

FINAL
DEVELOPMENT ADVISORY COMMITTEE REPORT
JUNE 22, 2005

COURTNEY ESTATES

PROJECT DESCRIPTION

The proposal is to rezone a 30.4 acre site to a PD zoning district; cluster a subdivision of 50 lots on a 7.6 acre portion of the site (including 46 single family residences and 8 multifamily residences) and create one 22.8 acre remainder parcel. The 22.8 acre remainder parcel is located on the west side of the Country Manor Drive extension. The overall density of the project is 1.97 units per acre.

LOCATION:	1500 & 1549 Fulton Road
APN:	157-020-003 & 157-020-008
GENERAL PLAN LAND USE:	Residential, Very Low Density (0.2 -2 units per acre)
ZONE CLASSIFICATION:	EXISTING: RR-40 (Rural Residential) PROPOSED: PD
OWNER/APPLICANT: ADDRESS:	DeAngelis Construction 3210 Coffey Lane, Suite #D Santa Rosa, CA 95403
ENGINEER/SURVEYOR: ADDRESS:	Ingenium, Inc. 2450 Summit Drive Santa Rosa, CA 95404
OWNER: ADDRESS:	DeAngelis Construction 3210 Coffey Lane, Suite #D Santa Rosa, CA 95403
FILE NUMBER:	MJP04-029
PROJECT PLANNER:	Maureen Rich
PROJECT ENGINEER:	Fred Browne

BACKGROUND

The proposal is to rezone a 30.4 acre site to a PD zoning district; cluster a subdivision of 50 lots on a 7.6 acre portion of the site (including 46 single family residences and 8 multifamily residences) and create one 22.8 acre remainder parcel. The 22.8 acre remainder parcel is located on the west side of the Country Manor Drive extension. The overall density of the project is 1.97 units per acre. An Initial Study was conducted on February 8, 2005, resulting in a Mitigated Negative Declaration.

CONDITIONS OF APPROVAL

1. The Tentative Map shows wetlands, which will require a permit from the North Coast Water Quality Control Board. Mitigation measures required by the Board may not be consistent with the approval of this map, which would require a re-application of the tentative map for approval with the new configuration. It is recommended that the applicant work closely with the Board and the City to achieve a mutually acceptable project.
2. The wetland parcels labeled Parcel "A" on the Tentative Map shall be shown on the Final Map. A note shall be on the Final Map Information Sheet referencing Parcel "A" being subject to the requirements listed under Sub-Area "A" in the Policy Statement for this subdivision.
3. Prior to Tentative Map approval, a variance shall be approved for the retaining wall exceeding 1 foot in height along the southerly boundary line in the vicinity of Lot 4.
4. Prior to Final Map approval, the Lot Line Adjustments and Mergers shall be completed.
5. Developer's engineer shall obtain the current City Design and Construction Standards and the Community Development Department's Standard Conditions of Approval dated March 1, 2004 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
6. In addition the following summary constitutes the recommended conditions of approval on the subject application/development based on Plan Package (Cover Sheet, Tentative Map – Grading, Tentative Map – Underground, Dimension Plan, and Overall Site Plan stamped received June 23, 2005 and Architectural Elevations stamped received June 2, 2004:

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PLANNING CONDITIONS

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

RESERVE "A"		8			
RESERVE "B"		46			
	2004	2005	2006	2007	2008

2. A detailed landscape and irrigation plan for the front yards, fencing and back-on landscaping plan shall be provided and reviewed with the subdivision improvement plan submittal, and except for the back-on landscaping plan, shall not be part of the improvement plan set. Subsequent building permits shall include a copy of the landscape, irrigation and fencing for each lot.
3. The developer shall submit an arborist report and recommendation for the trees to be saved and a tree mitigation plan in compliance with the City's Tree Ordinance upon submittal of the Improvement Plans and prior to recordation of the Final Map.
4. The developer shall submit an acoustical analysis upon submittal of the Improvement Plans and prior recordation of the Final Map.
5. Project shall provide on-site, 8 affordable dwelling units. The remaining 0.1 unit shall be paid as an in-lieu fee, per the Housing Allocation Ordinance. Occupancy and sale or rent price agreements regarding the 8 on-site, affordable dwelling units shall be recorded prior to, or in conjunction with, the recording of the Final Map.
6. Prior to grading or the issuance of building permits the applicant shall obtain any necessary permits from State and Federal Agencies. The applicant, its successors, heirs assigns or transferees are advised in writing that this approval or permit prior to the start of any construction may be subject to certain other clearances, approvals, permits, or authorizations by state and/or federal agencies. The applicant shall acknowledge in writing receipt of the above advisement.
7. State and/or federal Mitigation requirement – The City's approval or permit is valid only if the applicant, its successors, heirs, assigns or transferees, comply with the terms, conditions and mitigations set forth in any clearance, permit or approval except that any permit condition or mitigation that requires project redesign shall trigger a review by the City of Santa Rosa Director of Community Development to determine if the project as redesigned is consistent with the

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original approval. A project that the City determines is not consistent with the City approval shall not be granted subsequent entitlements, such as approval of improvement plans and final maps but excluding grading or building permits of any type. Such a project would have to be resubmitted to the City and reviewed by the City as a new project, including the submittal of a new application and fees.

