

FINAL

DEVELOPMENT ADVISORY COMMITTEE REPORT

March 20, 2008

Revised March 24, 2008

Revised April 4, 2008

KAWANA VILLAGE

Project Description

A small lot subdivision creating 39-lots with 27 detached single family homes and 12 duet units.

LOCATION..... 1150, 1310, and 1166 Kawana Terrace

APN.....440-051-019 -025 and -027

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

ZONE CLASSIFICATION

APPROVED PRE-ZONING.....R1-6

APPLICANT/OWNERBenjamin Smith
Waterford Associates, LLC
945 Front Street
Novato CA, 94945

APPLICANT REP.....Civil Design Consultants, Inc.
.....2200 Range Avenue, Ste 204
.....Santa Rosa, CA. 95403

ARCHITECT.....Farrell Faber & Associates, Inc.
.....1022 Mendocino Avenue
.....Santa Rosa, CA. 95401

FILE NUMBER.....MJP05-040

PROJECT PLANNERLori MacNab



PROJECT ENGINEER.....Lee Taylor



Background

The project consists of demolishing the existing improvements on-site and subdividing 4.8 acres of land into a total of 39 lots. The lots range in size from 2,523 to 9,554 square feet. The subdivision includes the construction of one new city street and the extension of another street known as Raphael Street. The applicant proposes to build 12 attached single family homes and 27 detached single family homes. Four (4) of the homes are within the hillside area and the applicant is proposing to build homes within the hillside area that are sensitive to the topography. An existing drainage swale on the property is proposed to be culverted and carried through the property to be ultimately discharged into Colgan Creek.

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. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on plans stamped received January 28, 2008.

Planning Conditions

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

RESERVE "A"					
RESERVE "B"				39	
	2006	2007	2008	2009	2010

2. If any tree work or brush clearing is scheduled to occur during the spring bird nesting season (February-July), a pre-construction nesting bird survey shall be conducted by a qualified biologist within two weeks prior to working on or removing any trees or woody vegetation. If any nests or eggs are found by the survey, the mitigation measures must follow the recommendations of the Preliminary Environmental Assessment dated August 9, 2005, prepared by Diane Renshaw.
3. Mitigate for the loss of approximately 1,528 square feet of wetland resources. Work with the North Coast Regional Quality Control Board, the US Corps of Engineers and the Sotoyome Resource Conservation District to mitigate this loss and obtain the required permits.

4. If cultural resources are encountered during grading, stop work and have a qualified cultural resource consultant evaluate the situation and record the resources found.
5. The developer shall adhere to the recommendations of the Kleinfelder Preliminary Geotechnical Report prepared for the Kawana Terrace project (April 2006), including findings for grading, foundation construction, drainage, retaining wall and street construction.
6. The only areas to be graded on lots 26 through 29 are the areas directly under the proposed building pads, driveways, and the Private Open Space Areas (*Private Open Space areas are noted on the Site Plan/Development Plan stamp dated January 28, 2008.*)
7. No lawn may be planted in the front yard of lot 28. A revised landscape plan must be submitted with the improvement plans that propose landscape materials sensitive to a hillside area for the front yard on lot 28.
8. A design review application must be submitted and approved prior to applying for building permits for the duet buildings on lots 1-4, lots 15-18 and lots 19-22.

Engineering Conditions

PARCEL AND EASEMENT DEDICATION

9. Quitclaim all obsolete access easements across the project parcels and adjacent parcels including, but not limited to 1340 OR 215, 1501 OR 371, 1516 OR 138 and 1519 OR 486.
10. The Final Map shall show private storm drainage easements over all downstream lots in favor of all upstream lots.

PUBLIC STREET IMPROVEMENTS

11. Kawana Terrace shall be dedicated and improved as a Minor Street along the entire project frontage. Half width street shall consist of a travel lane, with a parking lane and a planter strip with a sidewalk, plus a 12 foot travelway on the opposite side of the centerline. See the Standard Conditions of Approval for dimensions.
12. "Street A" north of Raphael Street shall be dedicated and improved as a Neighborhood Street along the entire project frontage. Half width street

improvements for both sides of the street shall consist of a travel lane, with a parking lane and a planter strip, with a sidewalk. This condition is dependent upon Raphael Street being connected through as a Fire Department approved Emergency Vehicle Access. See the Standard Conditions of Approval for dimensions.

13. "Street A" south of Raphael Street shall be dedicated and improved as Minor Street along the entire project frontage. Half width street improvements for the west and south sides shall consist of a travel lane with a parking lane and a planter strip with a sidewalk. Half width street improvements for the east and north sides shall consist of a travel lane and a planter strip with a sidewalk. It is anticipated that this street shall be extended in the future, and would qualify as a Neighborhood Street at that time. Therefore, the planter strips may be per a Neighborhood Street Standard width rather than a Minor Street Standard width. See the Standard Conditions of Approval for dimensions.
14. A temporary Emergency Vehicle Turnaround shall be provided for per City Standard 203F across a portion of the common driveway for Lots 28 and 29. The temporary Emergency Vehicle Turnaround will remain in effect until the street is made a through connecting street.
15. Within the Emergency Vehicle Turnaround area required in the preceding condition, a public access easement shall be granted to allow access for turnaround use. The public access easement may be quitclaimed by the City Engineer at such time as he determines that the turnaround is no longer needed. This may be at the time that "Street A" connects as a through street, and this street is accepted by the City.
16. Raphael Street shall be dedicated and improved as a Minor Street along the entire project frontage. Half width street improvements for both sides 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.
17. The offsite portion of Raphael Street west of the project shall connect through to the existing portion of Franz Kafka Avenue as a finished through public street or as a 20 foot wide all-weather Emergency Vehicle Access. An Opticom gate shall be installed on the Emergency Vehicle Access. The Emergency Vehicle Access and gate shall be reviewed and approved by the City of Santa Rosa Fire Department.
18. Parking on "Street A" south of Raphael Street shall be allowed on the westerly and southerly side of the street only, and posted for no parking on the easterly and northerly sides of the street.

