

ORDINANCE NO. 4039

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING THE EXISTING PLANNED DEVELOPMENT 02-007 POLICY STATEMENT AND DEVELOPMENT PLAN FOR PROPERTIES IN THE SMITH VILLAGE AND PANTOJA LANE SUBDIVISIONS, LOCATED AT 3625 SEBASTOPOL ROAD AND ASSOCIATED PARCELS, MORE ACCRUATELY DESCRIBED AS ASSESSOR PARCEL NUMBERS 035-850-001 THRU 035-850-059- FILE NUMBER MJP14-004

THE PEOPLE OF THE CITY OF SANTA ROSA DO ENACT AS FOLLOWS:

Section 1. The Council finds, based on evidence and records presented, that the Planned Development (PD) Zoning District or property situated at 3625 Sebastopol Road and the associated parcels, specifically A.P.N.s 035-850-001 thru 035-850-059 is no longer appropriate and that rezoning to modify the existing Policy Statement and Development Plan for that District is required for the public convenience, necessity and general welfare; and

The Council, pursuant to City Code Section 20-64.050 and 20-26.060, further finds and determines that:

1. The proposed amendment is consistent with the goals and policies of all elements of the General Plan, and any applicable specific plan in that the modifications maintain the single family residential nature of the subdivisions, will allow a diversity of housing and will serve to extend and improve the vehicular, bicycle and pedestrian circulation network of the City;
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City given that the design of the single family land use is respectful of the surrounding development pattern, enhances the pedestrian and bicycle environment and has been thoroughly analyzed for potential environmental impacts; and
3. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) through the Initial Study process and this analysis has resulted in the preparation and adoption of a Mitigated Negative Declaration; and
4. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code in that all procedural requirements have been met and the proposed zoning modifications are consistent with the requirements and findings necessary to support a zoning modification; and
5. The site is physically suitable (including absence of physical constraints, access, and compatibility with adjoining land uses, and provision of utilities) for the requested zoning designations and anticipated land uses/developments given that the proposed changes will maintain the single family land use pattern of the area and allow the incorporation of a variety of housing types in the surrounding neighborhood.

Section 2. All conditions required by law having been satisfied and all findings with relation thereto having been made, the Santa Rosa City Code is amended by amending the Policy Statement and Development Plan of the PD 02-007 Zoning District, as described in Section 20-26.050, so as to change the classification of Assessor's Parcel Numbers 035-850-001 thru 035-850-059 as identified.

Section 3. In addition to any other conditions that are deemed appropriate or necessary at the time a Use Permit or other development permit is applied for, the development approval for this property shall require the applicant to comply with the following:

1. The approved revisions to the Planned Development 02-007 Policy Statement (Exhibit A attached hereto) and Development Plan (Exhibit B attached hereto) eliminate the requirement to construct mixed-use development on the parcels which front along Sebastopol Road; eliminate the requirement to construct second dwelling units on 31 of the 40 of the detached single family residential parcels; and make other minor modifications to the development criteria of the Planned Development to improve consistency with existing residential development zoning criteria.
2. The approved revisions to the Planned Development 02-007 Development Plan include, construction of a sidewalk along the south side of Pantoja Lane, additional landscaping requirements along the Joe Rodota access path and in the alley and allow minor lot line revisions to accommodate the architecture revisions.
3. Smith Village project developer is required to construct a minimum of nine (9) second dwelling units to be located on lots which provide garage access from the alley.
4. Smith Village and Pantoja Lane projects are required to comply with all applicable conditions identified in the December 22, 2014 Development Advisory Committee Report (Exhibit C attached hereto).
5. Smith Village and Pantoja Lane projects are required to meet and comply with all mitigation measures identified and required in the September 30, 2014, Initial Study/Mitigated Negative Declaration.
6. 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 that the building permit(s) for this development, or any part thereof, are issued.

Section 4. Environmental Determination. The Council has read, reviewed and considered the Mitigated Negative Declaration and finds that the adoption and implementation of this ordinance will not have a significant impact on the environment as shown by said Mitigated Negative Declaration.



Section 5. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance is for any reason held to be invalid and/or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 6. Effective Date. This ordinance shall take effect on the 31st day following its adoption.

This ordinance was introduced by the Council of the City of Santa Rosa on March 3, 2015.

IN COUNCIL DULY PASSED this 10th day of March, 2015.

