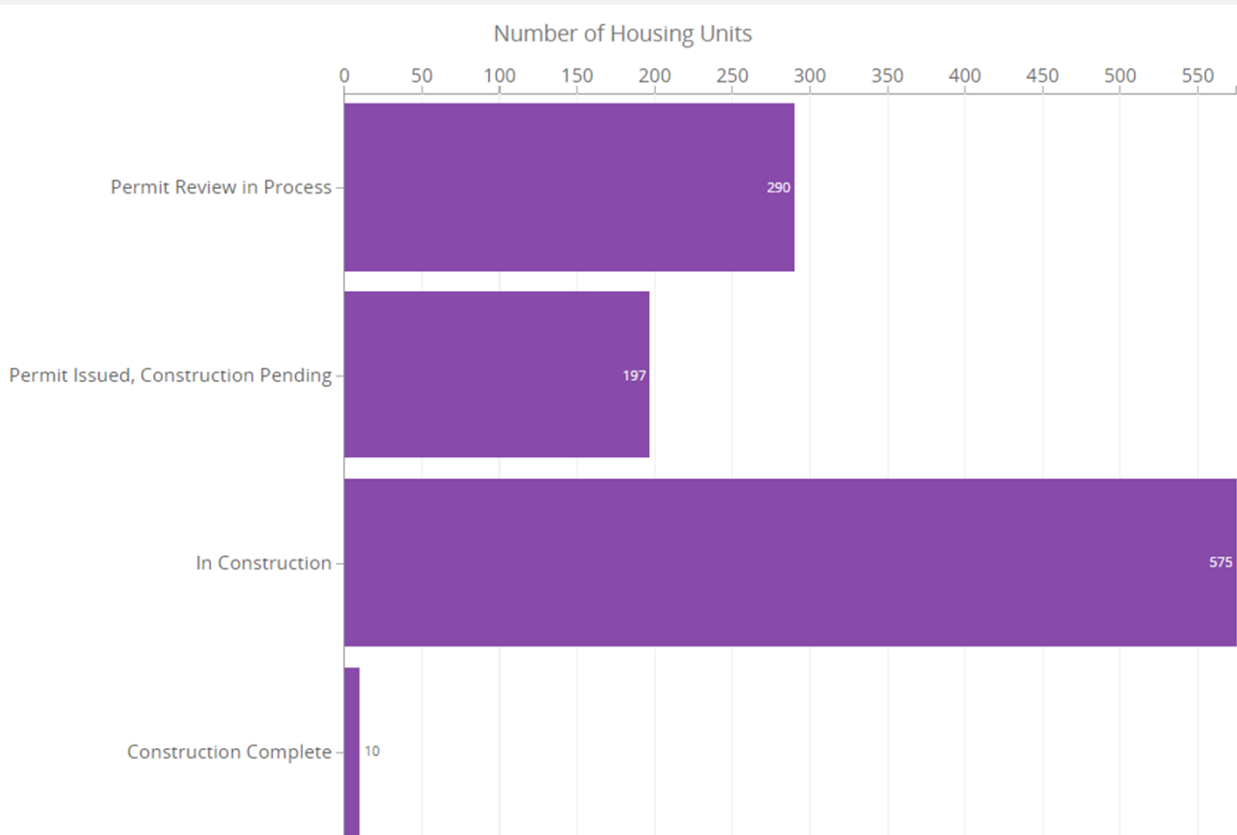
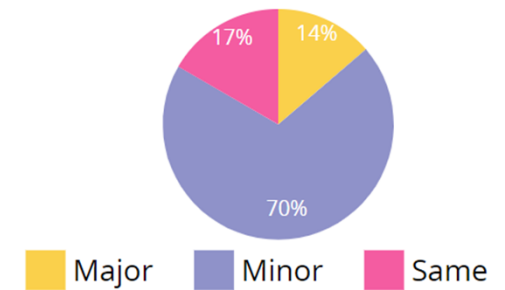
