

RESOLUTION NO. 11854

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A HILLSIDE DEVELOPMENT PERMIT FOR THE RESIDENCES AT TAYLOR MOUNTAIN LOCATED AT 2880 FRANZ KAFKA AVENUE - ASSESSOR'S PARCEL NUMBER(S) 044-460-002, 044-460-003, 044-460-004, 044-460-005, FILE NO. PRJ17-006

WHEREAS, the Planning Commission of the City of Santa Rosa has duly considered the above referenced Hillside Development Permit for the Residences at Taylor Mountain; and

WHEREAS, the Planning Commission finds that the approval of the Hillside Development Permit meets the requirements of the Santa Rosa Zoning Code.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds that the proposed plan is consistent with the required findings for a Hillside Development permit and is consistent with the General Plan and the design guidelines for hillside development in that:

- A. Site planning minimizes the visual prominence of hillside development by taking advantage of existing site features for screening, including tree clusters, depressions in topography, setback hillside plateau areas, and other natural features in that the multi-family residences are sited on the flattest portion of each site and are generally oriented parallel to the contours of the site.
- B. Site development minimizes alteration of topography, drainage patterns, and vegetation on land with slopes of 10 percent or more in that the proposed residences are located on the least sloped portion of each site resulting in a minimal disruption to topography and drainage. In addition, the development has been designed with an effort to retain feasible trees to provide screening, and the landscaping plan proposes the addition of native trees and vegetation. Further, drainage has been designed to retain its pre-construction flow and direction.
- C. Site development does not alter slopes of 25% or more, except in compliance with Section 20-32.020.B (Applicability-Limitations on hillside development) in that the development proposed on slopes exceeding 25% is restricted to a small portion of proposed Lot 4A. Consistent with Zoning Code Section 20-32.020.B, this area of proposed development has been determined visually insignificant based on its location behind proposed development and the visual analysis prepared by Farrell Faber and Associates dated September 15, 2017. In addition, no ground disturbance is proposed in areas that contain significant natural features.
- D. Project grading respects natural features and visually blends with adjacent properties in that the grading for the proposed multi-family residences considers the abutting multi-family properties.

- E. Building pad location, design, and construction avoids large areas of flat pads, and building forms will be stepped to conform to site topography in that although portions of the proposed units are on slopes exceeding an average of 10 percent slope, the majority of the development is on the flattest portions of the site that are less than an average of 10 percent, and as such, the building foundations are not stepped to topography. However, the siting of the residences ensures construction avoids large areas of flat pads, and the roof pitches and slopes on portions of the site subject to Hillside Development standards are designed to relate to site topography.
- F. The proposed project complies with the City's Design Guidelines in that proposal is consistent with the Multi-Family Residential and Hillside Consideration guidelines.
- G. The proposed project complies with the requirements of Chapter 20-32 and all other applicable provisions of this Zoning Code in that each of the development standards are achieved, and the proposed multi-family residential use is permitted.
- H. The proposed project is consistent with the General Plan in that the multi-family residential development implements the Medium Low Density and Medium Density land use designations, and is consistent with a number of Housing, Land Use and Urban Design goals and policies.
- I. The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the public health, safety or general welfare in that the proposed Project has been reviewed by City departments and outside agencies and conditioned to avoid significant impacts and that an Initial Study and Mitigated Negative Declaration has been prepared and adopted for the Project and finds no significant environmental impacts associated with the Project.

BE IT FURTHER RESOLVED, that a Hillside Development Permit for the Residences at Taylor Mountain located at 2880 Franz Kafka Avenue is approved subject to the following conditions:

1. Compliance with the Engineering Development Services Exhibit "A," dated September 11, 2017, attached hereto and incorporated herein.
2. Compliance with all mitigation measures as indicated in the Residences at Taylor Mountain and Taylor Mountain Estates Mitigated Negative Declaration Mitigation Monitoring and Reporting Program dated August 26, 2017.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 28<sup>th</sup> day of September, 2017, by the following vote:

AYES: (6) Chair Cisco, Vice Chair Edmondson, Board Member Duggan, Board Member Groninga, Board Member Rumble and Board Member Peterson

NOES: (0)

ABSTAIN: (0)