PRIVATE STREET/DRIVEWAY IMPROVEMENTS

19. The common driveways for Lots 6, 7 and 8 and Lots 11, 12 and 13 and Lots 28 and 29 shall be 20 feet wide and shall be covered by joint access and utility easements. The common driveways shall be covered by Joint Maintenance Agreements between the common lots.

STORM DRAINAGE

20. The storm drain bypass pipe in Raphael Street, "Street A" and across Lot 31, shall be constructed as shown on the Tentative Map. A public storm drainage easement shall encompass the public storm drain across Lot 31. The public storm drainage easement over Lot 31 will be granted to the City of Santa Rosa on the Final Map. The public storm drainage easement may be quitclaimed by the City Engineer at such time as he determines that the temporary bypass storm drain is no longer needed. Prior to the City quit claiming this easement, the permanent storm drain infrastructure across the Kawana Meadows subdivision shall be constructed and accepted by the City. The storm drain system in this subdivision shall be permanently connected to the Kawana Meadows storm drain system in Raphael Street and the bypass system disconnected and abandoned per City standards with an encroachment permit.

UTILITY CONDITIONS

21. The water and sewer mains in Kawana Terrace are eligible for a reimbursement agreement. If a reimbursement agreement is in place, water main and sewer main reimbursement fees will be required in addition to standard demand fees. The local agency information sheet of the Final Map shall be annotated with this information.
22. This project is located within the high pressure R11 water zone. The Improvement Plans must clearly identify all lots requiring pressure regulating valves (more than 80 psi static pressure at meter). The Final Map information sheet must also be annotated with this information.
23. Lots 6, 7, 8, 11, 12 and 13 require water and sewer laterals out to A Street. An option is to have private sewer mains, as shown, with a manhole required behind the driveway apron to separate the public and private systems. Water meter boxes will be located out at the A street frontage.
24. Private water and sewer easements will be required for water and sewer laterals serving lots 6, 7, 8, 11, 12 and 13.

25. Water services must be provided per Section X of the Water System Design Standards. The water service and meter for each lot shall be sized to serve automatic fire sprinkler systems. Submit fire sprinkler calculations from the fire sprinkler contractor or design engineer verifying water service and meter size prior to approval of the project Improvement Plans. The hydraulic calculations for laterals serving private fire systems will be based on the required fire flow or the fire sprinkler demand, whichever is greater, combined with peak domestic and irrigation flows. The maximum velocity in the water service lateral from the main to the meter is 15 feet per second.
26. Lots with second units shall provide a separate water meter for each unit.
27. Where bio swales are required, meter boxes, cleanouts, fire hydrants, etc. must be located without conflict with the swales. Locations of infrastructure will be determined during review of the Improvement Plans.
28. 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.
29. 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.
30. Submit Peak Month Water Use Estimate (Appendix A) and Certificate of Conformance (Appendix B).
31. 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 CONDITIONS

32. Current Fire Department standards require a second means of site access be constructed and maintained available whenever any required Fire Department access road exceeds 500 feet dead-end length. The portion of Raphael Street which connects this subdivision with Franz Kafka Avenue shall be constructed, approved and available for Fire Department use prior to delivery or construction of any combustible materials on Lots 17 through 20 and Lots 23 through 31.

33. The westernmost 40 feet of private driveways serving Lots 6 through 8 and 11 through 13 are required Fire Lanes and shall have curbs painted red and be signed "No Parking – Fire Lane" per current Fire Department standards.
34. Applicant is advised that the parcel of land east of Franz Kafka Avenue and south of Kawana Terrace (immediately northwest of the proposed project) is the site of a new fire station to be built in the next three years. Residents of the proposed townhomes should be advised that issues of lights, noise, nighttime activity and fumes or smoke from operation of diesel powered equipment accompany having a fire station as a close neighbor.
35. Two copies of a Phase 1 Environmental Site Assessment shall be provided to the Fire Department for review, concurrent with initial Engineering plan check submittal. No grading, demolition or construction permit shall be issued until the Fire Department has approved the Phase 1 study.
36. The City of Santa Rosa has adopted a local ordinance which requires automatic fire sprinkler systems in virtually all new construction, including single family dwellings, regardless of building area. Sprinkler systems for single-family residences typically require 1-1/2 inch service laterals, 1 inch water meters and 1 inch backflow devices.
37. 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 Conditions

38. Street trees will be required and planted by the developer. Selection will be made by the city's approved master plan list and approved by the city's Parks Division. 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 Parks Division Tree Section personnel. Contact Parks Division Tree Section at (707) 543-3422. Copies of the master street tree list and the standards are available at the Parks Division Office, (707) 543-3770.
39. 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 the effect 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 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

Approval with conditions as set forth in this report.

Continuance

Denial – Major Reasons:

Final action referred to the Planning Commission

Marie Meredith

MARIE MEREDITH
Deputy Director of
Community Development - Planning