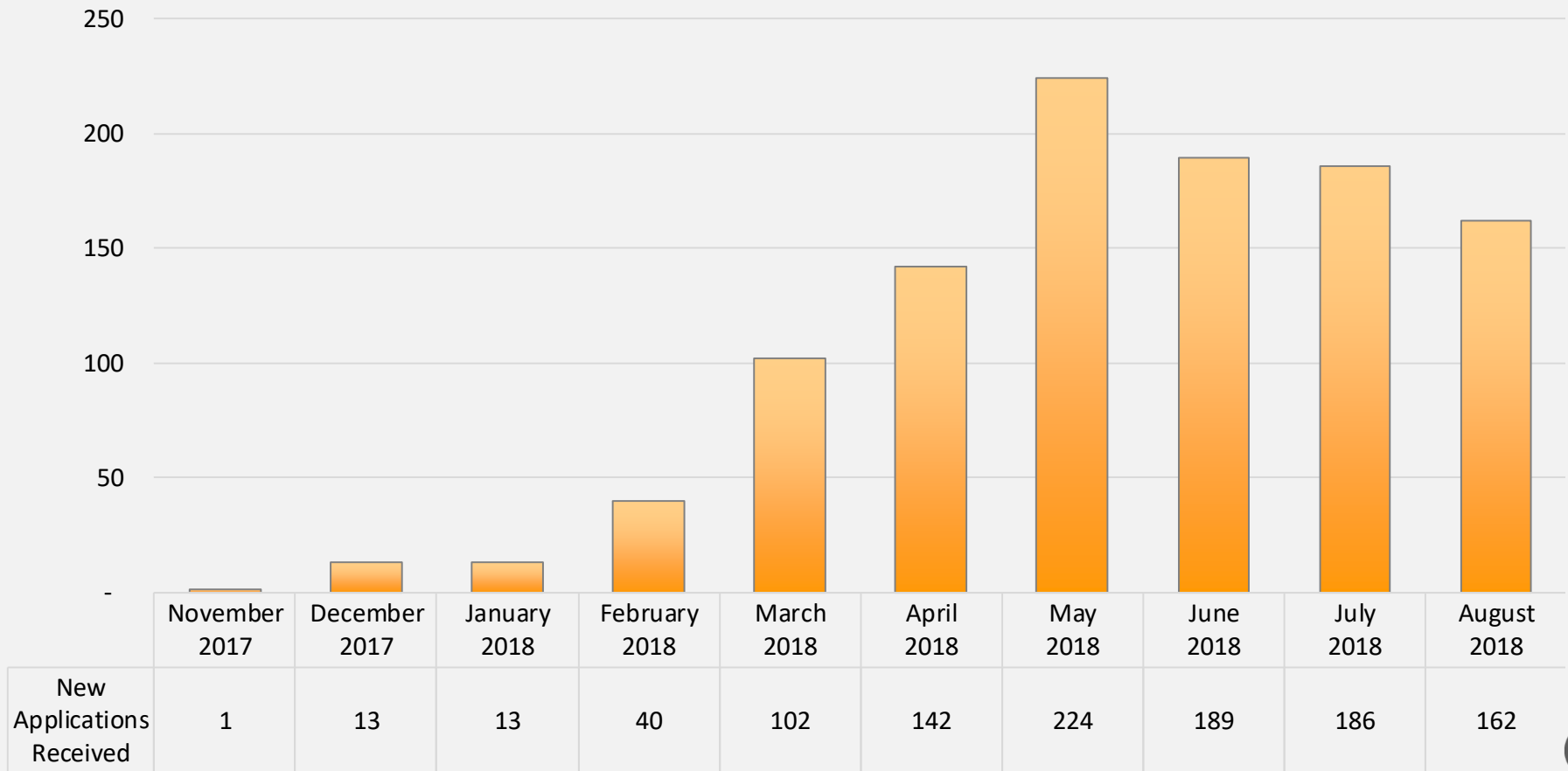


