

## RESOLUTION NO. 11801

### RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING THE OAK PARK VILLAGE TENTATIVE MAP LOCATED AT 1550 RIDLEY AVE., ASSESSOR'S PARCEL NO. 036-191-052 - FILE NUMBER PRJ16-003

WHEREAS, an application has been submitted by Phil Natoli requesting approval of a tentative map of Oak Park Village, more particularly described as Assessor's Parcel Number 036-191-052, stamped received August 22, 2016, and on file in the Planning & Economic Development Department; and

WHEREAS, the applicant was presented with the opportunity and did not prepare proposed findings supported by evidence that said subdivision complies with the requirements of the Subdivision Ordinance of the City of Santa Rosa, (Title 19, City Code) and the Subdivision Map Act (Government Code Section 66410, et seq.); and

WHEREAS, the Planning Commission held a duly noticed public hearing on the application at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, the Planning Commission has considered the application, the staff reports, oral and written, the General Plan and zoning on the subject property, the testimony, written comments, and other materials presented prior to and at the public hearing; and

WHEREAS, the Planning Commission heard the evidence and reviewed the proposed findings, if any, submitted by the applicant.

WHEREAS, the project has been reviewed and found in compliance with the California Environmental Quality Act (CEQA) and has been found to be consistent with Article 19, Categorical Exemption, Class 32, in that:

- It is consistent with the General Plan land use designation of Low Density Residential (2-8 units per acre) and complies with the R-1-6 (Single-family Residential) zoning district requirements.
- It occurs on a site that is less than five acres within City limits, and is surrounded by residential uses.
- The site has no value as habitat for endangered, rare or threatened species. An environmental evaluation, prepared by Wiemeyer Ecological Sciences, dated July 1, 2016, concluded that the site does not provide suitable habitat for any special-status plant or animal species. It further concluded that the site may provide suitable nesting habitat for native birds, including raptor species. The project has been conditioned to require a survey for nesting birds within 14 days of construction related activities should they occur during nesting season.
- Approval of the project would not result in any significant effects relating to traffic,

noise, air quality, or water quality that weren't previously considered in the scope of review of the General Plan 2035 EIR, certified by City Council Resolution No. 26949, dated October 9, 2007.

- The site can be adequately served by all required utilities and public services.

NOW BE IT RESOLVED, the Planning Commission does hereby determine that said subdivision of eight lots and no more is in compliance with the requirements of the Subdivision Ordinance of the City of Santa Rosa, (Title 19, City Code), the Subdivision Map Act (Government Code Section 66410, et seq.), and the State of California Density Bonus Regulations (Government Code Section 65915) based upon the following findings:

- A. That the proposed map is consistent with the General Plan and any applicable specific plans as specified in Government Code Sections 65451 and 66473.5.
- B. That the proposed subdivision meets the housing needs of the City and that the public service needs of the subdivision's residents are within the available fiscal and environmental resources of the City.
- C. That the design of the proposed subdivision has, to the extent feasible, provided for future passive or natural heating or cooling opportunities in the subdivision.
- D. That the proposed subdivision would not discharge waste into the City's sewer system that would result in violation of the requirements prescribed by the California Regional Water Quality Control Board.
- E. That the proposed subdivision is consistent with the City of Santa Rosa Design Guidelines and is determined to be of Superior Design.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds and determines said tentative map would not be approved but for the applicability and validity of each and every one of the below conditions and that if any one or more of the below conditions are determined invalid, this tentative map would not have been approved without requiring other valid conditions for achieving the purposes and intent of such approval.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa approves the Oak Park Village Tentative Map stamped received August 22, 2016, and on file in the Planning & Economic Development Department, subject to the following conditions:

1. Compliance with the Development Advisory Committee Report dated November 18, 2016, attached hereto and incorporated herein as Exhibit A.
2. That the developer shall enter into an agreement with the City which provides that the developer, his heirs, successors, and assigns shall defend, indemnify, and hold the City, its officers, employees, and agents harmless from any and all claims, suits, and actions brought by any person and arising from, or in connection with, the design, layout, or

construction of any portion of this subdivision, or any grading done, or any public or private improvements constructed within, or under, or in connection with this subdivision, whether on-site or off-site.

