

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA  
MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL  
USE PERMIT FOR DENSITY TRANSFER TO INCREASE THE ALLOWABLE DENSITY  
TO 24 UNITS PER ACRE, AND A MULTI-FAMILY USE FOR THE PARK LANE II  
APARTMENTS PROJECT, LOCATED AT 1001 DOUBLES DRIVE; APN: 035-690-103;  
FILE NUMBER MJP14-010

WHEREAS, on September 10, 2014, the Park Lane II Apartment project (project) applications were submitted to Planning and Economic Development. The project is located at 1001 Doubles Drive, also identified as Sonoma County Assessor's Parcel Number 035-690-103. The following applications are required:

- a. A Rezoning to modify the language of the existing Courtside Village Policy Statement (PD 95-001) to allow a density transfer within the Courtside Village Planned Development area. The density transfer will increase the allowable density on the subject site from 18 to 24 units per acre.
- b. A Conditional Use Permit for a multi-family use, which will allow the development of a 24-unit apartment building, related accessory structures, and associated site improvements.
- c. A Design Review for an attached multi-family structure; and

WHEREAS, the proposed project is located within the boundaries of the Courtside Village Development Plan area; and

WHEREAS, the Courtside Village Policy Statement, adopted by City Council Ordinance 3181, dated March 28, 1995, allows density transfers within the Courtside Village Development Plan area has been determined to be consistent with the General Plan; and

WHEREAS, a density analysis was prepared by BKF Engineers, dated September 2015, which considered both developed sites and approved projects that have not been developed within the Courtside Village Development Plan area. The density analysis concluded that there is adequate density available within the Courtside Village Development Plan area to allow the development of the Park Lane II Apartments project; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the Conditional Use Permit application at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, the Planning Commission has considered the application, the staff reports, oral and written, the General Plan and zoning on the subject property, the testimony, written comments, and other materials presented at the public hearing; and

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NOW, THEREFORE, BE IT RESOLVED, that after consideration of the reports, documents, testimony, and other materials presented, and pursuant to City Code Section 20-52.050 (Conditional Use Permit), the Planning Commission of the City of Santa Rosa finds and determines:

- A. The proposed project is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code. The site is located within the Courtside Village Planned Development (PD 95-001) zoning district. On March 28, 1995, the City Council adopted the Courtside Village Policy Statement (reference Ordinance 3181). Since then, the Policy Statement has been revised three times (reference Ordinance 3440, dated September 14, 1999; Ordinance 3620, dated August 12, 2003; and Ordinance 3762, dated February 7, 2006). Pursuant to the current Courtside Village Policy Statement, Section III (V)(D)(3)(b), "Density transfers between Land Use categories [within the Courtside Village Development Plan area] shall be allowed, and densities on individual parcels shall not be restricted as long as the maximum number of units for the Courtside Village PC District is not exceeded. The project proposes to increase the density on the subject parcel from 18 to 24 units per acre. Allowing this density transfer will not exceed the maximum number of dwelling units approved within the Courtside Village Development Plan area, nor will it render any vacant parcel undevelopable.
- B. The proposed project is consistent with the General Plan and any applicable specific plan in that it will allow the development of a 24-unit apartment building, including 1-, 2- and 3-bedroom units. As such, it will help meet the housing needs of Santa Rosa residents and provide a variety of housing types for different income levels (reference Goal H-A). The General Plan further allows for increased densities when compatible with existing neighborhoods (Reference Policy H-A-2).
- C. The design, location, size, and operating characteristics of the proposed project would be compatible with the existing and future land uses in the vicinity in that the it is consistent with the Courtside Village Development Plan and Policy Statement which envisions higher density residential development in this area.
- D. The site is physically suitable for the type, density, and intensity of proposed project, including access, utilities, and the absence of physical constraints in that the project is located in a developed area with access to City services and the project plans have been reviewed by City staff and conditioned to include improvements as necessary to support the proposed use;
- E. Granting the Conditional Use Permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located in that the proposed project is located within in area zoned for residential uses and the applicant has worked with staff and neighbors to revise the plans to minimize impacts to future surrounding residents and future occupants; and

- F. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). An Initial Study was prepared that resulted in a Mitigated Negative Declaration (MND), which was circulated for a 30-day period commencing on April 24, 2017. The MND was adopted by Planning Commission Resolution No. \_\_\_\_\_, dated June 22, 2017.

