

RESOLUTION NO. 11740

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A ONE YEAR EXTENSION OF TIME FOR A ZONING VARIANCE FOR THE VILLAS SUBDIVISION LOCATED AT 1755 SEBASTOPOL ROAD AND 1700 HAMPTON WAY; ASSESSOR'S PARCEL NUMBERS 125-071-014, 125-031-022, 010-311-028; FILE NUMBER EXT15-002

WHEREAS, on November 9, 2006, the Planning Commission adopted Resolution No. 11028, which granted a Zoning Variance reducing rear yard setbacks from 15 feet to 10 feet for portions of the Villas subdivision; and

WHEREAS, the Planning Commission has considered and granted a one year extension for The Villas Subdivision tentative map from November 9, 2015 until November 9, 2016; and

WHEREAS, the Planning Commission has considered the request to extend the period for implementing the Zoning Variance for the Villas Subdivision from November 9, 2015 to November 9, 2016, to run concurrent with the tentative map extension; and

WHEREAS, there is no change of conditions that would preclude an extension of The Villas Zoning Variance; and

WHEREAS, on November 9, 2006, the Planning Commission approved Resolution No. 11026, adopting a Mitigated Negative Declaration for the Villas project, and the scope of the project remains unchanged and consistent with the analysis of the environmental document, and there are no new circumstances that would require further environmental review under CEQA.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Santa Rosa grants a one year extension of time for implementing the Zoning Variance reducing rear yard setbacks from 15 feet to 10 feet for portions of T Villas Subdivision, subject to the following conditions:

1. The project is subject to all conditions of Planning Commission Resolution No. 11028 dated November 9, 2006, which initially granted the Zoning Variance.
2. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
3. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
4. Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North Coast Region, in effect at the time, or thereafter, that the building permit(s) for this development, or any part thereof, are issued.

5. This Zoning Variance may only be applied to The Villas subdivision project, the Tentative Map of which was approved by the Planning Commission on November 9, 2006, and for which a one year extension was granted through November 9, 2016.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 10th day of December, 2015, by the following vote:

AYES: (6) Chair Cisco, Vice-Chair Stanley, Commissioners DeRezendes-Claiche, Dippel, Duggan and Groninga

NOES: (0)

ABSENT: (1) Commissioner Crocker

ABSTAIN: (0)

APPROVED: 
CHAIR

ATTEST: 
EXECUTIVE SECRETARY

RESOLUTION NO. 11741

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A ONE YEAR EXTENSION OF TIME FOR THE TENTATIVE MAP FOR THE VILLAS SUBDIVISION LOCATED AT 1755 SEBASTOPOL ROAD AND 1700 HAMPTON WAY; ASSESSOR'S PARCEL NUMBERS 125-071-014, 125-031-022, 010-311-028; FILE NUMBER MJP05-020

WHEREAS, the Planning Commission has considered the request to extend the period for filing the final map for The Villas Subdivision from November 9, 2015 to November 9, 2016, for which a tentative map was approved by the Planning Commission on November 9, 2006, pursuant to Planning Commission Resolution No. 11029; and

WHEREAS, there is no change of conditions that would preclude an extension of The Villas Subdivision; and

WHEREAS, on November 9, 2006, the Planning Commission approved Resolution No. 11026, adopting a Mitigated Negative Declaration for the Villas project, and the scope of the project remains unchanged and consistent with the analysis of the environmental document, and there are no new circumstances that would require further environmental review under CEQA.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Santa Rosa grants a one year extension of time on the filing of the final map for The Villas Subdivision, subject to the following conditions:

1. The project is subject to all conditions of Planning Commission Resolution No. 11029 dated November 9, 2006, which initially approved the Tentative Map.
2. Comply with all Conditions of Approval recommended in the Updated Development Advisory Committee (DAC) Report, dated December 4, 2015, attached hereto and incorporated here as Exhibit A. This DAC Report supersedes all previous DAC Reports that have been prepared for this project. Compliance with all Conditions is required except where specifically identified in this Resolution:
 - a. Condition II shall now read:

Pursuant to an existing document presented as a ROW easement on the previously approved tentative map which is an 50 foot wide, offsite easement, recorded in document No. 2818 OR 319, of Sonoma County records, the developer has represented that they have in hand or will provide to the City, all offsite easements as needed to construct a private roadway; said roadway shall be built and exclusively maintained by the projects' Home Owners Association to City of Santa Rosa Minor Street Standards; said road shall provide non-gated, secondary road access for public use, including emergency vehicular access and public utility construction and maintenance rights for the roadway and underground public utilities.

Alternatively, the owner applicant shall provide an irrevocable offer of dedication to the County of Sonoma for a 50 foot wide - Public Road, Right of Way and Utilities easement over previous said easement. These documents shall be provided by the developer, reviewed and approved by the City of Santa Rosa and /or the County of Sonoma and recorded at Sonoma County Recorder's Office prior to the Map recordation.

As a further alternative, the owner shall provide a recorded Emergency Vehicle Access easement over the existing 50-foot wide off-site easement to the east of the development, dedicated to the County of Sonoma or City of Santa Rosa prior to final map recordation. If this option is pursued, an opticom-controlled EVA gate shall be installed at the easterly boundary of the subdivision. This EVA shall be improved to City of Santa Rosa minor street standards.

b. Condition 15 shall now read:

Emergency Vehicular Access easements shall be dedicated to the City of Santa Rosa over all private streets and private common driveways within the subdivision boundaries.

c. Condition 26 shall now read:

Street "A" shall be dedicated and improved as a Minor Street. Half-width street improvements for the west side of the street from Sebastopol Road to the north curb face of Street "B" 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.