ABSENT: (1) Board Member Weeks

APPROVED:   
CHAIR

ATTEST:   
EXECUTIVE SECRETARY

Exhibit A – Engineering Development Services Exhibit “A,” dated September 11, 2017

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT  
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"  
9/11/2017

Residences at Taylor Mountain  
2880 FRANZ KAFKA AVE (Lots 1-5 & 70 of Kawana Springs Subdivision)  
PRJ17-006  
DR17-005  
HDP17-003

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Development Services 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. **Developer's engineer shall comply with all requirements of the City Storm Water Low Impact Development Technical Design Manual in effect at the time this application was deemed complete with regard to Lot 70.**  
**LID improvements excluding Lot 70 that treat this project area or are within the project footprint shall be installed per the requirements of the North Coast Regional Water Quality Control Board.**
- III. All frontage and underground utility improvements for this project shall be installed per the most current revisions to City File Number 2005-0040, except as modified below.
- IV. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on December 1, 2015.
- V. This development shall comply with City Code Chapter 20-32 Hillside Development Standards.
- VI. **No more than 50 Building Permits for developed units ("DUs") shall be issued prior to the connection of Franz Kafka Ave from the northerly project boundary to its current southerly paved limits in a fashion meeting the minimum criteria for a fire access.**
- VII. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received 6/22/17p:

**MAPPING**

1. All costs associated with map, plan, easement, plat, legal description, and/or support document preparation shall be the sole responsibility of the subdivider.
2. No aboveground structure may be built across a property line. Mergers or Lot Line Adjustments if required shall be approved prior to issuance of any Building Permit.

**PUBLIC STREET IMPROVEMENTS**

3. All public and private improvements, both on-site and off-site; all rights-of-way and easement acquisitions, be they on-site or off-site; and all removal, relocation, or undergrounding of existing public utilities and any coordination thereof required or necessitated as a result of the

review and approval of the project and the cost thereof shall be the obligation of the subdivider unless express written provision to the contrary is agreed to by the City. The full installation of all such required improvements to the satisfaction of the City Engineer shall be completed prior to the acceptance of the improvements by the City.

4. An Encroachment Permit must be obtained from Engineering Development Services of the Planning and Economic Development Department prior to beginning any work within the public Right-of-Way or for any work on utilities located within public easements.
5. No structure may encroach into any easement.
6. Improvements to Franz Kafka Avenue shall consist of;
  - a. Completion of roadway per 2005-0040.
  - b. Installation to City Standards of a drive approach at each driveway entrance
7. Additional improvements to Rafael Street shall consist of installation to City Standards of a drive approach at each driveway entrance.
8. Farmers Lane shall be temporarily improved as conditioned by Planning Commission (PC) Resolution 26067, Final DAC Report, condition 20 along the entire project frontage. Street improvements shall consist of one 12-foot travel lane in each direction adjacent to a 14-foot continuous 2-way left turn lane. A minimum 5-foot asphalt concrete (AC) pedestrian walkway shall be provided along each frontage within the Sidewalk Easement dedicated on the face of the map (City File Number 2005-0107, Kawana Meadows Subdivision Unit 1). A City Standard AC berm shall be installed at the edge of the travelled way along each frontage.
9. **The pavement section of the temporary improvements to Farmers Lane shall be aligned to cover all public sewer, water and storm drain mains located within the full 72-foot width of the curb to curb buildout footprint of the future Farmers Lane Extension.**
10. Additional improvements to Farmers Lane shall consist of the installation of a STD 252 drive approach of sufficient width to contain the following;
  - a. a 6-foot wide AC median island channelizer
  - b. a 12-foot wide entrance lane
  - c. a 12-foot wide exit lane.
11. The entrance and exit lane shall be marked with thermo-plastic arrows indicating direction of travel.
12. New services (electrical, telephone, cable or conduit) to new structures shall be underground.
13. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.