3. The approval of this project shall be subject to the latest adopted ordinances, resolutions, policies and fees adopted by the City Council at the time of the building permit review and approval.
4. The developer shall pay fees at the time of building permit issuance, including but not limited to Housing Impact Fees, unless a later time is otherwise allowed by City Code.
5. The developer shall provide on-site allocated units in compliance with the Housing Allocation Plan (City Code Chapter 21-02) or shall, in lieu of providing one or more affordable units on site, pay applicable fees at the time of building permit issuance.
6. That, prior to the approval of any final map, the developer shall enter into an agreement with the Housing Authority designating Lot 2 for moderate-level income owners for a period of 55 years
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 the 8<sup>th</sup> day of December, 2016, by the following vote:

AYES: (5) Chair Cisco, Vice Chair Stanley, Commissioners Crocker, Duggan, and Groninga.

NOES: (0)

ABSENT: (1) Commissioner Dippel

ABSTAIN/RECUSED: (1) Commissioner Edmondson

APPROVED:   
CHAIR

ATTEST:   
EXECUTIVE SECRETARY

Exhibit: DAC Report dated November 18, 2016

DEVELOPMENT ADVISORY COMMITTEE  
(November 18, 2016)

OAK PARK VILLAGE

**Project Description**

The Oak Park Village is a proposal to subdivide a 0.93-acre parcel into eight single-family residential lots. It involves a Density Bonus for a 14 percent increase (one unit) over the maximum allowable density and will designate one parcel for moderate-income residents. The project also includes a Conditional Use Permit (CUP) for a small lot subdivision and a Tentative Map to subdivide a 0.93-acre parcel into eight individual lots. The project proposes to construct seven new homes and one second dwelling unit. There are two existing residential structures, of which one will be demolished and the one located adjacent to Ridley Avenue will be retained.

LOCATION.....1550 Ridley Avenue

APN.....036-191-052

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

ZONE CLASSIFICATION

EXISTING .....R-1-6 (Single-family Residential)

PROPOSED.....R-1-6 (Single-family Residential)

OWNER/APPLICANT.....Natoli Group 1, LLC

ADDRESS.....3724 Hadley Hill  
Santa Rosa, CA 95404

ENGINEER/SURVEYOR .....Andy Bordessa, Civil Design Consultants

ADDRESS.....2200 Range Avenue, Suite 204  
Santa Rosa, CA 95404

REPRESENTATIVE.....Andy Bordessa, Civil Design Consultants

ADDRESS.....2200 Range Avenue, Suite 204  
Santa Rosa, CA 95404

FILE NUMBER .....PRJ16-003

CASE PLANNER .....Susie Murray *CDH*

PROJECT ENGINEER.....Larry Lackie *4*



### **Background**

The subject 0.93-acre parcel is located along the east side of Ridley Avenue, between Jennings Avenue and W. College Avenue.

On January 28, 2016, the Tentative Map and Conditional Use Permit applications were submitted. On July 13, 2016, the Density Bonus Application was submitted.

### **Conditions of Approval**

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 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer or by these conditions or as approved on the Public Improvement Plans.
2. Developer's engineer shall comply with all requirements of the current Municipal Separate Storm Sewer System (MS4) and City Standard Urban Storm Water Mitigation Plan Low Impact Development Guidelines. Final Plans shall address the storm water quality and quantity along with a maintenance agreement or comparable document to assure continuous maintenance of the source and treatment.

In addition, the following summary constitutes the recommended conditions of approval from City departments on the subject application/development based on plans stamped received August 22, 2016.

### **Planning Conditions**

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

RESERVE "A"	1				
RESERVE "B"	7				
	2017	2018	2019	2020	2021

4. The landscape plans, prepared by Firma Design Group, dated August 17, 2016, are marked "PRELIMINARY – NOT FOR CONSTRUCTION." The

final landscape plans shall be reviewed and approved through the Subdivision Improvement Plan process.