Street "A": Half-width street improvements for the east side of the street shall consist of a travel lane only with curb and gutter for the first 160 feet from Sebastopol Road.

Half-width street improvements for the west side of the street from the north curb face of Street "B" to the southerly edge of the Joe Rodota Trail shall consist of a travel lane, with a parking lane, and a planter strip, with sidewalk curb and gutter.

Half width street improvements for both sides of the street from the northerly edge of the Joe Rodota Trail to the easterly boundary of the project shall consist of a travel lane, parking lane, planter strip, with sidewalk, curb and gutter. See the Standard Conditions of Approval for dimensions.

The dedicated right-of-way for all sections of Street "A" shall be per Minor Street Standards or at a minimum width to accommodate all the public improvements including the proposed planter strip.

Street "A" shall be improved within the existing 50-foot wide right-of-way easement as a Minor Street from the easterly subdivision boundary to Roseland Avenue. Half-width street improvements for the north side of the street shall consist of a travel lane with a parking lane and curb and gutter. Half-width street improvements for the south side of the street shall consist of a 10.5-foot wide travel lane with a 4-foot wide valley gutter.

A Fire Department approved opticom controlled EVA gate shall be installed at the southerly subdivision boundary at Hampton Way prior to occupation of Phase 1. All the above noted improvements to Street "A", shall be installed prior to occupancy of any unit within Phase 2.

Until such time that public egress and ingress occur along the connection from Street "A" to Roseland Avenue, an opticom-controlled gate shall be installed at the easterly subdivision boundary.

- d. Condition 42 no longer applies to this project approval.
 - e. Condition 51 no longer applies to this project approval.
3. If the connection between Street "A" and Roseland Avenue is operating as an EVA only and until such time that public access and egress is provided through that corridor, a Fire-Department-approved cul-de-sac shall be installed at the eastern terminus of Street "A", substantially conforming to the schematic incorporated herein and attached here as Exhibit D.
 4. Comply with all mitigation measures identified in The Villas Initial Study/Mitigated Negative Declaration, dated September 21, 2006, and incorporated into the Villas Mitigation Monitoring and Reporting Program dated September 21, 2006, attached hereto and incorporated here as Exhibit B. For reference purposes, applicable mitigation measures sourced from the Southwest Area Specific Plan Environmental Impact Report are attached to this Resolution as Exhibit C.
 5. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
 6. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
 7. Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North Coast Region, in effect at the time, or thereafter, that the building permit(s) for this development, or any part thereof, are issued.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 10th day of December, 2015, by the following vote:

AYES: (6) Chair Cisco, Vice-Chair Stanley, Commissioners DeRezendes-Claiche, Dippel, Duggan and Groninga

NOES: (0)

ABSENT: (1) Commissioner Crocker

ABSTAIN: (0)

APPROVED: 
CHAIR

ATTEST: 
EXECUTIVE SECRETARY

Attachments:

Exhibit A – Updated DAC Report, December 4, 2015

Exhibit B – Mitigation Monitoring and Reporting Program, September 21, 2006

Exhibit C – Applicable mitigation measures from the Southwest Area Plan EIR

Exhibit D – Temporary Turn-around Schematic

EXHIBIT A

FINAL

UPDATED DEVELOPMENT ADVISORY COMMITTEE REPORT

December 4, 2015

THE VILLAS

Project Description

Time Extension for Tentative Map to develop the 14.28-acre site with a 0.52-acre commercial parcel and 197 single-family attached homes with common parcels.

LOCATION 1755 Sebastopol Road/1700 Hampton Way

APN 125-071-014, 010-311-028 & 125-031-022

GENERAL PLAN LAND USE Retail and Business Services
Medium Density Residential

ZONE CLASSIFICATION

EXISTING R-3-18 & CG

PROPOSED R-3-18 & CG

OWNER/APPLICANT Canary Asset, LLC

ADDRESS 438 First Street
Santa Rosa, CA 95401

ENGINEER/SURVEYOR Tom Jones, Brelje & Race Consulting
Engineers


ADDRESS 475 Aviation Blvd., Ste 120
Santa Rosa, CA 95403

REPRESENTATIVE Steve McCullagh

ADDRESS 9240 Old Redwood Hwy
Windsor, CA 95492

FILE NUMBER MJP05-020; EXT15-0002

CASE PLANNER Patrick Streeter 

PROJECT ENGINEER Carol Clark 

Background

Request for Time Extension of Tentative Map for a subdivision of approximately 14.28 acres into one general commercial lot, 197 townhome lots and 38 common parcels, located in southwest Santa Rosa in a Medium Density Residential designated area. The site is predominately vacant, and occupied by a golf driving range and single family residence. The site is bordered by State Highway 12, Joe Rodota trail, commercial and industrial development and a county island.