AYES: (7) Mayor Sawyer, Vice Mayor Coursey, Council Members Carlstrom, Combs, Olivares, Schwedhelm, Wysocky

NOES: (0)

ABSENT: (0)

ABSTAIN: (0)

ATTEST:  City Clerk 3/10/15 APPROVED:  Mayor

APPROVED AS TO FORM:

  
City Attorney

Attachments: Exhibit A – Smith Village and Pantoja Lane Planned Development PD02-007  
Zoning District Policy Statement  
Exhibit B – Revised Development Site Plan  
Exhibit C – Development Advisory Committee Report Revised December 22,  
2014 Smith Village & Pantoja Lane

Exhibit A

**Smith Village and Pantoja Lane Planned Development  
PD02-007 Zoning District  
Policy Statement**

**Approved by City Council: March 3, 2015**

**Location:** North of Sebastopol Road, East of Fresno Avenue in Southwest Santa Rosa

**Zoning:** Former: RR-40  
Approved: PD- Planned Development

**General Plan:** Low Density Residential

**I. Purpose**

- A. Smith Village-Single Family Detached Residential Homes: To create a pedestrian-friendly environment, with slower traffic, eyes and life on the public realm (street). The purpose is to structure the physical components of the neighborhood (narrower streets, wider sidewalks, canopy trees, neck downs) and the architecture of the homes (wide variety of home plans with large front porches) so as to increase the likelihood that neighbors know each other, that kids feel safe (slower cars), and that walking or bicycling to the neighborhood parks, school, or shopping at Courtside, Stony Point Plaza, or to employment at the Corporate Center are as viable as driving. The 17.5' wide direct connection to the Joe Rodota Trail is provided to facilitate this bicycle and pedestrian access to nearby employment, amenities and shopping.
- B. Pantoja Lane Single Family Attached Rowhouses: To appropriately address both the heavily traveled arterial which is the project's southern boundary and the single family residential area which forms the underlying land use designation. Sebastopol Road from Wright Road to Stony Point has historically been a mixed commercial and residential corridor. The Pantoja Lane Rowhouses will provide a compatible look with the existing development along Sebastopol Road, while creating a harmonious transition to future single family detached homes in the Smith Village residential development to the north.
- The intent is to provide an appropriate transition between the commercial arterial street and the residential interior of the project without significantly impacting surrounding residential uses in terms of parking, traffic, noise, and other potential nuisance factors.

**II. Principally Permitted Uses**

- A. Single family residential, with an option of an accessory dwelling unit.



B. Single family attached rowhouses.

**III. Accessory Uses.**

A. Accessory uses and structures are permitted, provided that no accessory use or structure shall be initiated or constructed prior to the main use or building nor on a separate lot from the main use or building.

**IV. Uses Permissible By Minor Conditional Use Permit.**

- A. Temporary subdivision sales offices;
- B. Temporary parking lot for home sales;
- C. Home Occupations.

**V. District Regulations.**

A. Total Units:

- 1. 51 Single Family Detached Residential Homes; some plans to have an option for an Second Dwelling Unit. A minimum of nine (9) Second Dwelling Units are **required** to be constructed with the Smith Village subdivision.
- 2. 16 single family attached rowhouses

B. Total Acres: 9

C. Density: Up to 7.4 units per acre

D. Maximum Lot Coverage: 60%

E. Requirements for each Subcategory:

PD Subcategory "A": Single Family Detached Residential Homes  
Uses: Single Family homes and Accessory Dwelling Units

Minimum Lot Size:	3,500 square feet	
Setbacks:	Main	Accessory
Garage Face (Public Street):	19'	19'
Garage Face (Alley):	0'	3'
Front:	7'	10'
Rear:	3'	0'
Side Int (1 <sup>st</sup> /2 <sup>nd</sup> ):	4'	0'
Side Ext:	7'	7'
Height:	35'	16'

PD Subcategory 'b': Single Family Attached Rowhouses  
Uses: Single Family Attached Rowhouses  
Minimum Lot Size: 1,900sf  
Setbacks: Main

Garage Face:	19'
Front:	7'
Rear:	15'
Side Int (1 <sup>st</sup> /2 <sup>nd</sup> ):	0'
Side Ext:	7'
Height:	35'

F. Distance Between Structures and Building Projections:

The Minimum Distance between structures shall be per Development Plan and Building Code requirements. Building projections into yard areas shall be allowed per the provisions of the City of Santa Rosa Zoning and Building Codes.

G. Parking per:

Single Family:	2 covered, 2 uncovered
Second Dwelling:	None
Single Family Rowhouse:	1 covered, 2 uncovered

H. Fences, Hedges and Walls: As provided for in the Zoning Code

I. Development shall comply with the approved Development Plan for the district.

**VI. Modifications to Policy Statement and Development Plan.**

Proposed modifications to the Policy Statement and Development Plan shall be subject to public hearings and City Council action in the same manner as any other change of zone application and shall be considered against the original development plan and policy statement and the conditions obtained at the time the modification is requested, except that minor modifications which do not increase the approved density, change the approved use or its conditions of approval, or change the general appearance of the original project may be allowed by Minor Conditional Use Permit.

