

# SUBDIVISION COMMITTEE REPORT

January 9, 2019

## Hopper Avenue Commercial Subdivision

### *Project Description*

The Hopper Avenue Subdivision project (Project) involves a Parcel Map to subdivide an approximately 2.37-acre commercial parcel into three commercial parcels sized 0.50, 0.79, and 0.90 acres located at 920 Hopper Avenue. The subject site is improved land that includes three existing multi-tenant industrial structures.

LOCATION.....920 Hopper Avenue (On-site addresses include 920, 930, 940, 960 Hopper, and 3620, 3624, 3628, 3632, 3236, 3240, 3244 Airway Drive)

APN.....148-041-045

GENERAL PLAN LAND USE.....Light Industry

#### ZONE CLASSIFICATION

EXISTING .....IL (Light Industrial)

PROPOSED.....IL (Light Industrial)

OWNER/APPLICANT .....Dino D'Argenzio

ADDRESS.....2480 Osage Avenue  
Santa Rosa, CA 95409

ENGINEER/SURVEYOR .....Michael Hogan

ADDRESS.....1702 4<sup>th</sup> Street, Santa Rosa

REPRESENTATIVE .....Hogan Land Services

ADDRESS.....1702 4<sup>th</sup> Street  
Santa Rosa, CA 95404

FILE NUMBER .....MIN18-002

CASE PLANNER .....Adam Ross, City Planner

PROJECT ENGINEER.....Larry Lackie, City Engineer

PLANNING COMMISSION REP... Curt Groninga

## ***Background***

On May 17, 2017, Dino D'Argenzio, the applicant, submitted an application for a Parcel Map requesting to subdivide the property located at 920 Hopper Avenue (Assessor's Parcel No. 148-041-045) and a portion of Assessor's Parcel No. 148-041-047. Pursuant to Section 66428(b) of the Subdivision Map Act and Section 19-32.040 of the Santa Rosa City Code, a Parcel Map would legally recognize three parcels, as shown on Attachment No. 3 to this report, titled Parcel Map, prepared by Hogan Land Services, dated January 3, 2019. No additional development or changes are proposed.

## **Conditions of Approval**

The following summary constitutes the recommended conditions of approval on the subject application/development based on plans stamped received July 16, 2018.

1. 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, as they relate to this application unless specifically waived or altered by these conditions or by written variance by the City Engineer.

## **Building Division**

1. Provide verification prior to parcel map recordation that the proposed property lines do not create any existing non-compliant conditions for the buildings.

## **Engineering Development Services**

1. Obtain an inspection of all existing buildings to determine if any non-compliant Building Code conditions exist. Any non-compliant conditions must be corrected prior to recordation of the Parcel Map. The city may allow a third-party inspection firm to perform the substandard building inspection. A building permit is required for any work.
2. Evidence that all existing buildings have approved fire sprinklers installed and in working order are to be provided prior to recording the Final/Parcel Map.
3. Use of the cross-lot parking areas shall be covered by mutual Access Easements to Airway Drive and Hopper Avenue with a Joint Use and Maintenance Agreement to be recorded concurrently with the Parcel Map.
4. Lot 2 shall reflect the existing 14-foot-wide access easement in favor of Lot 2 of Parcel Map 457 recorded in the Office of the Recorder of the County of Sonoma

County Book 419 pages 9,10, and 11.

5. Existing storm drain system shall be contained within a 10-foot-wide private storm drain easement over Lot 2 in favor of Proposed Lots 1 and 2; and Parcel 2 of Parcel Map 457, Lands of Tarrant & Bell Properties, Doc No. 2004R187670.

## **Water**

6. The proposed lots shall have separate sewer and water service lateral connections to the public mains in Airway Drive and Hopper Avenue. The existing water and sewer laterals to the individual buildings shall be separated prior to recording the Parcel Map
7. Water laterals and meters shall be sized to meet domestic, irrigation and fire protection uses and double check back flow per City Standard 875 will be required on all domestic water services, a City Standard 876 Reduced Pressure Backflow Device will be required on all irrigation services and a City Standard 880 Backflow Device will be required on all fire lines. The flow calculations shall be submitted to the Utilities Department during the plan check phase of the Improvement Plans or Encroachment Permit to determine adequate sizing.
8. Demand fees and meter sizes are to be determined based on use and area in conjunction construction of new sewer and water laterals.
9. Combination water services per City Standard #870 for fire sprinkler, domestic, and irrigation meters are required for the individual lots.
10. Any existing water or sewer services that will not be used must be abandoned at the main per City Standards under an encroachment permit.
11. An Encroachment Permit must be obtained from Engineering Development Services of the Planning and Economic Development Department prior to beginning any work within the public Right-of-Way or for any work on utilities located within public easements.
12. Backflow prevention devices shall be designed and installed in accordance with current City Standards, State Health Code Title 17, and as required by the Director of Utilities. Backflow Devices shall be behind the sidewalk unless otherwise allowed in writing by Water. Backflow devices allowed to be in the building not behind the sidewalk shall be covered with a letter to the City accepting maintenance responsibility of the devices.
13. Water services must be provided per Section X of the Water System Design Standards.
14. Any existing sewer and water services to remain shall be brought to current City

Standards.