Conditions of Approval

- I. This project is for subdivision of approximately 14.28 acres into one general commercial lot, 198 townhome lots and 39 common parcels.
- II. Pursuant to an existing document presented as a ROW easement on the previously approved tentative map which is an 50 foot wide, offsite easement, recorded in document No. 2818 OR 319, of Sonoma County records, the developer has represented that they have in hand or will provide to the City, all offsite easements as needed to construct a private roadway; said roadway shall be built and exclusively maintained by the projects' Home Owners Association to City of Santa Rosa Minor Street Standards; said road shall provide non-gated, secondary road access for public use, including emergency vehicular access and public utility construction and maintenance rights for the roadway and underground public utilities. Alternatively, the owner applicant shall provide an irrevocable offer of dedication to the County of Sonoma for a 50 foot wide - Public Road, Right of Way and Utilities easement over previous said easement. These documents shall be provided by the developer, reviewed and approved by the City of Santa Rosa and /or the County of Sonoma and recorded at Sonoma County Recorder's Office prior to the Map recordation.
- III. Developer's engineer shall obtain the current City Design and Construction Standards and the Planning and Economic 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.
- IV. Entitlement action requires that the project comply with all current codes and regulations. The proposed design shall comply with all applicable requirements of the current NPDES permit jointly issued for the City of Santa Rosa and County of Sonoma, CA. by The Northern California State Water Board. This project shall be designed to comply with the SUSMP technical design manual for Low Impact Development.

- V. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received August 18, 2006:

Planning Conditions

1. The following Growth Management Allotments are available for the development:

RESERVE "A"	75	75	47		
RESERVE "B"					
	2016	2017	2018	2019	2020

2. Growth management allotments are not guaranteed and shall be adjusted according to the number of units approved and the availability of allocations in the given year at the time of project approval. Following project approval, staff shall send the applicant a letter indicating the year and number of units allocated to the project.
3. Approval of the Tentative Map Time Extension as proposed is contingent upon concurrent approval of a Time Extension for a variance for exterior yard setbacks. If the variance is not granted, the project shall be revised to comply with the Zoning Code setbacks.
4. A privately owned and maintained common recreational parcel shall be provided for residents and visitors, as indicated on the Tentative Map.
5. Prior to recordation of a Final Map, the applicant shall obtain all related approvals required to develop the property as a cluster residential townhouse development as indicated on the Tentative Map and development plans, including Zoning Variance and Design Review approvals.
6. Setbacks from exterior property boundaries shall be indicated on a Supplemental Sheet to be recorded with the Final Map.
7. Final Map and improvement plans shall address all applicable CEQA mitigation measures in conformance with the adopted Mitigation Monitoring and Reporting Program.
8. A soundwall shall be designed and installed as specified by the project acoustical engineer prior to occupancy of any homes on the property.
9. Fencing shall be subject to Design Review and approval. Solid fencing shall not be permitted along parks and open space trail boundaries.

10. Units along Joe Rodota trail shall be designed to integrate with the trail and avoid creating "dead-spaces" between homes and the trail.

Engineering Conditions

PARCEL AND EASEMENT DEDICATION

11. A Homeowner's Association shall be formed, responsible for ownership and maintenance of Common Parcels (i.e., Parcels lettered A through W, and Parcels lettered AA through PP). The Homeowners Association shall maintain these parcels, together with the planter strip areas on Sebastopol Road and the planter strip areas on both sides of Street "A" and Street "B". The documents creating the Homeowner's Association and the Covenants, Conditions and Restrictions governing the Homeowner's Association shall be submitted to the City Attorney's Office and the Department of Community Development for review.
12. An Encroachment Permit shall be obtained from the Department of Community Development prior to beginning any work within the public Right-of-Way or for any work on utilities located within public easements.
13. An Encroachment Permit from Sonoma County, CA. shall be obtained from Sonoma County prior to any encroachment into their property surrounding the Joe Rodota Trail or beginning any work within their Public Right-of-Way or for any work on utilities located within their easements.
14. An Encroachment Permit from Cal TRANS who operates Route 12 Right of Way shall be obtained from Caltrans prior to any encroachment into their property surrounding Route 12 that fronts along this projects' entire north property line.
15. Emergency Vehicular Access easements shall be dedicated to the City of Santa Rosa over all private streets and private common driveways, except for the easement road which is located in the County.
16. An emergency vehicular access, 20 feet wide, shall be dedicated, by separate instrument, to the City from Parcel W southerly across the Joe Rodota Trail to connect to Hampton Way. This temporary EVA was approved under FD06-0568 and shall be closed upon the road way extension of Street A to Roseland Avenue as an open secondary access.
17. Parcel PP shall be a private park parcel owned and maintained by the Home owners Association.

18. Prior to recordation of the final Map and acceptance of the improvement plans, the applicant shall obtain necessary permits and approvals from the City and County Departments for an extension of a road from the site to Roseland Avenue.