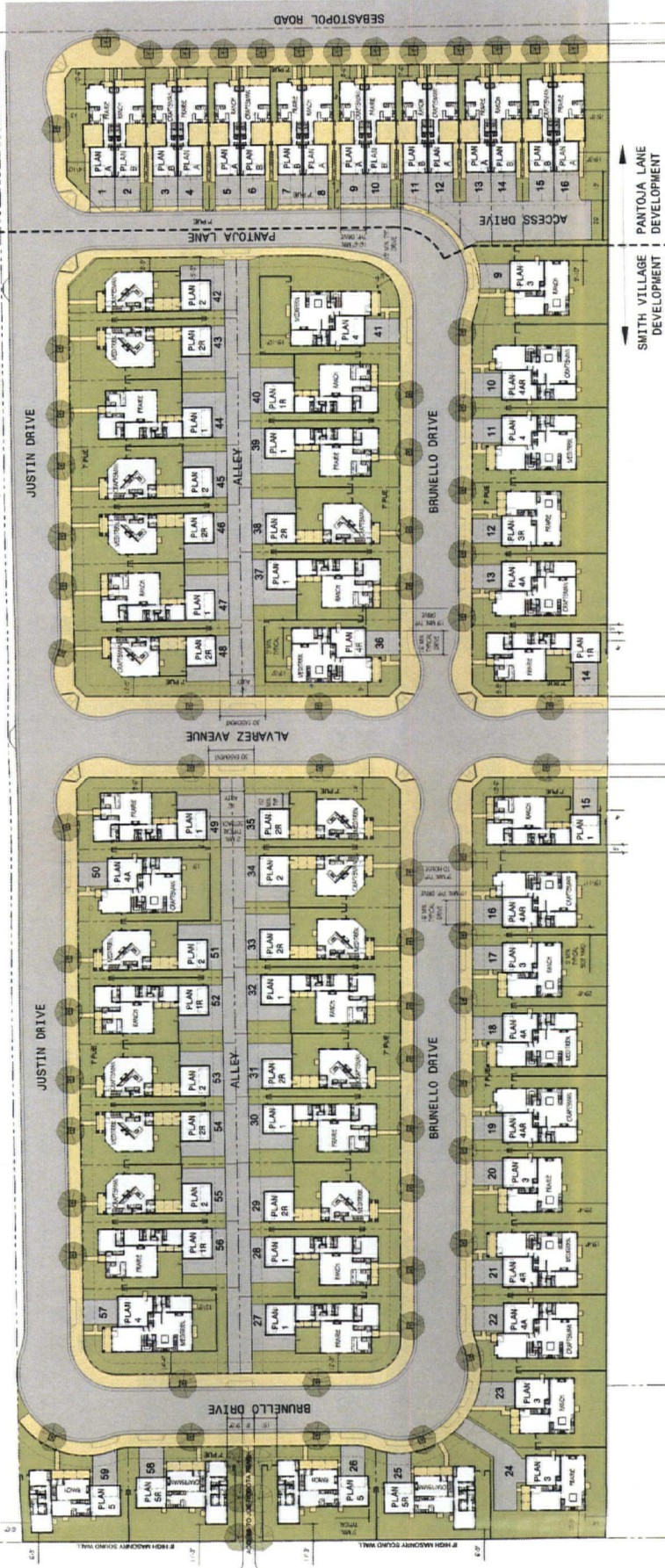
**VII. Density Determination**

The density of 19.5 units per acre on the Pantoja Lane subdivision is accommodated through the gross acreage of both the Smith Village & Pantoja Lane developments (8.97 acres total). This density was allowed based on the development and approval of these developments as one project (with an overall density of 7.47 units/acre) but subsequently separated into two Tentative Maps (Smith Village and Pantoja Lane).

Future development and/or subdivision of any property within this zoning district shall take this calculation into account when determining density for either development.



# Exhibit B



## REVISED DEVELOPMENT SITE PLAN

Site 2

WALLEN  
Hedgpeth  
ARCHITECTS  
2211 Redwood Drive  
San Jose, California  
Phone: 707.537.7000  
Fax: 707.542.2228

SUNWOOD & ASSOCIATES, DEVELOPER  
Santa Rosa, California  
SMITH VILLAGE  
100-017-1002

REVISED DEVELOPMENT SITE PLAN



Revisions  
2014-04-22 Pkg 20-00

Job Number  
10000  
Project Architect  
PAUL GLENN  
Drawn By  
PAUL GLENN  
Date  
FEBRUARY 2013

Sheet

NOT FOR CONSTRUCTION

# Exhibit C

## FINAL

### DEVELOPMENT ADVISORY COMMITTEE REPORT

October 29, 2014

Revised December 22, 2014

### SMITH VILLAGE & PANTOJA LANE

#### Project Description

The Smith Village Subdivision was originally approved with 59-parcels, eight of which were required to be developed with mixed-use development fronting onto Sebastopol Road. The remaining lots were proposed to be developed with 51 detached single family residential homes, 40 second dwelling units and the design incorporated alley-loaded garages for a majority of the units.

The Smith Village/Pantoja Lane project proposes to develop 16-attached single family homes constructed as duets along Sebastopol Road in place of the previously approved 8-lot mixed-use development and 51- detached single family homes on the remaining (existing) lots to the north. The second dwelling units are proposed to be deleted from the Policy Statement and Development Plan. The proposed attached units would be in a separate subdivision from the remaining portion of the Smith Village subdivision. Additionally, the project proposes a revision to the existing PD02-007 Policy Statement to eliminate the mixed-use requirement and make other minor revisions to both the Policy Statement and Development Plan.