## **PRIVATE STREET/DRIVEWAY IMPROVEMENTS**

14. All driveways serving more than one unit shall be built to City minor street structural standards and bordered with a concrete curb. A concrete gutter shall be required along any driveway edge along which surface drainage is conducted. Driveways will be allowed to taper to a 20-foot width 20-feet past the sidewalk.
15. Parking in front of garage faces in common driveways shall be per the dimensions for Standard Size 19-foot by 9-foot 90-degree Automobile Spaces per Table 3-6 and Figure 3-12 in Section 20-36.070 of the City Zoning Code.
16. Drive aisles through common driveways shall be per Section 20-36.080 of the City Zoning Code.
17. Private common driveways shall not be greater than 15% grade and shall provide turnouts as required by the Fire Department and/or Water Department.
18. Chapter 20-32 of the City Code and the following conditions shall apply to any portion of a site with a slope of 10 percent or greater.
19. No driveway shall not have a grade steeper than 5% within 10-feet of a garage or carport entry.

## **STORM DRAINAGE**

20. Drainage facilities and drainage easements shall be provided to the satisfaction of the City Engineer or the Chief Engineer of the Sonoma County Water Agency at the subdivider's expense.
21. Drainage facilities shall be designed per the Flood Control Design Criteria manual of the Sonoma County Water Agency. If flows exceed street capacity, flows shall be conducted via an underground drainage system (with minimum 15" diameter and maximum 72" diameter pipe sizes) to the nearest approved downstream facility possessing adequate capacity to accept the runoff, per the City's design requirements. Such runoff systems shall be placed within public street right-of-way wherever possible.
22. Provide storm drain and easements for any lot to lot drainage. Lots shall be drained in a manner so as not to adversely affect the adjacent lot. No lot to lot overland drainage is permitted except for lots draining to a common driveway.
23. Lot drainage and private storm drain facilities shall be approved by the Chief Building Official's designated representative. An adequate drainage system shall be required to drain rear yards and patio areas. Private drainage inlets and lines shall be required and shall be privately owned and maintained.
24. 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.
25. Concentrated drainage flows shall not be permitted to cross sidewalks, or slope areas subject to erosion problems.



## **STORM WATER COMPLIANCE, LOT 70 (LID)**

26. Building Permit Plans shall incorporate all Low Impact Development (LID) Best Management Practices (BMPs) and shall be accompanied by a Final Storm Water LID Submittal (SWLIDS) which shall address the storm water quality and quantity.
27. Perpetual maintenance of LID BMPs shall be the responsibility of the property owner. Building Permit Plans shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the LID BMPs which shall be approved by the City Engineer and the City Attorney's Office prior to issuance of any Building Permit for Lot 70.
28. The maintenance schedule and the Final SWLIDS are to be included as part of and recorded along with the maintenance agreement. The maintenance agreement shall note the maintenance schedule required by the Final SWLIDS is to be followed by the property owner and all logs are to be made available for review by the City on an annual basis.
29. After the LID BMP improvements have been constructed, the developers Civil Engineer is to prepare and sign a written certification that they were constructed and installed as required or per the manufacturer's recommendation. Written certification of LID BMPs is to be received by the City prior to setting of the water meters.
30. A Final SWLIDS using BMPs is to be included with the Building Permit Plans submitted for the First Plan Check. Private improvements required by the Final SWLIDS are to be contained on the property and shall be maintained by the property owner.
31. Use of vortex separators for water treatment is not allowed in Santa Rosa. In-line filters used for water treatment are limited to those tested by independent testing laboratories and approved by the California Regional Water Quality Control Board. The filter separator currently approved for use in Sonoma County is limited to the Hydro International, [www.hydro-international.biz](http://www.hydro-international.biz), "Up-Flo Filter". Filter systems other than the approved "Up-Flo Filter" will require full testing data from an independent testing laboratory be submitted for review and approval by the California Regional Water Control Board prior to approval of subdivision improvement plans.

## **WATER AND WASTEWATER**

32. Water and sewer systems and appurtenances thereto shall be designed to serve the project in accordance with the City of Santa Rosa Design and Construction Standards and shall be constructed to the satisfaction of the City Engineer.
33. All underground improvements including sewer lines, water lines, storm drains, public utility facilities, and house services shall be installed, tested, and approved prior to the paving of any project streets.
34. This project is subject to the latest fees in effect at the time of connection or Building Permit issuance.
35. Fees for inspection of publicly maintained water and/or sewer facilities constructed with this project must be paid prior to scheduling of work as prescribed in City Specifications.
36. Separate sewer laterals shall be installed for each lot.
37. Any existing sewer lateral that will not be used must be abandoned at the main per City Sewer System Design Standards Section XII, Abandonment of Sewer Mains and Services and City Standard 507 under an encroachment permit.