BE IT FURTHER RESOLVED, that the Planning Commission approves and adopts the mitigation measures, which are part of the Mitigated Negative Declaration, as set forth in the Mitigation Monitoring and Reporting Program dated received March 17, 2017, and directs staff, as therein identified, to implement and complete the program as part of the approved Park Lane II Apartment project.

BE IT FURTHER RESOLVED, that this Conditional Use Permit is subject to all applicable provisions of the Zoning Code, including Section 20-54.100 (Permit Revocation or Modification).

BE IT FURTHER RESOLVED that a Conditional Use Permit for a 24-unit, multi-family residential structure, at a density of 24 units per acre, is approved subject to each of the following conditions:

#### **PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**

##### **GENERAL:**

1. This Conditional Use Permit is contingent upon City Council approval of a Rezoning to allow a modification to the Courtside Village Policy Statement to increase the allowable density from 18 to 24 units per acre for the property located at 1001 Doubles Drive, Assessor's Parcel Number 035-690-103.
2. Compliance with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval. All fees must be paid prior to issuance of a building permit unless otherwise allowed by City Code.
3. All work shall be done according to the final approved plans stamped received August 23, 2016.
4. The address shall be displayed in a prominent location on the street side of the property. The numbers shall be no less than 6-inches in height and shall be of a contrasting color to the background to which they are attached. The address shall be illuminated during hours of darkness per City "Premises Identification" requirements.

##### **EXPIRATION AND EXTENSION:**

5. This Conditional Use Permit shall be valid for a two-year period. If construction has not begun or if an approved use has not commenced within two (2) years from

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date of approval, this approval shall automatically expire and shall be invalid unless an application for extension is filed prior to expiration.

6. If implemented within the initial approval period in accordance with all conditions of approval, this Conditional Use Permit shall be valid for the duration of use.

**BUILDING DIVISION:**

7. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
8. Obtain building permits for the proposed project.

**ENGINEERING DIVISION:**

9. Compliance with all conditions of approval as stated in the Planning and Economic Development, Engineering Development Services Exhibit A, dated November 18, 2016, attached hereto and incorporated herein.

**PLANNING DIVISION:**

10. The building materials, elevations, and appearance of this project, as presented for issuance of a building permit, shall be the same as those that receive Final Design Review. Any change in the site plan or future additions, expansions, remodeling, etc., will be subject to review and approval of the Planning Division.
11. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080),
12. PROJECT DETAILS:
  - A. All project details shall be in accordance with the restrictions and limitations of the City Zoning and California Building Codes, as well as the City's Design Review Guidelines.
  - B. The design of all fencing, sound walls, carports, trash enclosures, and similar accessory site elements shall be compatible with the architecture of main buildings and shall use similar materials. The design must be approved by the Planning Division prior to issuance of a building permit.
  - C. All roof appurtenances, accessory equipment, and meters must be totally screened from public view by an architecturally design element approved by the Design Review Board or Planning Division.

- D. All outdoor storage of materials or refuse bins/cans shall be maintained within a completely screened structure or area. The design of the screened structure or area shall be approved by the Design Review Board or Planning Division prior to issuance of a building permit.

13. LANDSCAPING:

- A. All required landscaping and irrigation must be installed prior to occupancy per the approved final plans.
- B. Construction drawings submitted for issuance of a building permit shall include final landscape and irrigation plans, except where not required.
- C. All landscaping must be continuously maintained in a healthy and attractive condition, free of weeds and debris, in accordance with the approved plans. Dead and dying plant materials shall be replaced with healthy specimens as necessary.