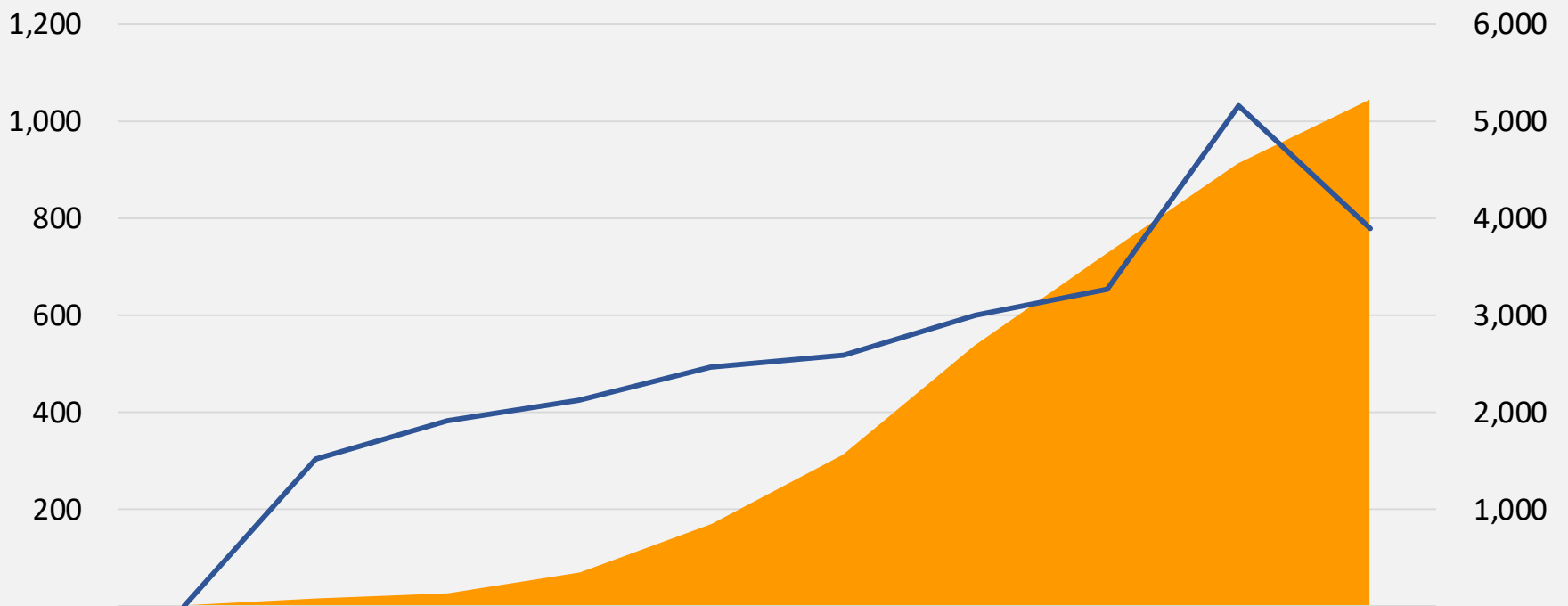
Fig. D: Residential Building Plan ...



