

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
ENGINEERING DEVELOPMENT SERVICES DIVISION

EXHIBIT "A"
APRIL 22, 2021

GREENPEN DISPENSARY
Retail & Delivery Type 10 License – Tenant Improvement
353 COLLEGE AVE
CUP18-080

- 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 the plans stamped received December 30, 2020:

PUBLIC STREET IMPROVEMENTS

1. An Encroachment Permit is required prior to issuance of the building permit. Any improvements, proposed or required, within the public right or public drainage easement that is located onsite shall be reviewed and approved with the Encroachment Permit application. Only construction plans submitted with the Encroachment Permit Application are final plans and shall be approved for construction. Contact Engineering Development Services at 543-4611, located at 100 Santa Rosa Avenue, Room 5, as soon as possible to begin Encroachment Permit application processing. Encroachment Permit application processing may take 4-6 weeks. Submit plans showing all work in the public right of way, or in public easements, including all work on public utilities (water meter boxes, sewer lateral cleanouts, backflow devices, etc.)
2. All driveways and sidewalks along the property frontage shall be brought up to ADA compliance by installing City Standard driveway aprons per City Standard 250A with flat sidewalks along the frontage to the review and approval of the City Engineer.
3. New services (electrical, telephone, cable or conduit) shall be installed underground.

GRADING (Memo dated 2-5-21)

4. Obtain building permits for the proposed project.

WATER AND WASTEWATER

5. Demand fees may be required and shall be determined after review of the Building Permit application. Water and sewer demand, processing and meter installation fees shall be paid prior to the issuance of any Building Permit. The applicant may contact Utilities Engineering to determine estimated fees.
6. Reduced Pressure back flow per City Standard 876 shall be required behind domestic water meter.
7. If applicable, submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Resolution No. 4051, dated Oct 27, 2015. Plans shall be submitted with the Building Permit application.

TRAFFIC

8. Submit an onsite signing and striping plan to comply with the current codes and requirements for Accessible parking signing and striping. Submit a grading and drainage plan that shows the ADA accessible path of travel from the public way to the buildings entrance.
9. One-way directional arrows shall be marked on the pavement to clarify the direction of on-site circulation and the College Avenue exit shall be limited to right-turns only; signing indicating the directional and turning restrictions shall be installed at the driveway.
10. Parking shall be prohibited on College Avenue for the first 25 feet to the east of the driveway to accommodate right-turn movements out of the site.

FIRE (Memo dated 8-20-18)

The Fire department has the following **general comments** on this application.

11. Ensure the suite is equipped with a minimum of a six-inch office suite address for clear identification of the occupied space. Installation to comply with California Fire Code as amended by the Santa Rosa City Code.

12. Storage or use of any hazardous materials at the site may require a Hazardous Materials Inventory Statement to be submitted to the Fire Dept. for review via the California Environmental Reporting System (CERS). Materials in excess of the permitted amounts will require a Hazardous Materials Management Plan to be submitted to the Fire Dept. for review and approval and may require payment of Hazardous Material Use or Hazardous Waste Generator permit fees.



Laura Ponce
EDS Project Reviewer