14. LIGHTING:

- A. All exterior lighting shall be shown and specified on the plans submitted for issuance of a building permit in accordance with the Design Review approval.
- B. Light sources shall be concealed from public view.
- C. All lighting shall be directed toward the subject property and away from adjacent properties.
- D. The mounting height of lighting fixtures in parking and storage areas shall not exceed 16-feet in height. Lower mounting heights are encouraged.

15. PARKING:

- A. The parking lot shall be constructed to City standards.
- B. The parking lot shall be provided with concrete curbing around all planter areas unless specifically approved by the Planning and Economic Development Department in some other fashion.
- C. The parking lot shall be striped according to City standards and all handicapped and compact spaces shall be identified and marked accordingly.
- D. Bicycle parking shall be provided in accordance with Zoning Code requirements. The location and number of spaces shall be shown on the site plan submitted for issuance of a building permit.

16. No exterior signs, banners, or the like are approved with this permit. A planning sign permit application is required for all signs.
17. NATURAL RESOURCES:
  - A. Advisement. The applicant, its successors, heirs, assigns or transferees are advised in writing that this approval or permit prior to the start of any construction may be subject to certain other clearances, approvals, permits, or authorizations by state and/or federal agencies. The applicant shall acknowledge in writing receipt of the above advisement.
  - B. Mitigation requirement. The City's approval or permit is valid only if the applicant, its successors, heirs, assigns or transferees, comply with the terms, conditions and mitigations set forth in any clearance, permit or approval except that any permit condition or mitigation that requires project redesign shall trigger a review by the City of Santa Rosa Director of Planning and Economic Development to determine if the project as redesigned is consistent with the original approval. A project that the City determines is not consistent with the City approval shall not be granted subsequent entitlements, such as approval of improvement plans and final maps, but excluding grading or building permits of any type. Such a project would have to be resubmitted to the City and reviewed by the City as a new project, including the submittal of a new application and fees.
  - C. Power to stop work if violation occurs. Nothing in this approval shall prevent the City of Santa Rosa from exercising its power to stop work in instances where a violation of state or federal law is brought to the City's attention.
  - D. No building or grading permit of any type shall be issued by the City until a required federal or state, as applicable, clearance or authorization, with or without conditions, has been filed with the City.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds and determines this entitlement to use would not be granted but for the applicability and validity of each and every one of the above conditions and that if any one or more of the above said conditions are invalid, this entitlement to use would not have been granted without requiring other valid conditions for achieving the purposes and intent of such approval.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 22<sup>nd</sup> day of June, 2017, by the following vote:

AYES:

NOES:

ABSTAIN:

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ABSENT:

APPROVED: \_\_\_\_\_  
Chair

ATTEST: \_\_\_\_\_  
Executive Secretary

Exhibit A Attached

**CITY OF SANTA ROSA, CALIFORNIA  
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT  
ENGINEERING DEVELOPMENT SERVICES DIVISION**

**EXHIBIT "A"  
NOVEMBER 18, 2016**

**PARK LANE II APARTMENTS  
1001 DOUBLES DRIVE  
MJP14-010**

- 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 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
- II. The approval of this project shall be subject to the latest adopted ordinances, resolutions, policies and fees adopted by the City Council at the time of the building permit review and approval.
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans submitted stamped received August 23, 2016,

**PARCEL AND EASEMENT DEDICATIONS**

1. The common driveway shall be a minimum of 26 feet wide and shall be covered by an Emergency vehicular access (EVA) and private utility easement.
2. The applicant shall dedicate an on-site easement for public parking purposes to the City of Santa Rosa for the portion of the parking stalls adjacent to Arthur Ashe Circle that are located on private property.
3. All dedication costs shall be borne by the developer or property owner, including preparation of any legal descriptions, plats, title reports, and deeds that are necessary. Legal descriptions and plats ("R" sheets) shall be prepared by a registered Land Surveyor or Civil Engineer licensed to practice Land Surveying in the State of California, and approved by the City Engineer. City forms are available at the City of Santa Rosa Planning and Economic Development Department, Engineering Development Services Division, Room 5, City Hall.



