

SUBDIVISION COMMITTEE REPORT
OCTOBER 23, 2019

PATRIOT NORTHPOINT II CERTIFICATE OF COMPLIANCE

Project Description

The Patriot Northpoint II project involves a Waiver of Parcel Map and subsequent Certificate of Compliance to subdivide an approximately 10.95-acre industrial lot into two lots sized 5.24 and 5.71 acres located at 2789 Northpoint Pkwy. The subject site is improved land that includes two existing commercial/industrial structures.

LOCATION.....2789 Northpoint Pkwy

APN.....010-450-015 and 010-450-016

GENERAL PLAN LAND USEGeneral Industry

ZONE CLASSIFICATIONLight Industrial

OWNER/APPLICANTPatriot Northpoint II Refi, LLC
ADDRESS.....1200 Liberty Ride Dr, Ste 115
Wayne, PA 19087

ENGINEER/SURVEYORPaul V. Bartholow
ADDRESS.....Brelje & Race
475 Aviation Blvd, Ste 120
Santa Rosa, CA 95403

REPRESENTATIVEGeoff Kase
ADDRESS.....1200 Liberty Ride Dr, Ste 115
Wayne, PA 19087

FILE NUMBERCC19-002

CASE PLANNERMonet Sheikhal

PROJECT ENGINEER.....Carol Dugas

PLANNING COMMISSION REP...Karen Weeks

Background

The proposal before the Subdivision Committee includes a Parcel Map Waiver and subsequent Certificate of Compliance for subdivision of one legal lot 10.95-acre parcel that has two accessor parcel map numbers located at 2789 Northpoint Pkwy into two lots (5.24 acres and 5.71 acres). The subject parcels are improved land with two approximately 47,000 sf commercial/industrial buildings and surface parking lots.

The property was annexed into the City in 1975 and was originally developed in 1984 along other buildings around Giffen Avenue. Subdivision of the site will result in creation of a separate parcel for each existing commercial/industrial building on site.

The applicant seeks a Parcel Map Waiver and subsequent Certificate of Compliance to subdivide the parcel as described in Attachment 4 – Proposed Certificate of Compliance. As allowed by Section 66428(b) of the Subdivision Map Act and Section 19-16.030 of the Santa Rosa City Code, a waiver of a Parcel Map and subsequent Certificate of Compliance would legally recognize two parcels, as shown on the attached Certificate of Compliance exhibit. No additional development or changes are proposed at this time.

Conditions of Approval

The following summary constitutes the recommended conditions of approval on the subject application based on plans stamped received June 12, 2019.

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Development Services Department's Standard Conditions of Approval dated August 27, 2008 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
- II. Developer's engineer shall comply with all requirements of the City **Storm Water Low Impact Development Technical Design Manual** in effect at the time this application was deemed complete.
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the approved exhibit labeled Certificate of Compliance stamped received June 6, 2019.

Planning Conditions

1. Prior to recordation of this Certificate of Compliance the Building Permit number B18-8151 for the proposed parking lot (DR18-037) shall be finalized.

Building Conditions

2. Provide verification that the proposed lot line does not create a need to add fire resistive construction to either building or obtain building permit and complete the structure modification prior to Certificate of Compliance document recordation.
3. Obtain building permits for the new parking spaces.

Engineering Conditions

RIGHT OF WAY AND PUBLIC EASEMENT DEDICATION

4. If applicable, all public easement and right of way dedications shall be granted by separate instrument and recorded prior to the Parcel Map Waiver/Certificate of Compliance being recorded.
5. Prior to the issuance of any Encroachment Permit the following public easements and rights of way shall be dedicated; none are anticipated.