15. The Santa Rosa Water Department requires that in commercial applications an irrigation system be metered separately from domestic use to reduce sewer usage charges.
16. Sewer laterals are to be visually inspected to the main and report submitted with the Building Permit application for review and approval by the City. All deficiencies shall be addressed with the Building Permit. City Standard 513 Clean Outs are required on sewer laterals.
17. Backflow prevention devices shall be designed and installed in accordance with current City Standards, State Health Code Title 17, and as required by the Director of Utilities.

### **Fire Department**

1. CA Fire Code requires fire apparatus access roads ("Fire Lanes") to within 150 feet hose-pull distance of all first-floor exterior walls.
2. Aerial apparatus access is required for buildings over 30 feet tall at the eave or parapet or 3-stories or more. Aerial access shall be provided along one entire side of the building: 26 feet unobstructed width, paved, at least 15 feet but not more than 30 feet from the face of building.
3. Fire flow and location of fire hydrants, fire protection appurtenances shall be in strict accordance with California Fire Code Chapter 5, Appendix B, and Appendix C as adopted by the City of Santa Rosa.
4. A Phase 1 Environmental Site Assessment shall be submitted at the Fire Department, including the review fee, and approved. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and approved the Phase 1 study.
5. Fire department connections (FDC's) shall be located within 100 feet of a fire hydrant.
6. Required Fire Department access roads shall be signed "No Parking – Fire Lane" per current Fire Department standards.
7. Traffic calming measures on private property are not approved as a part of this review. (i.e. speed bumps, humps, speed tables or undulations.)
8. Provide a Fire Department key box (Knoxbox) to all buildings.

\*\*\*\*\*

## Public Hearing

The public hearing was opened by Planning Commissioner \_\_\_\_\_.

Adam Ross, project planner, reviewed staff report and recommendation for approval of the subject Parcel Map.

Larry Lackie, project engineer, reviewed Parcel Map conditions of approval.

Thomas Reeder, applicant Representative, provided project background.

Following discussion and there being no public comment requests, the public hearing was closed.

\*\*\*\*\*

The Subdivision Committee of the City of Santa Rosa, based upon the evidence presented and the records herein, hereby determines that the proposed Parcel Map for the Hopper Avenue Commercial Lot Split, as hereinafter conditioned, complies with the requirements of Chapter 19 of the Santa Rosa City Code and the California Subdivision Map Act, based upon the following findings:

- The proposed lot split is consistent with the Santa Rosa General Plan 2035. The area is within an area designated by the General Plan as Light Industry and is also built out to accommodate light industrial, warehousing, and heavy commercial uses. Sites with the Light Industry land use designation generally serve businesses that are not permitted in residential neighborhoods. The three parcels that would be created by the subject lot split are already developed, each with light industry structures/uses, which is consistent with the General Plan.
- The site is physically suitable for the proposed lot split in that the parcels are of a shape and size and have topographical characteristics which easily lend themselves to the approved light industrial uses.
- The site is physically suitable for the existing intensity of the development in that the lot split does not propose any change in use or intensity of use.
- Neither the design of the proposed lot split nor the improvements will cause substantial environmental damage or will substantially and avoidably injure fish or wildlife habitat. The Subdivision Committee has determined that the proposed lot split would create no adverse environmental effects including those described above.
- Neither the design of the lot split nor the type of improvements as proposed is likely to cause serious health problems in that no health or sanitary problems exist on the site or in the area of the site and the City already provides adequate water and sewer services to the property.
- Neither the design of the proposed lot split nor the type of improvements, as proposed, will conflict with easements, acquired by the public at large, for access through, or use of, any property within or around the commercial center.

- The properties resulting from the proposed lot split will not discharge waste into the City's sewer system that would result in violation of any requirements prescribed by the California Regional Water Quality Control Board.
- The project has been found in compliance with the California Environmental Quality Act (CEQA). The lot split qualifies as a Class I Exemption under Section 15301 Existing Facilities in that the subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt. The proposed lot split does not propose any changes to the existing property.

\*\*\*\*\*

The Subdivision Committee is a subordinate agency of the Santa Rosa Planning Commission and is empowered to act on behalf of the Planning Commission. All actions by the Subdivision Committee must be by unanimous vote or the matter under consideration is automatically referred to the Planning Commission.

### ***Action***

\_\_\_ Approval with conditions as set forth in this report.

\_\_\_ Denial - Major Reasons:

\_\_\_ Continuance.

### Vote

<u>Name</u>	<u>Aye</u>	<u>No</u>	<u>Continue</u>
<u>Curt Groninga</u>	___	___	
<u>Larry Lackie</u>	___	___	
<u>Adam Ross</u>	___	___	

---

CLARE HARTMAN, Deputy Director of Planning

## Planning and Economic Development