## **PUBLIC STREET IMPROVEMENTS**

4. An Encroachment Permit is required prior to issuance of the building permit. Any improvements, proposed or required, within the public right will be reviewed and approved with the Encroachment Permit application. Only Construction plans submitted with the Encroachment Permit Application are final plans and will be approved for construction. Contact Engineering Development Services at 543-4611, located at 100 Santa Rosa Avenue, Room 5, as soon as possible to begin Encroachment Permit application processing. Encroachment Permit application processing may take 4-6 weeks. Submit plans showing all work in the public right of way, or in public easements, including all work on public utilities (water meter boxes, sewer lateral cleanouts, backflow devices, etc.)
5. Sebastopol Road shall be improved as a modified Parkway to City street standards along the entire project frontage. Right of way for a half street section shall be 55 feet from centerline to property line. The parkway typical section shall consist of half street improvements of a 7 ft. planter median, 1-12-foot travel lane and 1 -11-foot-wide travel lane, an 8-foot-wide parking space, a 5-foot bike path, a concrete curb and gutter, a 10-foot-wide contiguous sidewalk with City standard street tree planters. The curb line shall not be relocated. See the approved PD for the development standards.
6. A Caltrans standard A88A curb ramp is to be constructed at the corner of Doubles Drive and Sebastopol Road with the design for both the north/south and east/ west direction of Sebastopol Road. If required, then Right-of-way shall be dedicated so that a Caltrans Standard RSP A88A curb ramp and the 5-foot sidewalk landing are contained within 6 inches of the right-of-way at curb returns. Two new ADA compliant ramps shall also be installed at the north/south Pedestrian crossing with rapid flashing beacon on the west side of the development that will extend the pedestrian path across Sebastopol Road along the West side of Campoy Street.
7. All public and private sidewalk shall maintain a continuous ADA accessible surface a minimum of 5 foot wide. Concrete sidewalk shall transition to match the existing grades to adjacent properties.
8. Street lights will be required to the spacing and illumination standard determined by the City Engineer during the Improvement Plan review process.
9. Existing streets cut by new services will require edge grinding per City Standard 209, Trenching per Standard 215 and an A.C. over lay.
10. Private structures shall not encroach into public utility easements unless approved under a variance by the City Engineer.

**TRAFFIC**

11. Install a marked pedestrian, "Continental" type crosswalk equipped with a Rectangular Rapid Flashing Beacon, at the west side of Campoy Street at Sebastopol Road intersection aligning with the north/south alignment of the existing pedestrian pathway located on the west side of the project site.
12. Appropriate street name signs, pavement markings, and regulatory signs, as approved by the City Engineer, shall be installed. Developer shall be responsible for any transitional improvements required between new construction and existing improvements.
13. Re-install the existing advance "street name" signs for "Doubles Drive" on the Project frontage.
14. 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 Sebastopol Road using LEOTEK LED fixtures. Street light spacing, wattages, and locations will be determined during the improvement plan review process.
15. 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 2-foot concrete apron around box."
16. New services (electrical, telephone, cable or conduit) to new structures shall be underground.
17. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.
18. Provide sufficient line of sight so a vehicle exiting the project will not impede or cause the oncoming traffic on Doubles Drive to radically alter their speed, based on Table 405.1A of the Caltrans' Highway Design Manual.
19. Avoid installation of any physical features (signs, landscaping, mailboxes, etc.) along the Doubles Drive frontage of the parcel within the traffic site distance areas. Landscaping must be maintained to be no more than 30" in height for low vegetation and tree canopies shall be maintained at 7-foot minimum height along the site triangle by the owner.