PUBLIC STREET IMPROVEMENTS

19. This shall be a tentative map with phases in regards to the final map process as provided under City Ordinance and the State Subdivision Map Act.
20. The Phase line for construction purposes shall be as follows: Phase 1 shall include all improvements, both public and private to support units 1 through 91 and units 189 through 198. Phase 2 shall include all improvements, both public and private to support units 92 to 188.
21. Prior to occupancy of any Phase 2, which includes units 92 through 188 within this subdivision, the work required on the Street "A" offsite to Roseland Avenue and the work required on Roseland Avenue shall be completed and accepted by Sonoma County Public Works and the City of Santa Rosa.
22. Each proposed separate final map phase shall stand on its own, with regard to availability of necessary infrastructure to serve it, and with regard to vehicular accessibility for service by the Fire Department and Santa Rosa Water. If necessary, the installation of street and utility improvements outside of the proposed phase may be required along with the phase improvements to provide such necessary infrastructure and access.
23. Public Improvement plans shall be submitted to the City for review for all public improvements in the Public Right of Way for final approval by the City Engineer. All driveway aprons shall be constructed per City Standard 250C. The public sidewalk shall maintain a continuous ADA accessible surface.
24. Lettered street names, as shown on the tentative map, for this project are not acceptable street names but are used for reference only within this conditional approval. The applicant shall submit revised street names to the Building Division of Community Development Department as soon possible for review and acceptance by all concerned agencies prior to approval of improvement plans. Contact the Permit Intake Manager at 707-543-3249 for assistance.
25. The subdivision name shall be verified as a unique name within the County of Sonoma. Contact the County of Sonoma Records Office online to verify the subdivision name is unique.
26. Street "A" shall be dedicated and improved as a Minor Street. Half-width street improvements for the west side of the street from Sebastopol Road to the north curb

face of Street "B" 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.

Street "A": Half-width street improvements for the east side of the street shall consist of a travel lane only with curb and gutter for the first 160 feet from Sebastopol Road.

Half-width street improvements for the east side of the street from 160 feet north of Sebastopol Road to the southerly edge of the Joe Rodota Trail shall consist of a travel lane and a parking lane with curb and gutter.

Half-width street improvements for the west side of the street from the north curb face of Street "B" to the southerly edge of the Joe Rodota Trail shall consist of a travel lane, with a parking lane, and a planter strip, with sidewalk curb and gutter.

Half width street improvements for both sides of the street from the northerly edge of the Joe Rodota Trail to the easterly boundary of the project shall consist of a travel lane, parking lane, planter strip, with sidewalk, curb and gutter. See the Standard Conditions of Approval for dimensions.

The dedicated right-of-way for all sections of Street "A" shall be per Minor Street Standards or at a minimum width to accommodate all the public improvements including the proposed planter strip.

Street "A" shall be improved within the existing 50-foot wide right-of-way easement as a Minor Street from the easterly subdivision boundary to Roseland Avenue. Half-width street improvements for the north side of the street shall consist of a travel lane with a parking lane and curb and gutter. Half-width street improvements for the south side of the street shall consist of a 10.5-foot wide travel lane with a 4-foot wide valley gutter.

A Fire Department approved opticom controlled EVA gate shall be installed at the southerly subdivision boundary at Hampton Way prior to occupation of Phase 1. All the above noted improvements to Street "A", shall be installed prior to occupancy of any unit within Phase 2.

27. Street "B" shall be dedicated and improved as a Minor Street with parking on one side from Street "A" to the westerly subdivision boundary. Half-width street improvements for north side of the street shall consist of a travel lane with a parking lane and a planter strip, with a sidewalk. Half-width street improvements for south side of the street shall consist of a travel lane and a planter strip, with a sidewalk. The terminus shall accommodate a passenger vehicle turn around. See the Standard Conditions of Approval for dimensions.
28. Sebastopol Road shall be dedicated and reconstructed as a Boulevard along the entire project frontage. Half-width street improvements shall consist of removal of the existing contiguous sidewalk and replacement with a planter strip and sidewalk. See the Standard Conditions of Approval for dimensions.
29. Improvement plans shall include a complete street lighting, signing, and striping plan. Decorative Luminaire Street lighting shall be installed per City Standard 615D.

Required street light spacing and locations shall be determined at the time of Public Improvement Plan review.

30. Roseland Avenue shall be improved with a geotextile fabric and asphalt cement overlay and bordered with an asphalt cement dike and a 5-foot wide pedestrian path. The pedestrian path shall extend from the intersection of the Joe Rodota Trail and Roseland Avenue to Sebastopol Road. The pedestrian path shall connect to existing sidewalk and provide one continuous pathway from the Joe Rodota Trail to Sebastopol Road.
31. Improvements in the County, which include City utilities, shall be jointly reviewed and approved by the City and County with one set of originally approved plans becoming the property of the City of Santa Rosa unless otherwise agreed to in writing. The applicant shall obtain an encroachment permit from the County of Sonoma for the construction of the improvements in the County and an encroachment permit from the City for the Connection and construction of City Utilities in the County area, if working on City water or sanitary sewer facilities.

TRAFFIC

32. Conduit and pull boxes shall be installed per City Standard for future traffic signal interconnect along Sebastopol Road.
33. No Parking (R26 (CA)) signs shall be installed for the first 160 feet from Sebastopol Road on the east side of Street A.
34. Speed Limit 25, (R2-1 (25)) sign shall be installed on the east side of Street A, north of Sebastopol Road.
35. STOP (R1-1) sign on the west side of Street A at Sebastopol Road.
36. Advance street name signs shall be installed on Sebastopol Road.
37. Bicycle (W11-1) and Pedestrian (W11-2) signs shall be installed on Street A in advance of the crossings of Joe Rodota Trail. If the crossing is a speed hump or speed table, a SPEED HUMP (W17-1) sign should also be installed in advance of the crossing. Also, if the crossing is a speed hump or speed table, the Fire Department shall approve the installation.
38. STOP(R-1) signs at the Joe Rodota Trail on each side giving the Right of way to the Bicyclists.
39. A traffic control plan is required for this project. The plan shall be in conformance with the latest edition of the State of California Department of Transportation Manual of Uniform Traffic Control Devices, latest edition. The plan shall detail all methods, equipment and devices to be implemented for traffic control upon City streets within the work zone and other impacted areas. The plan shall be included as part of the Encroachment Permit application.