MAPPING AND PRIVATE EASEMENT DEDICATION

6. A Parcel Map Waiver/Certificate of Compliance shall comply with all currently adopted ordinances, resolutions, and policies of the City of Santa Rosa and the State Subdivision Map Act.
7. All costs associated with the Parcel Map Waiver/Certificate of Compliance, plan, easement, plat, legal description, and/or support document preparation shall be the sole responsibility of the developer.
8. Prior to recordation of a Parcel Map Waiver/Certificate of Compliance for the resulting parcels, all public and common infrastructure conditioned in the subdivision committee report for the parcel map waiver shall be installed to the satisfaction of the City Engineer. New or revised or quitclaimed declarations of easements and or agreements shall be included with the First plan review submittal.
9. Prior to recordation of Parcel Map Waiver/Certificate of Compliance, any existing and or needed private easement between the resulting lots and neighboring lots (including but not limited to cross-lot drainage, utilities, egress and parking easements) as determined during the plan review, shall be verified by the applicants' Engineer to be valid under the new lot configuration, and or the existing recorded "Declarations of Easements" document shall be amended to show the new lot line configurations, and or the previous document(s) may be quit claimed in their entirety and new documents re-recorded by separate instrument as new "Declarations of Easement" or new separate reciprocal easements may be reviewed and recorded to the satisfaction of the City Engineer. New and revised Documents may also be reviewed by the City Attorney's Office. Maintenance easements shall be recorded prior to the Parcel Map Waiver/Certificate of Compliance for any new common interest improvements created by the Parcel Map Waiver/Certificate of Compliance.

Conformed copies of the recorded documents shall be provided to the Planning & Economic Development Department for the city file prior to recordation of the Parcel Map Waiver/Certificate of Compliance.

PUBLIC STREET IMPROVEMENTS

10. As applicable, an Encroachment Permit shall 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.
11. As applicable, new services (electrical, telephone, cable or conduit) shall be underground.
12. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.

STORM DRAINAGE

13. Cross lot drainage facilities and drainage easements, if required, shall be provided to the satisfaction of the City Engineer or the Chief Engineer of the Sonoma County Water Agency at the developer's expense.

GRADING

14. Prior to recordation of Parcel Map Waiver/Certificate of Compliance, the building setbacks for the existing structure to the new lot line shall be modified to the satisfaction of the Chief Building Official and per current side yard setbacks as determined by the Director of Planning & Economic Development.

WATER AND WASTEWATER

15. Water and sewer systems and appurtenances thereto shall be designed to serve the project in accordance with the City of Santa Rosa Design and Construction Standards and shall be constructed to the satisfaction of the City Engineer.
16. Each lot shall have separate water, irrigation, fire and sanitary sewer services. All improvements shall be completed prior to recordation of the Parcel Map Waiver/Certificate of Compliance. Any modifications to the existing utility services configurations shall be performed under an encroachment permit.
17. Water services and meters shall be provided for each proposed parcel per Section X of the Water System Design Standards and shall be sized to meet domestic, irrigation and fire protection uses.

Fire Conditions

18. At the applicants' sole expense, each building shall stand on its own, as to install adequate interior and exterior fire protection and fire access facilities if they are not present currently.

Public Hearing

The public hearing was opened by Planning Commissioner _____.

The Subdivision Committee of the city of Santa Rosa, based upon the evidence presented and the records herein, hereby determines that the proposed Waiver of a Parcel Map Waiver and subsequent Certificate of Compliance, as hereinafter conditioned, complies with the requirements of Chapter 19 of the Santa Rosa City Code and the State Subdivision Map Act, based upon the following findings:

1. 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 General 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 two parcels that would be created by the subject lot split are already developed, each with commercial and industrial structures/uses, which is consistent with the General Plan.
2. The site is physically suitable for the type of development shown on the parcel map in that the parcels are of a shape and size and have topographical characteristics which easily lend themselves to industrial uses.
3. The site is physically suitable for the proposed intensity of development in that it will accommodate the parcels as shown on the proposed subdivision.
4. Neither the design of the proposed subdivision 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 subdivision would create no adverse environmental effects including those described above.
5. Neither the design of the subdivision 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 can provide adequate water and sewer services to the property.

6. Neither the design of the subdivision 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 the proposed subdivision. The Subdivision Committee, after review, has determined that no such easements exist.
7. The proposed subdivision 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.
8. The project has been found in compliance with the California Environmental Quality Act (CEQA). The lot split qualifies as a Class 1 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 City Planning Commission and is empowered to act on behalf of the Commission. All actions by the 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.

<u>Vote</u>			
<u>Name</u>	<u>Aye</u>	<u>No</u>	<u>Continue</u>
<u>Carol Dugas</u>	_____	_____	
<u>Karen Weeks</u>	_____	_____	
<u>Monet Sheikhal</u>	_____	_____	

CLARE HARTMAN
 SUPERVISING PLANNER
 Community Development - Planning