### **PRIVATE DRIVEWAY IMPROVEMENTS**

20. The common driveway shall be a minimum of 26 feet wide. The driveway shall be built to City Minor street structural standards and bordered with a 6-inch concrete curb. A rolled curb and gutter shall be installed at the north side of the drive aisle next to the multi residential parking area.
21. Install a multi-residential driveway apron from Doubles Drive with a minimum 32-foot wide curb cut that reduces down to 26-foot wide per City standards 250A.
22. The main project entrance shall be located on Doubles Drive because of the narrow street and impacted neighborhood on Arthur Ashe Circle. The driveway shall be designated as a “two-way” driveway entrance/exit.

The driveway entrance on Arthur Ashe Circle shall be closed to through traffic and converted and/or rebuilt into 90 degree-head-in parking stalls located behind the sidewalk and bordered by a 6” concrete curb. The applicant shall dedicate an on-site easement for public parking to the City of Santa Rosa for the portion of the parking stalls adjacent to Arthur Ashe Circle that are located on private property. The onsite parking stalls shall also be extended to increase the parking lot towards the west.

23. The applicant shall install traffic control in the private driveway including 1. Directional traffic striping, 2. Parking lot stall striping and 3. A designated turnaround space. The turnaround shall be signed “No Parking - Turn Around” and the pavement cross hatched and delineated “No Parking” and “Turn Around” with thermoplastic striping material. No traffic striping indicating a “Keep Clear” zone shall be required in Doubles Drive in the north bound direction.

### **GRADING**

24. A soils and geologic report is required and shall be provided with the improvement plans submitted for review.
25. Maximum grade difference at project boundary to offsite property shall be less than 1 foot vertically.
26. Lot to lot drainage is not permitted unless contained in a minimum 10-foot-wide private drainage easement in favor of the uphill or upstream property owner or owners. The grading plans shall show the accurate Finish pad/floor grade for the adjacent houses and provide typical cross sections at each property line throughout the project to show the interface with the adjacent existing structures to the west and south property line. All walls and wall

heights shall be shown in the cross sections.

### **STORM DRAINAGE**

27. Public Storm drainage shall be designed to City of Santa Rosa Design and Construction Standards and Sonoma County Water Agency (SCWA) standards by a licensed Civil Engineer. All storm water run-off shall be collected via an underground drainage system and discharged to the nearest public downstream facility possessing adequate capacity to accept the run-off. Preliminary and final storm drain design reports as approved by the Sonoma County Water Agency or a designated agent shall be provided to the City of Santa Rosa for the city file prior to encroachment permit issuance.
28. All drainage flows from offsite shall be intercepted at the property line and conveyed through a private system to discharge into the public right of way. Public Storm Drain design shall be reviewed and approved by the City Engineer.
29. Blind connections to the public storm drainage system are not permitted. Install a minimum 48" manhole at each connection point to the public storm drain system. The minimum pipe size in the Right of Way shall be a 15". Install a city standard drain structure at any change of pipe size, pipe grade or pipe direction.
30. Contractor shall not use the sanitary sewer system or storm drainage system to release construction water from the site unless they have a valid discharge permit to do so. Application for Industrial construction water discharge permit can be obtained from the City of Santa Rosa Environmental Compliance Department. Contact Chris Murray at 707-543-3393.
31. Any existing storm drain stub outs to the property that will not be used must be abandoned at the main per City Design Standards.
32. Drainage from landscape areas are not allowed to cross over curb or sidewalk and are to outlet to a street through City Standard curb drains.
33. Lot drainage and private storm drain facilities shall be approved by the Chief Building Official's designated representative. All private drainage facilities shall be privately owned and maintained. Cross lot drainage is not permitted without a storm drainage easement being recorded at the Sonoma County Recorder's office in favor of the upstream property.