40. A letter that addresses the adequacy of the project's traffic impact studies shall be provided. Address recommendations from the traffic study.
41. Install a "No Thru Traffic" or "Dead end" sign at Parcel F common driveway.
42. No gates are permitted on Street A from Roseland Ave. to Sebastopol Road. The intent is to have secondary access and egress to public streets for residents of the subdivision.
43. The proposed Emergency vehicular access gate located on Hampton Way will be removed once the road to Roseland Avenue is installed and accepted by the County of Sonoma and the City of Santa Rosa.
44. Minimum parking requirements shall be maintained along the project frontage to meet the City parking standards per the Mitigation measures.

PRIVATE STREET/DRIVEWAY IMPROVEMENTS

45. When the distance from garage-face to garage-face is 28 feet, the garage openings shall be no less than 16 feet wide.
46. The common driveways shall be improved to Minor Street structural standards the full length of the driveway. Private driveway improvements shall be no less than 20 feet wide and shall have a concrete valley gutter no less than 2 feet wide at the center of the asphalt driveway.
47. Access to Lot 1 shall be through a City Standard 250 C curb cut with a minimum width at the back of sidewalk of 24 feet. The centerline of the curb cut shall be located no closer than 105 feet from the proposed curb face along Sebastopol Road.
48. No access for APN 125-082-025 shall be allowed along Street A for the first 160 feet north of Sebastopol Road.
49. Access to Parcel F shall be through a City Standard 250 a curb cut with a minimum width of 24 feet at the back of sidewalk. This width shall be maintained for 20 feet then it may taper to a width of 20 feet with 5-foot contiguous walkways on both sides up to the easterly edge of Lots 47 and 61. The contiguous walkways shall be designed to support the outriggers of fire apparatus. The remaining length of the Parcel F driveway up to the hammerhead turnaround shall be a minimum width of 27 feet. The minimum width between garage doors of Lots 47-51 and Lots 58-61 shall be 30 feet. Parcel F shall terminate with a City Standard 206 Hammer head and shall extend each leg to 40 feet.
50. Driveways shall be covered by joint access, BMP maintenance easements and utility easements. A separate joint maintenance agreement shall be provided for each group

of lots served by a common driveway. Note: the California Department of Real Estate may require the formation of a homeowners association for maintenance of common facilities. The documents creating the association and the covenants, conditions and restrictions governing the association shall be submitted to the City Attorney's Office and the Department of Community Development.

51. Signed and notarized written permission shall be obtained from the legal property owner in order to construct the proposed improvements within the existing Street A easement in the County. A notarized copy of the private construction agreement between the parties shall be provided to both the City and County prior to the issuance of an any encroachment permit or grading permit for the project or offsite construction.

GRADING

52. Obtain a demolition permit for all structures to be removed. An Air Quality District J# is required to be submitted with the demolition permit application. The demolition permit shall be finalized prior to building permit.
53. Obtain a grading permit from the City of Santa Rosa – Building Department prior to clearing and grubbing.
54. Final Building pad certifications shall be signed and sealed by a registered geotechnical engineer and/or Civil Engineer certifying each buildable pad. Certifications shall be submitted to Engineering Development Services for review prior to building permit issuance on each lot.

STORM DRAIN AND EROSION CONTROL

55. Drainage facilities shall be designed per the Flood Control Design Criteria manual of the Sonoma County Water Agency. Prior to approval of improvement plans, an approval letter shall be obtained from the Sonoma County Water Agency for storm drainage review approving the storm drain design report and its date. 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. The City of Santa Rosa shall be provided a preliminary design report and final approved storm drainage design report that is certified by the County reviewer and signed and sealed by the engineer of record. The storm drainage system shall be sufficiently deep to accommodate upstream regional flows within the water shed to the east that historically drain into the project.
56. Any off-site storm water runoff shall be conveyed across the project site in a separate bypass storm drain system, or shall be fully treated. Collection points along the

boundary of the project shall convey storm water to the bypass system to separate treated and untreated storm water. All storm water systems shall be sized to convey the storm water per Sonoma County Water Agency standards.

57. An adequate drainage system shall be required to drain rear yards and patio areas. Private underground storm drain systems and drainage easements are required for any lot-to-lot drainage.
58. The developer's engineer shall comply with all requirements of the latest edition of the City of Santa Rosa and County of Sonoma's Standard Urban Storm Water Low Impact Development Manual. Final Public Improvement Plans shall incorporate all SUSMP Best Management Practices (BMP's) and shall be accompanied by a Final Storm Water Mitigation Plan which shall address the storm water quality and quantity. Final Public Improvement Plans shall be accompanied by a city approved maintenance declaration or maintenance agreement signed by the property owner to assure continuous maintenance in perpetuity of the SUSMP BMP's, and shall include a maintenance schedule. This requirement may be met by offsite storm water mitigation as approved by the California Regional Water Quality Control Board. If offsite storm water mitigation is to be implemented, a formal agreement between the applicant, the owner of the offsite property to be used for offsite mitigation, and the California Regional Water Quality Control Board shall be executed prior to scheduling this project for the City Council or Planning Commission agenda.
59. Perpetual maintenance of SUSMP Best Management Practices (BMP's) shall be the responsibility of one or more of the following:
 - a. The Home Owners Association (HOA) shall be responsible for performing and documenting an annual inspection of the BMP's on their respective properties. A Homeowner's Association or Property Owners Association. The annual reports shall be retained by the HOA for a period of the latest five years, and shall be made available to the City upon request. If perpetual maintenance of these BMP's is through a Homeowner's Association or Property Owner's Association, two copies of the documents creating the Association and the Covenants, Conditions and Restrictions governing the Association shall be submitted to the Planning & Economic Development Department and Engineering Development Services Division for review.
 - b. An alternate means acceptable to the City of Santa Rosa.
60. After the SUSMP 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 by the approved plans. Written certification of SUSMP BMP's is to be received by the City prior to acceptance of improvements.