LOCATION.....3625 Sebastopol Road and Associated Parcels

APN .....035-850-001 thru 035-850-059

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

#### ZONE CLASSIFICATION

EXISTING .....Planned Development 02-007

PROPOSED .....Revised Planned Development 02-007

APPLICANT .....Sunwood Santa Rosa LLC

ADDRESS .....9820 Willow Creek Rd., Suite 490  
San Diego, CA 92131

OWNER .....Sunwood Santa Rosa LLC

ADDRESS .....9820 Willow Creek Rd., Suite 490  
San Diego, CA 92131



FILE NUMBER.....MJP14-004

PROJECT PLANNER .....Noah Housh

NJH

PROJECT ENGINEER .....Jesus McKeag AM

## Background

In 2002, the Smith Village subdivision was approved. This project proposed to develop 51-single family homes, including 40 second dwelling units, and included an 8-lot mixed use component along Sebastopol Road, which allowed 8-16 units to be constructed atop the proposed commercial component. The Final Map for this project was recorded and as a result, a majority of the site work and circulation infrastructure required to accommodate the development of the site was initiated and partially constructed. Sidewalks were poured incorporating tree-wells, street lights were installed and much of the underground utilities were installed and street construction was started.

On April 24, 2014, project applications were filed requesting approvals to modify the existing Planned Development 02-007 (Zoning District) Policy Statement and Development Plan through a rezoning process to eliminate the requirement for mixed use development; to modify the detached single-family home designs (from those previously approved) proposed on the individual lots by reducing the average size of the homes and eliminating the second dwelling units from the development; proposing a new Tentative Map to separate the parcels fronting onto Sebastopol Road (Pantoja Lane) from the previous subdivision (Smith Village); and proposing to construct 16 attached single family homes on the newly created parcels.

The proposed projects would allow development of 67 single family residential lots in two proposed subdivisions. Fifty one of the lots (ranging in size from 3,828 square feet to 6,526 square feet) would be developed with detached single family homes while 16 of the lots (ranging in size from 1,923 square feet to 4,304 square feet) would be developed with attached single family row houses constructed as duets, fronting onto Sebastopol Road.

Staff has conducted an Initial Study which resulted in the preparation of a Draft Mitigated Negative Declaration which required a 30-day public comment period (held from Sept. 30, 2014 -Oct. 31, 2014). The draft Mitigated Negative Declaration resulted in the requirement of mitigation measures to address potentially significant impacts to Aesthetics, Air Quality, Biological Resources, Geology and Soils, Hydrology/Water Quality, Land Use/Planning, Noise, Transportation/Traffic and Utilities/Service Systems.

The Mitigated Negative Declaration and Tentative Map is subject to review and approval by the City of Santa Rosa Planning Commission. The approval of the rezoning requires approval by the City Council. The proposed design of the attached row houses must be approved by the Design Review Board.

## Conditions of Approval

- I. Developer's engineer shall obtain the current city Design and Construction Standards and the Community Development Department's Standard Conditions of Approval dated August 27, 2008 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.



- II. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on plans stamped received October 23, 2014.

### Planning Conditions

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

RESERVE "A"			16		
RESERVE "B"			51		
	2013	2014	2015	2016	2017

2. The project is required to implement and comply with all mitigation measures identified and required as a part of the Smith Village/Pantoja Lane Initial Study (dated September 30, 2014), the resulting Mitigated Negative Declaration and the attached Mitigation Monitoring Plan. These mitigation measures include specific landscaping and tree preservation requirements, the construction of an 8-foot sound wall along the northern Smith Village project boundary, offsite storm water capture and filtration infrastructure, sidewalk and specific construction requirements to mitigate for noise impacts. Compliance with these mitigation measures shall be identified on all plans submitted for public improvements and/or building permits as appropriate.
3. Project is required to construct a 17.5 foot wide connection to the Joe Rodota Trail from Brunello Drive with a minimum paved surface eight feet in width with a curb cut providing a smooth transition from the trail onto Brunello Drive. The remaining portion of this connection is required to be landscaped which must include large canopy shade trees as identified on the Smith Village Pantoja Lane Development Plan.
4. Maintenance responsibility of the access path and landscaping along this trail connection is the responsibility of the owners of Lot 26 and Lot 58 and this responsibility is required to be identified on the deeds for these parcels.
5. A public access easement shall be recorded over Lot 26 and Lot 58 for the entire 17.5 foot width of the access trail to the Joe Rodota Trail evenly splitting the width of the access trail onto each of these parcels. This easement shall be identified on the deeds for these parcels and the PD 02-007 Development Plan.
6. Fencing along the eastern and western boundaries of the Joe Rodota Trail (other than sound wall elements) connection is limited to a maximum height of five feet to ensure path visibility along this connection. This height limitation is required to be identified on the PD 02-007 Development Plan.
7. As requested by the County of Sonoma, the developer of the Smith Village subdivision is required to plant 15-20 native oak trees (minimum size 15-gallon) along the project frontage north of the Joe Rodota Trail. The developer shall be

responsible for maintaining, watering and generally ensuring the survival of the oak trees for a period of two years. At the conclusion of the two years, the County will take over maintenance responsibility of the trees. A planting plan identifying specific locations and species of these trees shall be submitted to the City and the County for review and approval prior to planting.