5. Tree replacement shall be done in compliance with the City's Tree Ordinance (City Code Chapter 17-24).
6. The Homeowners' Association shall maintain all street trees planted in landscaping strips along the private lane.
7. Tree protection shall be provided for trees located on adjacent properties. All tree protection zones shall be shown clearly on the Improvement Plans, and plans submitted for both building and grading permits. No encroachment into the Tree Protection Zone (or Root Zone) is allowed at any time during construction without approval from the project arborist. The Root Zone, as defined by the City's Tree Ordinance (Section 17-24-020(N)), means the area of ground around the trunk of a tree which includes the drip line and an additional 10-foot wide circular strip of ground around the outside of the drip line. *This condition should be printed on all plans submitted for permits.*
8. If construction activities commence between January 15 and August 31, a qualified biologist shall perform a pre-construction survey for nesting birds within 14 days prior to any tree removal and/or ground breaking activities related to the project.
9. Compliance with the City's Graffiti Abatement Program
10. Conditions, Covenants, and Restrictions (CC&R's) in a form approved by The Neighborhood Revitalization Program, shall be recorded on each lot. The CC&R's are intended to create a framework by which investor owner properties and common areas are managed and maintained. At a minimum, the CC&R's shall contain the following provisions:
  - Residential occupancy standards;
  - Maintenance and habitability requirements;
  - Prohibition of nuisances and offensive activities including: graffiti, illegal drugs, violent acts and criminal gang behavior;
  - Resident and guest parking system;
  - Tenant screening and house rules for rentals including: credit, reference and criminal history checks, as well as verification of employment and prior residence.
  - If the U.S. Postmaster requires gang mailboxes, the Homeowners' Association shall be responsible for regular maintenance of the gang mailbox area. The gang mailbox area shall be kept litter free and maintained in good condition.

- Garbage receptacles shall remain concealed from public view when stored.
  - Garbage receptacles shall not be placed for refuse pick-up earlier than one day prior to scheduled pick-up time, and shall be pulled in the same day the of the scheduled pick-up.
9. Construction hours shall be limited to Monday through Friday, 7:00 a.m. to 7:00 p.m. and Saturday 8:00 a.m. to 5:00 p.m. No noise generating construction activities shall be done on Sundays or holidays. *This condition should be printed on all plans submitted for permits.*

### **Building Conditions**

11. Obtain a demolition permit for the structures to be removed.
12. Obtain an inspection of the existing house proposed to remain to determine if any substandard housing conditions exist. If any exist, they must be corrected prior to final map recordation. Contact Don Folsom, Senior Building Inspector, to arrange for the inspection.
13. Obtain a well abandonment permit from Sonoma County Permit and Resource Management Department.
14. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
15. Obtain building permits for the proposed project.

### **Engineering Conditions**

#### **PARCEL AND EASEMENT DEDICATION**

16. Parcel A, shall be shown as a Private Street on the Final Map to be owned and maintained by a Homeowners Association. Public Sewer, Water, and Public Utility Easements shall be shown for the full length and width of Parcel A.
17. Existing dwelling is shown to remain on Lot 2 of the Tentative Map. Inspection of all existing dwellings to remain is required to determine if any substandard housing conditions exist. Substandard conditions as noted in the inspection report must be corrected prior to recordation of the Final Map. The City will allow a third party inspection firm to perform the substandard housing inspection subject to prior agreement and approval by the Senior Building Inspector.

18. Prior to recording the Final Map the proposed garage for Lot 2 is to be constructed meeting building and zoning setback requirements as they relate to the proposed tentative map lot lines.

