



City of Santa Rosa

Santa Rosa City Hall
Conference Room 5
100 Santa Rosa Ave
Santa Rosa, CA

SUBDIVISION/DEVELOPMENT ADVISORY COMMITTEE REGULAR MEETING AGENDA AND SUMMARY REPORT SEPTEMBER 5, 2018

10:00 A.M.

1. SUBDIVISION COMMITTEE

1.1 970 PINER POAD VENTURES SUBDIVISION- TENTATIVE PARCEL MAP -File No. MIN18-001

BACKGROUND: The project proposes a minor subdivision (tentative parcel map) to subdivide an existing 1.65-acre parcel into two parcels - one parcel measuring 0.95 acres and the other 0.70 acres. The project site has already been developed with two commercial structures and surrounding paved surface parking area. The two existing buildings would be respectively located on each resulting lot. No development, grading, or deep excavation is proposed with the parcel map as the project site has been previously developed.

Aaron Hollister, Planning Consultant
Larry Lackie, City Engineer

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form - MIN18-001](#)
[Attachment 2 - GP-Zoning Map - MIN18-001](#)
[Attachment 3 - Neighborhood Context Map - MIN18-001](#)
[Attachment 4 - T-Map - MIN18-001](#)

1.2 ANISH KHIROYA ET AL LOT SPLIT - CERTIFICATE OF COMPLIANCE - 2031 DENNIS LANE - File No. CC17-006

BACKGROUND: The Subdivision Committee will consider an application for a parcel map waiver for the Anish Khiroya lot split, as allowed by the Subdivision Map Act. The waiver of parcel map and subsequent Certificate of Compliance would subdivide a 1-acre parcel into two single-family residential parcels. No additional development is proposed. Project Location: 2031 Dennis lane, Santa Rosa, CA, 95403;

**Subdivision/Development Advisory
Committee**

SEPTEMBER 5, 2018

APN 059-010-060. File No. CC17-006.

Ann Welsh, Contract Planner

Larry Lackie, City Engineer

Attachments: [Staff Report](#)

[Exhibit A - 2031 Dennis Lane Site Plan](#)

[Exhibit B - 2031 Dennis Lane Exhibits](#)

**1.3 RONEY DALE LOT SPLIT- CERTIFICATE OF COMPLIANCE - 5190
NEWANGA AVE - File No. CC18-003**

BACKGROUND: The Subdivision Committee will consider an application for a parcel map waiver for the Roney Dale lot split, as allowed by the Subdivision Map Act. The waiver of parcel map and subsequent Certificate of Compliance would subdivide a 1.5-acre parcel into two single-family residential parcels. No additional development is proposed. Project Location: 5190 Newanga Ave, Santa Rosa, CA, 95405; APN 031-210-026. File No. CC18-003.

Kristinae Toomians, Senior Planner

Jesús McKeag, City Engineer

Attachments: [Staff Report](#)

[Attachment 1 - Context Map](#)

[Attachment 2 - Zoning and General Plan](#)

[Attachment 3 - Parcel Map Waiver](#)

[Attachment 4 - Grant Deeds](#)

[Attachment 5 - Engineering Exhibit A](#)

**1.4 RESIDENCES AT TAYLOR MOUNTAIN - PLANNING PROJECT -
2880 FRANZ KAFKA AVE - File No. PRJ17-006**

BACKGROUND: The Subdivision Committee will consider an application for a parcel map waiver for the approved Residences at Taylor Mountain project, as allowed by Section 66428(b) of the Subdivision Map Act and Section 19-16.030 of the Santa Rosa City Code. The waiver of the parcel map and subsequent certificate of compliance would create 93 airspace condominium units, where the 93

**Subdivision/Development Advisory
Committee**

SEPTEMBER 5, 2018

multi-family units are approved and under construction. No additional development or changes to the entitled project are proposed.

Amy Nicholson, City Planner
Jesús McKeag, City Engineer

Attachments: [Staff Report](#)
[Attachment 1 - Parcel Map Waiver Request](#)
[Attachment 2 - Proposed Certificate of Compliance](#)
[Attachment 3 - Approved MND Resolution](#)
[Attachment 4 - Approved Density Bonus Resoltuion](#)
[Attachment 5 - Approved Hillside Development Resolution](#)
[Attachment 6 - Approved Design Review Resolution](#)

NOTICE TO APPLICANT: This agenda gives the date, place, and approximate time your agenda item will be discussed at the Subdivision/Development Advisory Committee meeting. To aid the Committee with information which may not have been reviewed before this meeting, it is suggested that you or your appointed representative be in attendance.

For accessible meeting information please call (707) 543-3200. TDD (707) 543-3031.