8. Irrigation of all semi-public areas required to be landscaped (such as street trees and trail connection landscaping) but proposed to be under private ownership is required. Documentation of the infrastructure serving this irrigation and landscaping shall be identified on all building permit plans associated with the proposed development. Installation of the landscaping and irrigation itself may be deferred to building permit submittal.
9. All single family residential lots are required to be landscaped in compliance with Zoning Code Chapter 20-34, this includes front yards, side yards and areas visible from the proposed alley. Individual building permit plans shall document compliance with these requirements.
10. In compliance with the requirements of the Climate Action Plan, two of the attached units are required to incorporate electric vehicle charging equipment in to garages to mitigate the Green House Gas impacts of the proposed project.

### Engineering Conditions

#### PARCEL AND EASEMENT DEDICATION

1. Vehicular access rights shall be dedicated to the City along the Sebastopol Road frontage of the site except at the planned street entrances to the project and any emergency access points that may be required but do not appear on the present plan.
2. All dedication costs shall be borne by the property owner, including preparation of any legal descriptions, plats, title reports, and deeds necessary. Civil improvement plans shall be prepared by a Registered Civil Engineer licensed to practice in the State of California for approval by the City Engineer.
3. A Public Utility Easement shall be dedicated over the common driveway for Lots 12 through 16 to encompass the water main, sewer main and public storm drain.
4. A minimum 20 foot wide public storm drain easement shall be dedicated to the City of Santa Rosa over the alignment of storm drain on Lot 16. The easement may be reduced to 15 feet wide along the western edge of Lot 16.

#### PUBLIC STREET IMPROVEMENTS

5. Sebastopol Road shall be dedicated and improved to City Boulevard Street Standards along the entire project frontage. Right-of-Way for a half street section shall be 57 feet from centerline to property line with a 7 foot public utility easement behind the property line.



Half width street improvements shall consist of a 44 foot wide structural pavement section from centerline to face of curb, to accommodate two 12 foot travelways, with an 8 foot parking lane, a 5 foot class II bike lane, a 7 foot portion (one half of the ultimate 14 foot width) of the two way median/left turn lane, and a 12 foot contiguous sidewalk with 6 foot square tree wells.

6. Justin Drive shall be dedicated and improved to City Minor Street Standards.

Right-of-Way for the western half street section shall be 27 feet from centerline to property line with 7 foot public utility easement behind the property line. Half width street improvements shall consist of an 18 foot wide structural pavement section from centerline to face of curb, to accommodate a 10 foot travelway and a 8 foot parking lane, and an 8 foot contiguous sidewalk with 4 foot square tree well adjacent to the back of curb

Right-of-Way for the eastern half street section shall be 17 feet from centerline to property line. Half width street improvements shall consist of a 12 foot wide structural pavement section from center line to the face of an asphaltic concrete berm.

7. Pantoja Lane shall be dedicated and improved to City Minor Street Standards with two 11 foot wide travel lanes. The street shall be fully cross sloped, sloping down to the north.

Right-of-Way for the south half street section shall be 13 feet from centerline to property line with 7 foot public utility easement behind the property line. Half width street improvements shall consist of a 10 foot wide structural pavement section from centerline to face of curb. A modified curb and gutter (6 inch tall rolled curb and fall away gutter) and a 5 foot contiguous sidewalk shall be constructed on the south side of the street.

Right-of-Way for the north half street section shall be 18 feet from centerline to property line. Half width street improvements shall consist of a 12 foot wide structural pavement section from center line to face of curb, and a 5 foot contiguous sidewalk. A City Standard 241 Curb and Gutter shall be constructed on the north side of the street.

8. Brunello Drive shall be dedicated and improved to Minor street standards.

Right-of-Way for both sides of the street shall be 24 feet from centerline to property line with 7 foot public utility easement behind the property line. Half width street improvements shall consist of a 15 foot wide structural pavement section from centerline to face of curb, to accommodate a 15 foot travelway, and an 8 foot contiguous sidewalk with 4 foot square tree wells adjacent to the back of curb.

9. During the improvement plan review process, the public utility easements may be reduced, at specific locations, to less than the required 7.0 feet behind back of

sidewalk, with the concurrence of the PG&E, Pacific Bell, Cable TV and the City Engineer.

10. Curb return radii shall be 35 feet at the intersection of Justin Drive and Sebastopol Road, and a minimum 25 feet at all other intersection. Right-of-way shall be dedicated so that a City Standard 232A handicap ramp and the 4 foot sidewalk landing are contained within 6 inches of the right-of-way at curb returns.
11. Parking shall be allowed on the westerly side of Justin Drive only and posted for no parking on the east side.
12. The minimum and maximum cross-slope for all streets shall be 2% and 5% respectively. Minimum gutter slope for all streets shall be 0.5%.