## **PUBLIC STREET IMPROVEMENTS**

19. 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.
20. Ridley Avenue shall be dedicated and reconstructed to an Avenue standard along the entire project frontage with 13-foot Public Utility Easement containing a 5.5-foot Sidewalk Easement. Half width street improvements shall consist of a travel lane, with a parking lane, and a planter strip, with a sidewalk. The Public Utility Easement along the frontage of Lot 2 may be reduced to avoid the residence but is to widen to 7 feet once the residence has been cleared. The sidewalk may be contiguous along the frontage of Lot 2. See the Standard Conditions of Approval for dimensions.
21. The existing residence is proposed to remain on Lot 2. The public sidewalk is to transition from behind planter on Lot 1 to be contiguous to the curb beginning at the driveway curb cut for Lot 1 to the driveway curb cut for Parcel A, the Private Street. The contiguous sidewalk is to be 6 feet wide along Lot 2. Sidewalk transitions at curb cut locations and around obstructions shall be done with 10 foot minimum reverse curves.
22. The concrete sidewalk is to terminate at the project northerly and southerly boundaries with City Standard 236 sidewalk barricade.
23. Ridley Avenue shall be signed "Roadway Narrows" per CAMUTCD signing and striping standards at the southerly project boundary.
24. The overhead services to the site together with overhead services through the site for existing offsite properties are to be placed underground from the service drop points on the opposite side of centerline of Ridley Avenue. All utility poles along the project frontage are to be removed and services undergrounded. Service to the existing residence to remain shall be placed underground and service meter and feeds converted to an underground service.
25. No street lights are required to be installed by this project.
26. Parcel A access to Ridley Avenue shall be through a City Standard 250A curb cut, 30 feet wide for a 24 foot driveway as measured at back of sidewalk.
27. Access for Lot 1 to Ridley Avenue is to be through a City Standard 250B curb cut.
28. Ridley Avenue shall be improved offsite by constructing a minimum 4-foot-wide paved shoulder behind the striped travel way. No pathway transitions are required to the new and existing sidewalk improvements. All work is to be done

in existing City Right of Way. The shoulder may be bordered by an AC curb to support any necessary street cuts required to construct a shoulder cross slope not to exceed positive 5% from existing edge of pavement to back of shoulder. The shoulder is not to obstruct drainage flows.

#### **PRIVATE STREET/DRIVEWAY IMPROVEMENTS**

29. Parcel A shall contain a private street with sidewalk on one side and built to public minor street structural design standards. The driveway width shall be 24 feet curb to curb at back of sidewalk transitioning to 20 foot within 20 feet from back of sidewalk with no parking, and 28 feet curb to curb with parking on one side. The street improvements shall provide no parking adjacent to Lot 2 transitioning to 28 feet for parking adjacent to Lots 6 and 7. A minimum 4 foot sidewalk contiguous to the curb shall be provided on one side of the private street from Ridley Avenue the full length of Parcel A ending at Lot 5. The private street, is to be built to minor street structural standards with a 2% cross slope from a 6 inch raised concrete curb on the high side to a standard curb and gutter on the low side. Parcel A and all private street improvements shall be owned in common by Lots 2 through 8 and covered by a joint maintenance agreement with all lots being served. Note: The California Department of Real Estate may require the formation of a homeowners' association for maintenance of common facilities.
30. Access for Lot 2 shall be from Parcel A through City Standard driveway curb cut. Access for Lot 1 shall be through a City Standard driveway curb cut on Ridley Avenue.
31. The private street shall end with a City Standard 203F Hammerhead turnaround. The legs of the turnaround shall be built to the minor street structural standard and be contained in Parcel A. Turn around capability on the private street shall be provided with clear backup of 46 feet from garage face to opposing face of curb with a continuation of the private street 10 feet beyond the last driveway access point for lot 6. Driveway access for lots 3, and 4, shall be through the leg of the turnaround common to both lots and turn around leg.
32. The private street, is to be signed as "Fire Lane - no parking" on both sides with 24-20 foot roadway width, and "Fire Lane- parking allowed" on one side when 28 feet wide while maintaining "Fire Lane - no parking" on opposite side of centerline. Any traffic calming measures in the Fire Lane are to be approved by the City Fire Department.