61. Under 40 CFR, construction activity including clearing, grading, and excavation activities is required to obtain an NPDES Permit from the State Water resources Control Board prior to the commencement of construction activity. The project shall comply with the State General Construction Permit.
62. Storm Water Pollution Protection Plans shall be submitted for review and approval with the public improvement plans to the EDS Department.
63. A BMP will be allowed in the private driveways and shall be constructed per City BMP detail P2-06 for permeable pavement as acceptable to the soils engineer. This BMP shall meet 100% capture using structural soils and the project shall account for all utility crossings or other obstacles within the BMP area.
64. Building Foundations shall be designed to account for the location of adjacent BMP facilities that store water. Designs shall be supported by the soils engineering report and address saturated soil conditions. If the BMP locations cannot be supported, the BMPs shall be relocated.
65. Obstacles shall be kept out of BMP planter areas including Mailboxes, fire hydrants, transformers, utility crossings etc. and BMP trenches shall be lengthened to accommodate all conflicts.

UTILITIES

66. The combined existing credit to be applied to the new project is 18,000 gallons of sewer capacity and 40,000 gallons of water capacity. The applicant may determine how the capacity credits will be applied to the project.
67. The 12" water stub from Sebastopol Road shall be abandoned at the main per City Standards. The new 12" main shall make a direct connection to the 12" water main in Sebastopol Road. The existing hydrant shall be relocated to the corner of Street "A" and Sebastopol Road with the lateral connection to the water main in Street "A".
68. A turnaround per current City Standards shall be provided at the end of Parcel F (as shown).
69. Design the water parallel to the sewer. The radius shown on the water mains do not meet the minimum standard radius. The minimum allowable radius of curvature for an 8" water main is 250' and for a 12", 350'. In situation such as streets that have smaller radius curves, the water system will be designed in straight segments parallel to the sewer so that future locating is simplified.
70. Public water main shall be extended (looped) through parcel "W" and connected to the existing water main in Hampton Way. The sewer main in Hampton Way is a South

Park Sanitation District main, no connections to the main will be allowed. Obtain an easement or Right of Way for the public water main crossing the Joe Rodota Trail as needed.

71. Sewer mains in the private driveways, off of Streets "A" & "B" will be public, if adequate clearances and separations can be met, otherwise they will be private mains maintained by the Home Owners Association. Decorative paving is shown on the plans and the responsibility of replacement will be the HOA. No reinforced concrete may be placed over public water or sewer mains. If the sewer main is determined to be private within the private driveways that serve Lots 2 to 198, then the private sewer main shall be all of the sewer main, upstream of the public sewer manhole in the private driveway. A two way clean shall be installed on each lateral before connection to the 8" main. The common sewer lateral shall have a minimum pipe size of 6". A Private Sewer Joint Maintenance Declaration shall be provided for each set of lots served by a common sewer main.
72. Access maintenance roads and private driveways that have public sewer mains shall be a minimum of 12' width of pavement. The design of the access road shall include drainage measures required to prevent damage from water. Refer to XIV of the Sewer System Design Standards and III.D of the Water Design Standards. No other facility, public or private, may be aligned within 5' horizontally of the sewer mains, except a BMP. If the BMP is supported by the soils engineer report, then a BMP can be placed at the Center line of the private driveway.
73. An easement shall be provided over public sewer mains where applicable. The easements shall be a minimum of 15' wide if containing only sewer. See Section 315 (c) of the Uniform Plumbing Code. Easements shall be centered over the facility. Easements shall be configured to encompass all publicly maintained appurtenances, sewer laterals, public cleanouts and manholes. No structures may encroach on any Public sewer easement on, above, or below the surface of the ground. This includes footings of foundations or eaves from the roof of any adjacent structure. Trees may not be planted within 10' of a public sewer main. The Santa Rosa Water Department will not be responsible for repairs or replacement of landscaping in public sewer main easements (and shall be so noted on the Final Map).
74. If any gates will cross public water and or sewer mains, then no footings shall be installed within 5 feet of the public water or sewer mains. Provide City Utilities Field Maintenance Operations 12 keys to the Knox locks. Access to public utilities including all structures (i.e. manholes, cleanouts, mainline valves etc.) is to be provided at all times. Details shall be included on the Improvement Plans.
75. Water services shall be provided per Section X of the Water System Design Standards. Each lot shall be separately metered. Minimally, residential fire sprinklers are required in all 3 story residential units, therefore, structures with residential sprinklers and all 3 story buildings shall have double check backflow devices installed per City Standard #875. There is limited space for the water laterals, meters and

backflow devices, therefore, the applicant shall install multi-service manifolds on the frontages of Street "A" and Street "B" per City Standard #887. Meters and backflow devices shall be installed outside of any traffic areas. Any non-standard water services shall be detailed on the Improvement Plans. All laterals and meters shall be sized according to the fire flow calculations. Submit the fire flow calculations during the plan check process of the Improvement Plans to allow Utilities to approve size and location of meters and backflow devices. The commercial lot shall be metered separately and have its own irrigation meter. If there are any residential units planned for lot #1, the commercial and residential uses shall be metered separately. An irrigation service with reduced pressure backflow device per City Standard #863 & #876 shall be installed for any common area needing irrigation.