### **STORM WATER COMPLIANCE (SUSMP)**

34. The developer's engineer shall comply with all requirements of the latest

edition of the City Standard Urban Storm Water Mitigation Plan (SUSMP) Guidelines. Final onsite Improvement Plans shall incorporate all SUSMP Best Management Practices (BMP's) and shall be accompanied by a Final Onsite Storm Water Mitigation Plan which shall address the storm water quality and quantity. Final 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.

35. Perpetual maintenance of SUSMP Best Management Practices (BMP's) shall be the responsibility of the commercial lot owner. Commercial 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.
36. After the SUSMP BMP improvements have been constructed, the developers Civil Engineer or qualified professional is to prepare and sign a written certification that they were constructed and installed as required. Written certification of SUSMP BMP's is to be received by the City prior to issuance of occupancy and acceptance of the Public Street improvements. Written certification of SUSMP required improvements is to be received by the City prior to acceptance of improvements. The maintenance schedule and the Final SUSMP are to be included as part of the owners' records. ALL BMP's shall be maintained, replaced and repaired by the owner.
37. The SUSMP "Declaration of Maintenance" document shall be recorded prior to Building permit issuance.
38. BMP's shall be located in the planter strip area on private property and not within City right of way or within the public access and/or utility easement. Relocate BMP's that are encroaching into these areas.
39. Show roof drain outfalls on the contributory area drainage maps and indicate which BMP treatment facility is responsible to treat the roof water. Show enough grading elevations to verify the contributory areas are correct.
40. A Storm Water Pollution Protection Plan (SWPPP) will be required at building plan submittal to show protection of the existing storm drain facilities during construction. This project is required to comply with all current State Water Board General Construction Permit Requirements.
41. 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. The landscape and civil plans shall be updated to reflect the final BMP locations, shapes, sizes and construction dimensions to install the BMP features per the approved final SUSMP report.

42. No debris, soil, silt, sand, bark, slash, sawdust, rubbish, cement or concrete washings, oil or petroleum products, or other organic or earthen material from any construction or associated activity of whatever nature, shall be allowed to enter into or be placed where it may be washed by rainfall into the storm drain system. When operations are completed, any excess material or debris shall be removed from the work area.
43. Show the BMP locations on the future site plan and provide each devices' dimensions. Provide the report in the City format with the checklists attached. Show that the BMP's are not in conflict with other improvements such as utilities, drainage, all weather roadway etc. Indicate that the property Owner shall maintain all the BMP's for perpetuity on the plans. Indicate there will be dedicated BMP maintenance easements for perpetuity over the devices.
44. Where bio swales are required, transformers, meter boxes, cleanouts, fire hydrants, etc. must be located without conflict with the swales. Locations of infrastructure will be reviewed during plan check. Each trench crossing shall extend the length of a bioswale by 5 additional linear foot. Locations of infrastructure should be present on the plans and will be reviewed during plan check.
45. All onsite and offsite storm drain inlets shall be labeled with the sign "DRAINS TO CREEK" per City Standard 409 or an approved equal.

## **WATER AND WASTE WATER**

46. Demand fees will be required and will be determined after review of the building permit application. Water, irrigation and sewer demand processing and meter installation fees must be paid prior to the issuance of any Building Permit. The applicant may contact EDS Engineering Water Services to determine estimated fees.
47. The Fire Department requires fire sprinklers in all structures. The water services and meters shall be sized to meet fire protection, domestic and irrigation uses. Submit flow calculations to the Engineering Development Services Division of the Planning and Economic Development Department during the plan check phase of the Encroachment Permit.
48. Submit landscape and irrigation plans in conformance with the Water

Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Resolution No. 4051, dated Oct 27, 2015. Plans shall be submitted with the Building Permit application.