#### **STORM DRAINAGE**

33. The developer's engineer shall comply with all requirements of the latest edition of the City Standard Urban Storm Water Mitigation Plan Guidelines. 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 maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the SUSMP BMP's, and shall include a maintenance schedule. 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, 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 for review.
  - c. A special tax district for public BMP facilities.
  - d. An alternate means acceptable to the City of Santa Rosa.
34. 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 BMPs are to be received by the City prior to acceptance of subdivision improvements.
35. Proposed LIDs or portions when located under the curb and gutter or in the street section shall meet the Minor Street structural design loading requirements when in the Public right of way, the private drive or Fire Lane.
36. The existing storm drain system constructed by Ashley Acres Subdivision, City File No. 80-103, is to be extended to the site from the existing field inlet installed by that subdivision to a new city standard manhole at the curb cut for Parcel A. The public storm drain is to be extended at minimal grade at the standard offset from street centerline ending in a City Standard type III Curb Inlet in Ridley Avenue at the private street location. Roadside drainage is to be maintained by installation of city standard field inlets with bolt down redwood covers or by rock lined swales to existing drainage inlets. This project involves the extension of mains for public benefit outside this project, the developer may contact Engineering Development Services for information regarding a possible Reimbursement Agreement.
37. A private drainage system in Parcel A, a private street, is to be connected to the public system constructed in Ridley Avenue through a public storm drain structure from a private curb inlet behind the right of way. All private storm drain pipe through public right of way connecting private to public drainage

structures is to be a minimum 15 inch diameter.

38. Storm water runoff from the subdivision lots shall be conveyed through the project site to the private curb inlet connected to the public storm drain. Lot drainage to the common driveway is to be through curb drains from field inlets behind the sidewalk or curb line. Drainage swales and piped systems on individual lots shall be owned and maintained by that property owner and not be considered as a common improvement. Drainage from offsite properties is not to be blocked but intercepted at the property line by a swale discharging to the private system connected to Ridley Avenue.
39. The proposed BMP on Ridley Avenue shall be for a contiguous sidewalk installation, detail P2-03, and not being contained within a planter strip. The sub drain for the Bio Retention BMP is to discharge to the private drainage system connected to the public storm drain, no blind connections are allowed to the public system. No direct connection to a public manhole is allowed all connections are to be through private inlets behind the right of way connected to public drainage structures.
40. The storm drain pipe from the curb inlet in Parcel A through the public right of way to the public curb inlet structure in Ridley Avenue shall be owned and maintained by the City. The curb inlet in Parcel A shall be owned and maintained by the Home Owners Association.

## **GRADING**

41. Two current copies of the Phase 1 Environmental Site Assessment, (ESA), shall be included with the submittal of the first plan check. Previous provided Phase 1 ESA for site is dated August 22, 2000 and cannot be used. 1 copy is to be submitted directly to the Hazardous Materials Section of the Fire Department at Corporate Center Drive and review fee paid. A copy of the receipt shall be submitted with the remaining copy of the ESA to Engineering Development Services. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and cleared the Phase 1 Study.
42. Subdivision lot grading shall match existing grades at the boundaries with adjacent offsite properties.
43. Obtain a well abandonment permit from Sonoma County Permit and Resource Management Department for removal of well and services to the existing residence. The well is to be removed prior to recording of the Final Map.
44. 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 must be finalized prior to map recordation.