76. Any existing water or sewer services that will not be used shall be abandoned at the main per City Standards under an encroachment permit. The existing meter shall be collected by the City Meter Shop. Call Utilities Engineering at 543-3950 to arrange pick up. Indicate which lots will receive the credit.
77. An Industrial Waste Discharge Permit may be required for the commercial lot depending on the tenant. If required it may be obtained from the City's Utilities Environmental Services Section. Contact Environmental Services at 543-3393.
78. A fire flow analysis shall be provided to indicate that fire flows required can be met. Submit the analysis to both the Utilities and Fire Departments. A fire flow test will be completed at the time of the tie in of the project to the City system. The hydrant which will most likely produce the least flow will be tested. The fee to have the test performed shall be paid to Santa Rosa Water prior to the test being performed. Fire access for 3 story buildings shall be a minimum of 28'. The applicant should be aware that the number of fire hydrants being required for the project will necessitate a reduction in parking places. Hydrants shall be located a minimum of 5' from any driveway entrance. Final locations of fire hydrants will be determined during the plan check phase of the Improvement Plans.
79. For the commercial lot #1- Water and sewer services shall be installed per current City Standards. Water and sewer laterals shall be a minimum of 5' apart. Applicant shall install a combination service per City Standard 870 for fire sprinklers and domestic and irrigation meters. Meters shall be located at the street frontage, or in a public easement as close to the public street frontage as possible, to allow for convenient City access.
80. For SFR lots 2 to 198 - Separate water and sewer services shall be provided for each lot. A 1-1/2 inch service per City Standard 863C is required for all lots. Lots with single family homes and Granny Flats shall provide a separate meter for each unit Per City Standard #864 (2 meters per lot). Water and sewer services shall be installed per current City Standards. Water and sewer laterals shall be a minimum of 5-feet apart. All meters shall have touch read lids on the meter boxes.

81. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Resolution No. 4051 on October, 27, 2015. Plans shall be submitted with the Building Permit application.
82. The water services to Lots 2 to 198 shall be separate independent private water services served from a multi-meter manifold with the manifold and meter boxes in the public right of way on either side of the common private driveway apron. No public water main will be allowed in the common private driveways including Parcels A through Parcel P; and Parcel Q to Parcel W.
83. The Final or Parcel Map shall be annotated as follows: Water and sewer demand fees and processing fees are based on the number and type of units to be built on each lot. Water and sewer demand, processing and meter installation fees shall be paid prior to the issuance of a Building Permit for the respective lot.
84. Submit the square footage of each lot to determine demand fees. The lot sizes should be listed on the information sheet of the Final Map.
85. 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 fire line. Provide two copies of the approved onsite plans showing private fire lines and private fire hydrant 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.
86. If wells exist on the property, one of the following conditions apply:
 - i. Retention of wells shall comply with City and County codes. Retention of wells shall be approved by the Sonoma County Permit and Resource Management Department. An approved backflow prevention device shall be installed on any connection to the City water system.
 - ii. Abandonment of wells requires a permit from the Sonoma County Permit and Resource Management Department.
 - iii. Add a note to construction drawings. Provide a copy of the Permit or a letter from Sonoma County indicating either the compliance or the abandonment of the well is completed.
87. Any septic systems within the project boundaries shall be abandoned per Sonoma County Environmental Health standards and City of Santa Rosa Building Division requirements.

Fire Conditions

The Fire Department has the following **Specific Conditions** regarding this proposed project:

88. Fire Department access roads shall be provided to within 150 feet path-of-travel distance of all portions of first floor exterior walls of all structures. Architect shall modify design of proposed nine-townhome clusters so that access to rear yards is through a 1-hour rated passageway which is readily apparent from the street. If passageway is gated, gates shall have Fire Department approved (Knox) locks.

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

89. If any part of the site is to be permanently fenced for security purposes, at least one man-gate (minimum 3 feet wide) with Fire Department approved lock shall be installed in a location approved by the Fire Department. Permanent fences limiting vehicle access shall be approved by the Fire Department and shall be equipped with strobe-actuated electric operators on both the ingress and egress sides. Egress actuator may be replaced with a magnetic detection loop.
90. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.
91. Two copies of the Phase 1 Environmental Site Assessment shall be provided for review, concurrent with initial Engineering Plan Check submittal. One copy is to be submitted directly to the Fire Department, 2373 Circadian Way, and review fee paid, a copy of the receipt shall be submitted with the remaining copy to Engineering Development Services located in Room 5, Main City Hall. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and cleared the Phase 1 Study.
92. Site address signage per current Fire Department Standards shall be established and maintained during and after any combustible construction or intensification of site use. See SRFD Information Bulletin 015 for details.
93. Fire protection must meet City standards for fire flow delivered to all parcels

Recreation and Parks Conditions

94. Street trees will be required and planted by the developer. Selection will be made from the city's approved master plan list and approved by the city's Tree 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 plan 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.