49. The applicant shall install a 12" Combination Water service per City Standards 870 for the fire sprinkler, fire hydrants, domestic and irrigation meters. Install one connection to the main in Doubles Drive for the lot. Abandon the existing combination service located on Arthur Ashe Circle per City standards. If fire flow calculations show that the 8" water service is adequate for fire flow, the City may allow the 8" service line to serve the project.
50. The applicant shall install a separate irrigation service with a reduced pressure backflow device per current City Standards 876. See Section X.O. of the Water System Design Standards. Meter size is dependent on peak demand and will be determined upon review of irrigation plans. Irrigation demand, processing and meter fees must be paid prior to issuance of building permit.
51. All landscape and domestic water meters shall be protected with reduced pressure backflow devices per City Standards 876.
52. No plumbing for landscape irrigation or any other use may cross lot lines.
53. Any existing water or sewer services that will not be used shall be abandoned at the main per City Design Standards.
54. Any existing sewer laterals without a cleanout shall be provided with a clean out at the right of way line or edge of easement per City Standard 513.
55. Submit a full fire flow analysis to the Fire Department for review. Connections to the City water system will be dependent on meeting fire flow requirements. Private hydrants will be required on site and the locations will be determined with the Building Permit Application. Fire sprinklers will be required in addition to the private hydrants. If public main extension is required on the frontage, a public fire hydrant will be required, the location will be determined during the plan check process of the Improvement Plans.
56. Utilities Engineering provides mapping of private onsite water mains and fire hydrants for the Fire Department and processes the fee collection and meter installation for the fireline. Provide two copies of the approved onsite plans showing private firelines and private fire hydrants locations to the Utilities Engineering Division prior to requesting meter sets and commencing service. Refer to section XI.A of the Water System Design

Standards for submittal of plans for private fire systems.

57. Water laterals and meters shall be sized to meet domestic, irrigation and fire protection uses. A double detector check valve per City Standard 880 will be required on all fire water services. The flow calculations shall be submitted to the Engineering Development Services during the first plan check phase of the Building Plans to determine adequate sizing. The sprinkler system will require a Double Detector Check Valve (DDCV) assembly between the connection to public water main in the street and bottom of Sprinkler Riser. DDCV takes up a space approximately 6 feet x 3 feet adjacent to the property line.
58. Where BMP's or bio swales are required, joint trenches, meter boxes, cleanouts, transformers, fire hydrants, trees etc. must be located without conflict with the swales. Locations of infrastructure will be reviewed during plan check. Swale lengths shall be extended by 5 ft. for crossings and/or conflicts with the bio swales.

## **FIRE**

59. Aerial apparatus access is required for the proposed buildings over 30 feet in height: minimum 26 feet wide, paved, located 15 to 30 feet away from the building along one entire side of the building. Fire engine access is required to within 150 ft. of all first floor exterior walls
60. Approved aerial apparatus access is provided along the Sebastopol Rd frontage. Approved engine apparatus is provided on Sebastopol Rd and the private driveway.
61. Traffic calming measures on private property are not approved as a part of this review. (speed bumps, humps, speed tables or undulations.)
62. A Phase 1 Environmental Site Assessment for this project shall be submitted at the Fire Department, including the review fee, and approved. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and approved the Phase 1 study.
63. 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**

64. If dead or dying street trees are present in the frontage, then new street trees will be required to replace the dead trees and shall be re-planted by the developer. Street trees shall be required and planted by the developer.



Selection shall be made from the City's approved master plan list. Planting shall be done in accordance with the City *Standards and Specifications for Planting Parkway Trees*. Tree planting locations shall be marked by Recreation and Parks Division Tree Section personnel. Contact the Recreation and Parks Division Office (707) 543-3770 for copies of the master street tree list, standards and to request field markings. This declaration shall be added to the General Notes of the improvement plans.

65. Property owners shall be responsible for the irrigation of the street trees and the maintenance of the planter strips in front of and alongside of their parcel.



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Carol Clark  
PROJECT ENGINEER  
E:\ENG\CEC\Major\Doubles DR 1001 - Park lane II -