# REBUILD PERMIT APPLICATION RECEIVED PER MONTH



# REBUILD PERMIT TOTALS AND STAFF HOURS



	November 2017	December 2017	January 2018	February 2018	March 2018	April 2018	May 2018	June 2018	July 2018	August 2018
<span style="color: orange;">■</span> Cumulative Total Permits	1	14	27	67	169	311	535	724	910	1,045
<span style="color: blue;">—</span> Monthly Staff Hours	-	1,505	1,903	2,111	2,464	2,585	2,994	3,268	5,147	3,895

# PERMIT PROCESSING

- **Fast Track – Same Plan**

If your new structure will be replicating the original footprint and building height while meeting state and local fire code standards. **Less than 1 week turnaround**

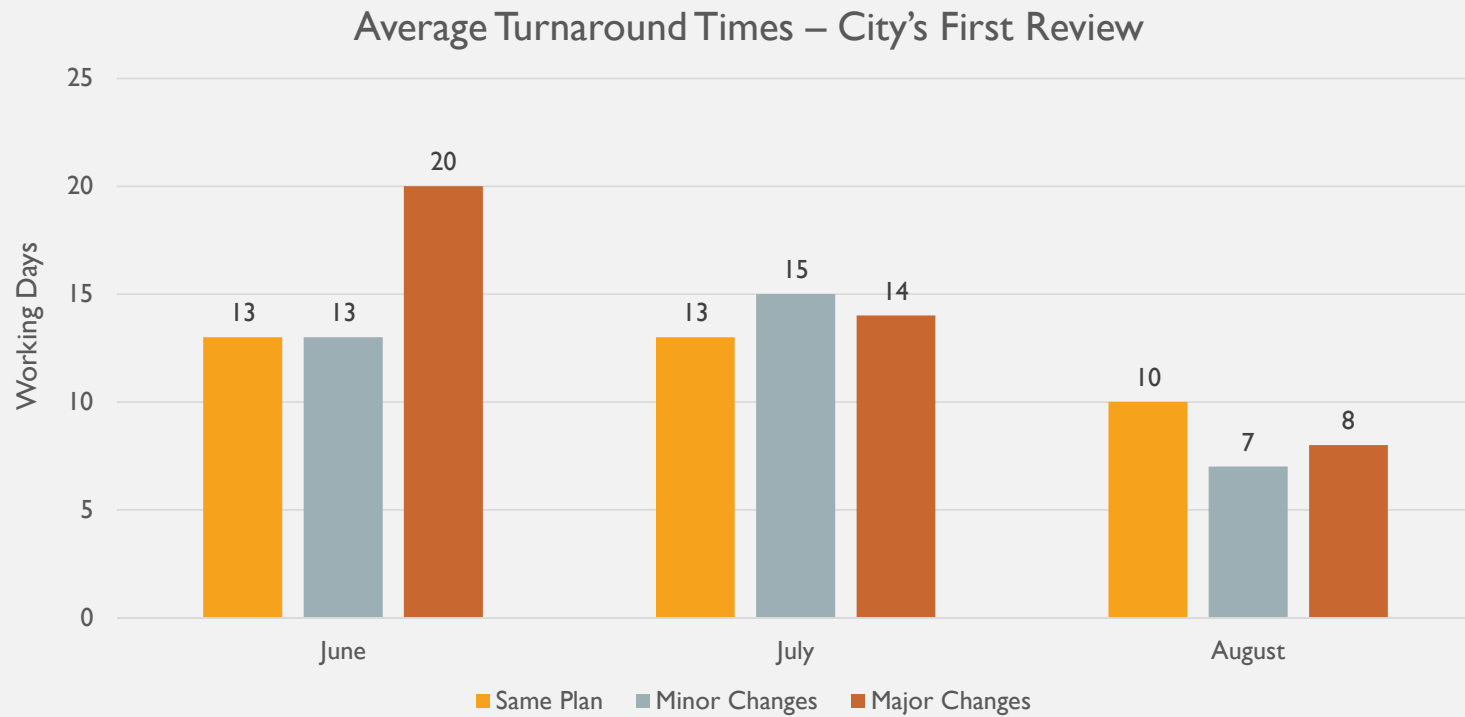
- **Expedited – Minor Changes**

If your new structure will have the same footprint or square footage, but will alter the interior plan. **1-3 week turnaround.**