95. Park acquisition and/or park development fees shall be paid at the time of building permit issuance, and the amount shall be determined by the resolution in affect at the time.
96. The irrigation for the street trees (*Acer rubrum* 'October Glory') and the maintenance of the planter strips on Sebastopol Road shall be provided by developer and continued in perpetuity by the private homeowners association.
97. Public and/or common area landscaping improvements, required as part of a subdivision, shall be bonded as approved by the City Engineer. All such landscaping, walkways, irrigations, street trees, and fencing improvements shall be installed prior to final City acceptance of all projects.

Transit Conditions

98. A bus stop shall be provided on Sebastopol Road, west of Street "A" (plan designation) with a handicap accessible path of travel from the sidewalk provided across the landscape planter strip. Room for provision of a bus shelter on-site behind the sidewalk shall be considered in the final site plan.

Building Division Conditions

99. Obtain a demolition permit for the removal of the existing structures. An Air Quality district J# is required before the demolition permit can be issued.
100. Provide a geotechnical investigation and soils report as required by the subdivision map act. The investigation shall include subsurface exploration and the report shall include grading, paving and foundation design recommendations.
101. Obtain a building / grading permit for the subdivision improvements and individual lot grading.
102. Obtain building permits for each new structure. Any retaining wall and any fence or soundwall higher than 6' requires a building permit.
103. Obtain septic system and well abandonment permits from Sonoma County PRMD.

Police Conditions

104. All residential buildings shall display a street number in a prominent location on the street side in such a position that the number is easily visible to approaching

emergency vehicles. The numerals shall be of contrasting color to the background to which they are attached.

105. The numerals shall be no less than three- to four inches in height and shall be of a contrasting color to the background to which they are attached.
106. The numerals shall be lighted at night.
107. There shall be positioned at each entrance dwelling an illustrated diagrammatic representation of the units which shows unit designations. The illuminated diagrammatic representation shall be protected by the use of vandal-resistant covers.
108. Primary living areas of individual units should be focused for observation of common use areas, adjacent units, recreational areas, common ground areas and outside vehicles parking to provide for self-policing and a sense of community.
109. Child play, teen and adult areas are encouraged in locations with maximum observation from adjacent units.
110. Recreational areas should be positioned in the complexes to allow observation of the area by adjacent units, while at the same time allow area users to monitor activity around units as well.
111. Each entry and exit door shall be equipped with a light source of sufficient wattage to illuminate the door, porch, and stairway. Area lights, which controlled from inside the residence, are encouraged to illuminate the rear or side yard.
112. Adequate lighting of parking spaces, driveways, circulation areas, aisles, passageways, recesses, and grounds contiguous to buildings shall be provided with enough lighting of sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises during the hours of darkness and provide a safe secure environment for all persons, property, and vehicles on site.
113. All lighting devices shall provide a minimum maintained one-foot candle of light during the hours of darkness around all exterior doors, aisles, passageways, walkways, parking lots, carports, storage areas, and recesses within the complex. Lighting shall be protected with vandal and weather resistant covers. Lighting levels shall be shown on project construction drawings.
114. Trees should not be located near lighting devices if they will inhibit the disbursement of light as the tree matures.
115. Wide-angled peepholes should be incorporated into all dwelling front doors and to all solid doors where visual scrutiny to the door from public or private space is compromised.
116. Windows shall be constructed so that when the window is locked it cannot be lifted from the frame. The vertical play shall be taken up to prevent lifting of the movable section to defeat the locking mechanism.

117. Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines and under vulnerable windows.
118. Landscaping berms, plants, and shrubs should not exceed 2- 3 feet in height throughout the common areas of the complex. This allows a clear view of the grounds and acts as a deterrent from person(s) attempting to hide in the area.
119. "No Trespassing/Loitering" SJMC 10.20.140 (A) and 10.20.140 (D) posted at the entrances of parking areas and located in other appropriate places. Signs shall be at least 2 feet x1 feet in overall size, with white background and black 2" lettering.
120. Roof access to the buildings shall be internal only, with locking devices provided. Air-conditioning/heating ducts to the building should be barred to prevent unauthorized access to the building interiors.
121. Decks should be of an open design whenever structurally possible.
122. Exterior architectural and landscape features shall not be designed in a manner that allows access to the roof areas.
123. The project developer, owner, or general contractor shall provide the Police Department Records and Communications Manager a list of at least 2 persons who will be able to respond to this construction site after normal business or construction hours in the event of an emergency.
124. The construction site and all open storage of materials, supplies, and equipment should be secured by use of fencing and a lockable access gate. Any building or trailer used as storage or as an office should be within the fenced portion of the construction site.
125. Or, the developer should provide on-site security during the hours that construction personnel are not present. This would help eliminate potential thefts of building materials and vandalism of the construction site.
126. A copy of these conditions of approval shall be kept on the premises of the establishment (e.g. construction trailer) and be presented to any peace officer or any authorized official upon request.

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 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.
- ☐ Denial - Major Reasons:
- ☐ Continuance.
- ☐ Final Action Referred to the Planning Commission.



CLARE HARTMAN
Deputy Director of Planning and Economic Development
Planning Division



EXHIBIT D

WESCOTT
031-030