## TRAFFIC

13. A marked crosswalk shall be constructed along with a Rectangular Rapid Flashing Beacon on the west side of the intersection of Justin Drive and Sebastopol Road that connects to the existing pathway on the south side of Sebastopol Road.
14. Conduit and pull boxes shall be installed per City Standard for future traffic signal interconnect along Sebastopol Road.
15. 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.
16. Improvement plans shall include a complete street lighting, signing and striping plan. The signing and striping plan shall include the marked crosswalk on Sebastopol Road, and is subject to review and approval by Traffic Engineering Section of the Transportation and Public Works Department.
17. Street barricades per City Standard 211 and future through street signs per City Standard 206 shall be installed at the northern subdivision boundary at Justin Drive and Brunello Drive.
18. Advance street name signs for Justin Drive shall be installed on Sebastopol Road.
19. R26 (No Parking) signs shall be installed along the easterly side of Justin Drive and both sides of Pantoja Lane.
20. An Encroachment Permit must be obtained from the Engineering Development Services Division of the Transportation and Public Works Department prior to



beginning any work within the public Right-of-Way or for any work on utilities located within public easements.

#### **PRIVATE ALLEY/DRIVEWAY IMPROVEMENTS**

21. The common driveway for Lots 12 through 16 shall be a minimum 16 feet wide and shall be covered by joint access and utility easements. A separate Driveway Joint Maintenance Declaration shall be provided for each set of lots served by a common driveway.
22. Turn around capability on the common driveways shall be provided with clear backup of 46 feet from garage face to opposing face of curb (where tandem parking is allowed in front of garages), and with a continuation of the common driveway 7 feet beyond the last driveway access point.
23. Private driveways shall be constructed under observation by the project soils engineer in compliance with City Design and Construction Standards. Progress and final reports shall be furnished to the City in compliance with C.B.C. special inspection requirements. All costs related to such inspection shall be borne by the owner/developer.
24. Private street lights shall be installed on the private driveway and shall meet City Standards for minimum average maintained foot-candle and the uniformity ratio for a minor street. All private lighting shall be owned and maintained by the individual homeowners, or addressed under a common maintenance declaration. Private lighting fixtures shall be subject to staff review.
25. The improvement plan submittal shall be accompanied by final irrigation and landscape plans, and plans for all common area site improvements.

#### **STORM DRAINAGE**

26. Post-development storm water discharge in Sebastopol Road shall not exceed pre-development flow for the 100-year storm event. Possible options include oversized storm drain pipe to detain storm water, and directing a portion of storm water north onto the County of Sonoma Parks Department Bicycle Path and/or Caltrans drainage ditch.
27. City Standard storm drain manholes shall be installed at the northwest corner of Lot 12 and Lot 16.
28. The developer's engineer shall comply with all requirements of the latest edition of the City Storm Water Low Impact Development Technical Design Manual. Final 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 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 stormwater 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 property to be used for offsite mitigation, and the California Regional Water Quality Control Board shall be executed prior to recordation of the Final map for the Smith Village/Pantoja Lane Project.

29. Perpetual maintenance of SUSMP Best Management Practices (BMP's) shall be the responsibility of one or more of the following:

- a. The individual homeowners fronting or owning these BMP's. Individual 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.
  - b. A Homeowner's Association or Property Owners Association. 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 Department of Public Works, Engineering Development Services Division for review.
  - c. A special tax district for public BMP facilities.
  - d. An alternate means acceptable to the City of Santa Rosa.
30. 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 or per the manufacturer's recommendation. Written certification of SUSMP BMP's is to be received by the City prior to acceptance of subdivision improvements. If these improvements are to be constructed off site, separate public improvement plans identifying the design and adequacy of these SUSMP measures must be prepared and the improvements must be constructed or bonded for prior to recordation of the final map.
31. 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.
32. Access to all public storm drain systems and structures shall be over a minimum 12 foot wide all weather access road of compacted shale, asphalt pavement or Portland cement concrete. The access road shall be contained within a 20 foot public storm drain maintenance and access easement.
33. Hydraulic design of the storm drain system shall conform to Sonoma County Water Agency criteria. 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.

## **ON-SITE DRAINAGE/EROSION CONTROL**

34. Subdivision grading shall occur only between April 15 and October 15 unless otherwise approved by the City Engineer or Chief Building Official in conjunction with an approved erosion and sedimentation control plan.
35. Disturbed slopes shall be stabilized and replanted with native vegetation.
36. An erosion control plan shall be included as part of the project improvement plans. Offsite properties and existing drainage systems shall be protected from siltation coming from the site.
37. 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. Lot drainage and private storm drain facilities shall be approved by the Chief Building Official's designated representative. Private drainage inlets and lines shall be required and shall be privately owned and maintained, unless the storm drainage is within an approved common interest storm drain facility.
38. 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.