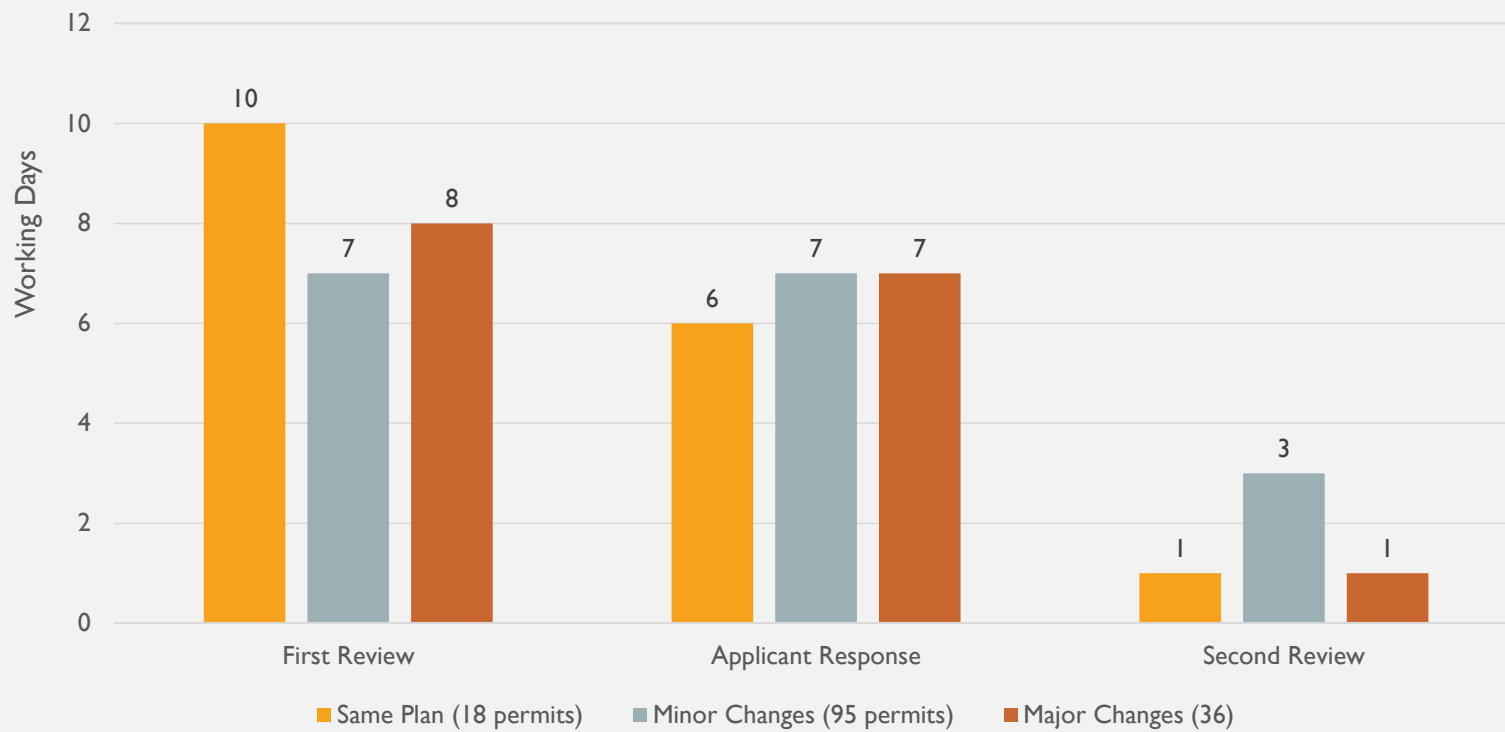
- **Prioritized – Major Changes**

If your new structure is a major change, altering the footprint or square-footage of the original structure. **3-5 week turnaround.**

# PERMIT TURNAROUND TIMES (JUNE – AUGUST)



# PERMIT TURNAROUND TIMES - AUGUST



# PERMIT TURNAROUND TIMES - AUGUST

Average Times – Submittal to Issuance

