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CPI 7563-17

May 31, 2017

Mr. Gabe Osburn
Acting Deputy Director - EDS
City of Santa Rosa
100 Santa Rosa Avenue, Room 3
Santa Rosa, CA 95404

City of Santa Rosa

JUN 02 2017

Planning & Economic
Development Department

**Re: Parcel Map Waiver Request
3093 Marlow Road, Santa Rosa, CA
Lot 1 of Parcel Map No. 740**

Dear Mr Osburn:

We are working with Hassan Kazemini who is developing the newly created Lot 1 of Parcel Map No. 740 which was created in December 2016. As part of this development project there will be two buildings built on the property along with site improvements. These improvements are currently under construction. The findings listed below demonstrate that this lot addition meets the requirements of the subdivision map act and is eligible for approval by Certificate of compliance in lieu of a parcel map per Santa Rosa City Code section 19-16.030 Waiver of Parcel Map subparagraph (c).

Currently the 0.68 acre parcel (29,787 sf) is currently being developed as a commercial development with two buildings on the site which will be used for general retail, as well as one building having a drive-through. The current site has a zoning of General Commercial (CG) the improvements for these buildings have been designed so that each building has separate water, irrigation and fire services and is fully self-sufficient as would be required if these buildings were developed on separate parcels. This development is configured in such a way that if we were pursuing the standard tentative map process that all of the conditions of approval would be satisfied prior to tentative map submittal.

The request for a Certificate of Compliance is to allow for Lot 1 to be developed into two parcels. Easements will be prepared for the water, storm drain and sewer connections that are necessary to service these buildings. The proposed lots will be 19,763 sf and 10,024 sf each parcel will be covered by the existing parking agreement on the property that was recorded as part of the Parcel Map No. 740 process which allows for cross parking for all of the commercial developments within these parcels as well as the Walgreen parcel to the south.

A Waiver of the Parcel Map is being requested because the addition of the lot line will have no negative impact to the original parcel, or the new configured parcels. The following findings ensure that the proposed lot configuration meets all of the current city codes regarding the development of this property.

Area/Density: The current project of constructing two buildings on Lot 1 is in compliance with the GC zoning standards and is currently approved for construction.