38. Water services and meters must be provided per Section X of the Water System Design Standards and shall be sized to meet domestic, irrigation and fire protection uses. Any services placed in driveway areas shall have meters with traffic rated boxes.
39. 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.
40. Double check back flow per City Standard 875 will be required on all water services. The flow calculations shall be submitted to the Santa Rosa Water Department during the plan check phase of the Improvement Plans or Encroachment Permit to determine adequate sizing.
41. Applicant must install a combination service per City Standard #870 for fire service, public fire hydrant, domestic and irrigation meters.
42. Any existing water service that will not be used must be abandoned at the main per City Water System Design Standards Section XVIII, Abandonment of Water Mains and Services and City Standard 507 under an encroachment permit. The existing meter must be collected by the City Meter Shop. Call Water Engineering Services at 543-3950 to arrange pick up.
43. If a well exists on the property, one of the following conditions apply:
  - a. Retention of wells must comply with City and County codes. An approved backflow prevention device must be installed on any connection to the City water system.
  - b. Abandonment of wells requires a permit from the Sonoma County Permit and Resource Management Department.
  - c. Wells may not serve more than one parcel, and any lines from existing wells that cross lot lines must be severed
44. Wells may not serve more than one parcel, and any lines from existing wells that cross lot lines must be severed.
45. Any existing septic systems shall be removed under supervision of project Soils Engineer. Obtain Permits from the Sonoma County Permit and Resources Management Department. Obtain a City Building permit if an existing structure is being converted from a connection to the septic system to the public sewer system.
46. Where bio swales are required, meter boxes, cleanouts, fire hydrants, etc. must be located without conflict with the swales. Locations of infrastructure will be reviewed during plan check. No bio swales or SUSMP BMP LID improvements shall cross public sewer, water, or storm drain utilities.
47. Provide a separate irrigation service. See Section X. O. of the Water System Design Standards.

## **FIRE**

Local amendment to CA Fire Code requires two approved points of access when the number of dwelling units constructed exceeds 50. City Engineering Standards require two connections to differently valved sections of the public water main when more than 100 dwelling units are supplied.

**Fire and Building Departments shall track Building Permits issued for this project, the previously approved project, and other dependent projects, to verify access and water supply requirements are met as construction progresses.**

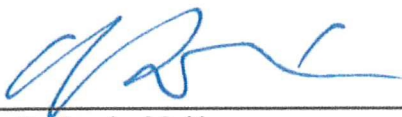


Applicant is advised that the following **General Conditions** apply to this project:

48. All buildings shall be protected with automatic fire sprinkler systems. Systems designed per NFPA 13R are required in buildings with three or more dwelling units. Systems designed per NFPA 13D may be used in buildings with two or less dwelling units. Systems designed per NFPA 13R require a Fire Department Connection within 100 feet of a fire hydrant.
49. A Fire Flow Analysis including proposed building areas, type of construction, and calculated available fire flow at the new fire hydrants shall be provided to the Fire Department for review and approval. Basic fire flow to be not less than 1500 gpm with 20 psi residual in the main at the hydraulically most remote appliance.
50. Addressing shall comply with Fire Department Standards: 12" illuminated address numerals visible from the street on multi-family buildings; 4" illuminated address numerals visible from street, driveway, or Emergency Responders approach, on individual dwelling units.
51. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.
52. A Phase 1 Environmental Site Assessment for this site shall be submitted to the Fire Department with a review fee. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and approved the Phase 1 study.

## **PARKS AND RECREATION**

53. 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 effect at the time.
54. Street trees will be required and planted by the developer. Selection will be made from the city's approved master plan list and inspected by the Parks Division. Planting shall be done in accordance with the city *Standards and Specifications for Planting Parkway Trees*. Tree planting location shall be marked by Parks Division Tree Section personnel; contact (707) 543-3770. Copies of the master street tree list and the standards are available at the Parks Division Office (707) 543-3770. This declaration shall be added to the General Notes of the improvement plans.
55. Storm water detention features shall be maintained privately.
56. Property owners shall be responsible for the irrigation and the maintenance of the planter strips, including street trees in front of and/or alongside of their lots.



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A. R. Jesús McKeag

PROJECT ENGINEER