## **GRADING**

39. The existing soil stockpile on the site shall be removed under permit from the City. The soil shall be tested for contamination prior to any soil movement. A letter from the recipient of the stockpiled soil acknowledging acceptance of the soil shall be submitted to the City prior to any soil movement. If contamination is detected, a remediation plan shall be developed and approved prior to any soil movement.
40. Two copies of a Level 1 Assessment are required and shall be provided with the initial improvement plans submittal for review. The report shall address all remediation required.
41. Two copies of a soils and geologic report are required and shall be provided with the initial improvement plans submittal for review. The report shall examine the site for existing backfill areas and state what will be required to bring backfill into compliance with Appendix J of the currently adopted C.B.C. Standards.
42. Excess and unsuitable material shall be removed to a site approved by the City Building Division and the City Fire Department. Approvals must be obtained in writing prior to removals.
43. Existing structures to remain shall be inspected by the Building Division for building and zoning compliance prior to approval of improvement plans by the City Engineer.



44. Prior to approval of the final map remove existing structures designated to be removed.
45. Filling is restricted to 1 foot maximum above existing ground adjacent to existing residential lots.
46. Work within the driplines of trees to be saved shall be done under the supervision and approval of an arborist. A note shall be included in the grading plans stating that a construction fence shall be installed around the driplines of all trees to remain prior to commencing with any grading work. This includes off site trees required to be saved.
47. Driplines of trees overhanging the property line shall be afforded the same level of protection as trees on site that are to remain.
48. Any retaining wall/sound wall systems on site shall be designed by a qualified Registered Civil Engineer per the recommendations included in the soils report by the soils engineer. All retaining and sound walls will require a separate Building Permit, applied for prior to the initial submittal of the improvement plan for plan check, and shall be ready to issue prior to improvement plan approval.

#### **OVERHEAD UTILITY LINES**

49. All overhead utility lines along the project frontage shall be placed underground including electrical distribution lines, telephone and cable television in conformance with the City's undergrounding ordinance. Main feeder lines may remain overhead but shall be relocated to behind the new curb location and spare conduits placed in the street for future undergrounding of the main feeder lines.
50. New services (electrical, telephone, cable or conduit) to new structures shall be underground.
51. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.

#### **UTILITIES**

52. The water mains in Justin Drive and Brunello Drive shall be physically disconnected from the remainder of the existing water main just north of the subdivision boundary and required vehicular barricades. Temporary blow offs shall be constructed at both ends of the disconnected water mains at both Justin Drive and Brunello Drive per City Standard # 859. This requirement may be waived if the existing original Smith Village public water mains are accepted by the City.
53. The sewer mains in Justin Drive and Brunello Drive shall be physically disconnected from the remainder of the existing sewer main just north of the subdivision boundary and required vehicular barricades. Cleanouts per City Standard #506 shall be constructed on the northern end of the disconnected



sewer mains at both locations. The remaining sewer main not in service running north of the subdivision boundary shall be capped just north of the disconnection. The existing sewer laterals for Lot 9 and Lot 41 of the original Smith Village Subdivision shall be the responsibility of the owner of this subdivision and shall be made serviceable if they connect to the public sewer main to be put into service with this project. This requirement may be waived if the existing original Smith Village public sewer mains are accepted by the City.

54. The water services to Lots 12 through 16 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 within the common private driveway apron. No public water main will be allowed in the common private driveway. Unless alternative means of compliance are approved.
55. The sewer service laterals to Lots 12 through 16 shall be served from a private sewer main within the common private driveway. The private sewer main shall be all the sewer main upstream of the sewer manhole in the knuckle of Pantoja Lane serving lots 12 through 16. A Private Sewer Joint Maintenance Declaration shall be provided for each set of lots served by a common sewer main.
56. The engineer must provide a detailed utility plan showing onsite and offsite sewer, water and fire protection systems, and their connections to existing sewer and water facilities. The plan must also show any wells existing or to be abandoned, and septic systems to be abandoned. Submit Improvement Plans for the City Engineer's signature if the project includes extension of City mains.
57. Demand, meter installation, and processing fees required by the City must be paid by the applicant prior to issuance of a building permit. The local agency information sheet of the Final Map must be annotated with this information.
58. If wells exist on the property one of the following conditions apply:
  - i. Retention of wells must comply with City and County codes. Retention of wells must be approved by the Sonoma County Permit and Resource Management Department. An approved backflow prevention device must 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.
59. Fire protection is to be provided in accordance with City Fire Department requirements. Backflow preventers are required on all fire services.
60. Any septic systems within the project boundaries must be abandoned per Sonoma County Environmental Health standards and City of Santa Rosa Building Division requirements.
61. An Encroachment Permit must be obtained from the Engineering Development Services Division of the Transportation and Public Works Department prior to

beginning any work within the public Right-of-Way or for any work on utilities located within public easements.