## Water Conditions

### **SEWER AND WATER**

45. Our records indicate there is one legal single family unit on parcel 036191052. One single family sewer credit will be given.
46. An 8 inch public sewer main is to be extended into Parcel A from Ridley Avenue built to City Standards maintaining required setbacks to both public and private facilities.
47. Sewer services for Lots 3 through 8 shall be off the new public sewer main in Parcel A. The lateral clean outs are to be located within the Public Sewer Easement and behind the curb line within the Public Sewer Easement. The sewer lateral for lot 1 and 2 shall be from Ridley Avenue.
48. A public water main is to be extended per City Standards from Ridley Avenue into Parcel A, private Street, in a Public Water Easement sufficient to contain main and all appurtenances. The public water main in Parcel A shall end in City Standard 862 full size blow off for dead end street installation and be contained within the Public Water Easement.
49. Water laterals and meters shall be sized to meet domestic, irrigation and fire protection uses and double check backflow devices per City Standard 875 will be required on all water services. The flow calculations shall be submitted to the Engineering Development Services during the plan check phase of the Improvement Plans to determine adequate sizing.
50. Water services for Lots 1 and 2 shall be from Ridley Avenue. Water service to the granny unit on Lot 2 shall be through a City Standard 864 dual service connection on Ridley Avenue with separate meters and double check backflow devices.
51. Individual water meters for Lots 3 through 8 are to be off the public main in the Parcel A, and meters are to be located behind the curb line and within the Public Water Easement.
52. Submit the square footage of each lot to determine sewer and water demand fees. The lot sizes should be listed on the information sheet of the Final Map.
53. Public fire hydrants are required at the project's frontage on Ridley Avenue and in Parcel A near the Hammerhead turn around. Public hydrants are to be installed per City standards and their locations will be determined during review of the improvement plans. The Public Water Easement is to be enlarged as necessary to include the public fire hydrant and all appurtenances.
54. 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.
55. Provide meters per Section X of the Water System Design Standards.

56. Where bio swales are required, meter boxes, cleanouts, fire hydrants, etc. must be located without conflict with the swales. Locations of infrastructure will be reviewed during plan check.
57. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on October 27, 2015. 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 Conditions**

58. Plans indicate Bio-Retention Bed beneath the required width of the Private Lane/Fire Apparatus Access Road. Submitted Street Sections do not show this construction. Fire Lane must be capable of supporting full weight of fire apparatus (up to 38,000 lbs). On-Site Improvement Plans submitted for Engineering Review shall include notation signed by Design Engineer that proposed section will support fire apparatus as described above.
59. CA Fire Code requires approved Fire Lanes to within 150 ft hose-pull distance of all first-floor exterior walls of buildings on the site. As proposed, the only on-street parking allowed (not obstructing required Fire Lane widths) is at the frontages of Lots 6 and 7. All other curb frontages shall be marked per Fire Department standards "No Parking – Fire Lane." On-Site Improvement Plans submitted for Engineering Review shall indicate parking locations and required signage or curb markings per current Fire Dept. standards.
60. A Phase 1 Environmental Site Assessment for this project dated August 22, 2000 was delivered to the Fire Department, but no review fee has been paid. Submitted Phase 1 is too old to be accepted; a new Phase 1 ESA is required. Applicant shall pay review fee prior to Fire Department review of Phase 1 ESA. Contact Tina Franklin at 543-3524 for additional information.
61. Traffic calming measures (speed bumps, humps, speed tables or undulations) are not approved as a part of this review. CA Fire Code 503.4.1 requires Fire Department approval of any traffic calming measures on required Fire Lanes.
62. Access roads and water supplies for fire protection shall be installed and made serviceable prior to delivery, storage or construction of any combustible materials.

### **Recreation and Parks Conditions**

63. 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 effect at the time.

64. Street trees will be required and planted by the developer. Selection will be made from the city's approved master plan list and inspected by the Parks Division. Planting shall be done in accordance with the city *Standards and Specifications for Planting Parkway Trees*. Tree planting location shall be marked by Parks Division Tree Section personnel; contact (707) 543-3770. Copies of the master street tree 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.
65. The landscape, including street tree(s), in the planters adjacent to Ridley Avenue shall be the property owners responsible to maintain and irrigate.

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 decision. Final approval or denial rests with the Planning Commission and/or City Council and may or may not be subject to terms of this report.

#### **Recommendation**

- ☒ Approval with conditions as set forth in this report
- ☐ Continuance
- ☐ Denial – Reasons:
- ☐ Final action referred to the Planning Commission

  
CLARE HARTMAN  
Deputy Director - Planning  
Planning and Economic Development