62. Water and sewer mains must be installed per current City Standards. All water and sewer mains must be a minimum of 8" diameter (minimum 12" diameter sewer in Sebastopol Road). Water mains must be sized to meet fire flow requirements. All water and sewer mains must be installed a minimum of 10' apart horizontally. Extend the sewer main in Sebastopol Road to the Easterly property line. All public mains must be a minimum of 5' from all structures, curbs or property lines. Manholes must have clear access at all times (i.e. not located within parking stalls, etc.). Sewer mains shall not be deeper than 14' or shallower than 3', depth from finished grade measured over pipe. Confirm the sewer grades. The grades in Sebastopol Road should be more uniform. They are being shown as 0.0018 and 0.0029. The very minimum for a 12" is 0.002 and the preferred is 0.0025. This may be satisfied through documentation on previously approved public improvement plans if deemed acceptable to the City. Show a detail confirming that there will be no conflict with the storm drain in Sebastopol Road.
63. Connection to the public water main in Sebastopol Road for the fire hydrant and the main in Justin Drive will require a cut in tee(s) and mainline valves. Valving shall be reviewed at the plan check stage.
64. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Resolution No. 27518, on November 17, 2009. Plans shall be submitted with the Building Permit application. Submit the following with the above mentioned plans: Maximum Applied Water Allowance (Appendix A) and Hydrozone Table (Appendix B).

## **FIRE DEPARTMENT**

65. Street widths limit this development to one and two story residential dwellings.
66. All buildings shall be equipped with automatic fire sprinkler systems per the adopted standard at the time of building permit application. If existing water service laterals are undersized (not the current 1 ½ inch minimum) then a hydraulic analysis by a fire protection (sprinkler) contractor is recommended to ensure the existing lateral will support both the domestic and fire sprinkler demand. Meter sizes are minimum 1 inch.
67. 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. Access roads shall be designed to current Fire Department standards: 20 feet wide minimum for structures two-stories or less in height. Dead-end private access roads more than 150 feet in length shall have an apparatus turn-around per current Fire Department standards.



68. Bedrooms require rescue windows per the CA Building Code. Rescue windows that open into the enclosed courtyard shall have sufficient space (at grade) to be accessible by fire department ground ladders.
69. Hydrant spacing for this residential project shall comply with current Fire Department standards: hydrants maximum 500 feet on center. The City GIS system does not indicate any installed fire hydrants however previous field inspection revealed installed hydrants. This can be verified as the project moves forward.
70. Traffic calming measures on private property are not approved as a part of this review. (i.e. speed bumps, humps, speed tables or undulations.)
71. Four inch (4) inch illuminated premise identification shall be provide per fire department standards.
72. Permanent fences or gates limiting vehicle access shall be approved by the Fire Department. Vehicle gates limiting access to five or more dwelling units shall be equipped with strobe-actuated electric operators on both the ingress and egress sides. Egress actuators may be replaced with a magnetic detection loop. Gates shall fail to an unlocked condition in the event of power outage.
73. Storage or use of any hazardous materials at the site will require a Hazardous Materials Inventory Statement to be submitted to the Fire Department for review. Materials in excess of the permit amounts will require a Hazardous Materials Management Plan to be submitted to the Fire Department for review and approval and may require payment of Hazardous Material Use or Hazardous Waste Generator fees.
74. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.
75. A post installation fire flow test is required of the public improvements. Provide results to the Fire Department.

### Recreation and Parks Conditions

76. Street trees will be required and planted by the developer. Selection will be made by the city's approved master plan list and approved by the city's Parks Division. Planting shall be done in accordance with the city "Standards and Specifications for Planting Parkway Trees." Tree planting locations shall be marked by the city Parks Division Tree Section personnel. Contact Parks Division Tree Section at (707) 543-3422. Copies of the master street tree list and the standards are available at the Parks Division Office, (707) 543-3770.

77. Parks acquisition and/or park development fees shall be paid at the time of building permit issuance. The fee amount shall be determined by the resolution in the effect at the time.

The Development Advisory Committee is an administrative committee designed to inform the Planning Commission of technical aspects of various matters which the Commission is to consider. The report of the Committee in no way constitutes approval or denial of the item under discussion. Final approval or denial rests with the Planning commission and/or City Council and may or may not be subject to terms of the report.

Recommendation

☒ Approval with conditions as set forth in this report.

☐ Continuance

☐ Denial – Major Reasons:

☐ Final action referred to the Planning Commission



CLARE HARTMAN  
Deputy Director - Planning





CERTIFICATION  
SANTA ROSA CITY COUNCIL ORDINANCE NO. 4039

STATE OF CALIFORNIA )  
COUNTY OF SONOMA ) ss.  
CITY OF SANTA ROSA )

I, STEPHANIE A. WILLIAMS, Deputy City Clerk of the City of Santa Rosa, California, do hereby certify that the foregoing ordinance, published and posted in compliance with State law and Santa Rosa City Charter Section 8, was duly introduced on March 3, 2015, and adopted by the City Council of the City of Santa Rosa at a regular meeting of said Council held on March 10, 2015, by the following vote:

AYES: (7) Mayor Sawyer, Vice Mayor Coursey, Council Members Carlstrom, Combs, Olivares, Schwedhelm, Wysocky

NOES: (0)

ABSENT: (0)

ABSTAIN: (0)

  
Stephanie A. Williams, Deputy City Clerk  
City of Santa Rosa, California