ENGINEERING

PARCEL AND EASEMENT DEDICATION

1. Vehicular access rights shall be dedicated to the City along the Fulton 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. A public sidewalk easement and a public utility easement shall be dedicated to the City of Santa Rosa over the Lots 1, 2, 3, and 4 along Fulton Road.
3. The final map shall show 10 foot wide private storm drain easements for any lot to lot private storm drain system.
4. The final map shall show private driveway easements for the driveways to the 2 car garages in Lots 1, 3, 17, 18, 31, 34, and 37 which overlap into the adjacent Lots 2, 4, 16, 19, 30, 35, and 36 respectively. The easement shall extend 1 foot beyond the edge of the driveway.

PUBLIC STREET IMPROVEMENTS

5. Alegra Street, stub Street "A" (between Lots 10 and 11), and Dakota Avenue shall be dedicated and improved as a Minor Streets along their entire project frontages. Half width street improvements for both sides of each street shall consist of a travel lane with a parking lane and a planter strip with a sidewalk behind the planter strip. See the Standard Conditions of Approval for dimensions.
6. Courtney Drive, Jainine Street, and Claritin Street shall be dedicated and improved as a Neighborhood Street along their entire project frontages. Half width street improvements for both sides of each street shall consist of a travel lane with a parking lane and a planter strip with a sidewalk behind the planter strip. See the Standard Conditions of Approval for dimensions.
7. Country Manor Drive shall be dedicated and improved as an Avenue along the entire project frontage. Half width street improvements for both sides of the street shall consist of a travel lane with a parking lane; a planter strip with a sidewalk behind the planter strip shall be installed on the east side and a 6 foot

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- contiguous sidewalk on the west side along the Parcel "A". See the Standard Conditions of Approval for dimensions.
8. Fulton Road shall be dedicated, improved, and reconstructed as a Boulevard along the entire project frontage. Half width street improvements shall consist of 2 travel lanes with a bike lane, a two way median lane/island and a planter strip with a sidewalk behind the planter strip. See the Standard Conditions of Approval for dimensions.
 9. Back-on landscaping over the eastern portion of Lots 1, 2, 3, and 4 shall be installed along the frontage of Fulton Road and shall be a minimum 25 foot width between the back of curb and the sound wall. The landscaping and it's required irrigation shall be approved by the Recreation and Parks Department.
 10. No parking shall be posted along Fulton Road.
 11. Improvements to Fulton Road shall also include connecting the southerly terminus of the 6 foot wide concrete sidewalk to the existing 4 foot wide off-site asphalt pedestrian path and raised asphalt curb.
 12. Street barricades (per City Standard 211) and future through street signs (per City Standard 206) shall be installed at the south ends of Alegra Street and Street "A" and the north end of Country Manor Drive.
 13. Foundations for any structures on Lot 1 near the northerly boundary line shall be designed such that the footings are below/outside a 1:1 influence line to the bottom of the adjacent 13 foot deep public storm drain pipe. This shall also be noted on the final map.

TRAFFIC

14. Conduit and pull boxes shall be installed per City Standard for future traffic signal interconnect along Fulton Road.

PRIVATE STREET/DRIVEWAY IMPROVEMENTS

15. The common driveway for Lots 39, 40, 41, and 42 shall be covered by joint access, storm drain, and utility easements and a joint maintenance agreement. The common drive shall access through a 25 foot minimum width curb cut and maintain the 25 foot width past the sidewalk to a point which is within 150 feet of all exterior portions of the buildings and then taper to 20 foot.
16. The driveway drainage for the upper elevated lots (Lots 1, 3, 17, 19, 31, 34, and 36) shall be contained in the driveway with concrete curbing. The foundation and any retaining walls along the outer edge of these driveways shall be designed to support vehicular traffic.

UTILITY DEPARTMENT CONDITIONS OF APPROVAL:

17. Unless otherwise approved by Utilities, based on the Technical Memorandum from Winzler and Kelly Consulting Engineers dated February 9, 2005, this project must contribute to the upgrade of the West College Lift Station at a current rate of \$993 per Equivalent Dwelling Unit. The Equivalent Dwelling Unit Fee will be adjustable and dependent on the McGraw Hill 20 City: 1913=100 ENR Index.
18. Based on the technical memo from Winzler & Kelly Consulting Engineers dated February 9, 2005, the Country Manor Sewer Lift Station must be upgraded prior to occupancy by the project proponents at a cost estimated to be \$12,000.
19. Submit the square footage of each lot to determine water and sewer demand fees.
20. Water services must be provided per Section X of the Water System Design Standards. Indicate all lots with second units. Lots 39, 40, 41 and 42 must have their services located on Claritin Street with meters located on the frontage and outside of traffic areas.
21. The tentative map must clearly identify all lots requiring pressure regulating valves (more than 80 psi static pressure at meter). The Final Map information sheet must also be annotated with this information.
22. A fire flow test will be completed at the time of the tie in of the project to the City system. The fire flow must meet the requirement for the project before the project is accepted. The City will perform the fire flow test. The fee to have the test performed must be paid to the Utilities Department prior to the test being performed.

FIRE

23. A Phase 1 Environmental Site Assessment shall be provided to the Fire Department Hazardous Materials Manager for review. Phase 1 shall be approved prior to issuance of any grading, demolition or construction permit.
24. A Fire Flow Analysis shall be provided to the Fire Department for review and approval prior to issuance of any building construction permit. Required Fire Flow for this single-family residential is 1500 gpm with 30 psi residual in the main. Flow tests of the existing hydrants on Alegria Street and Country Manor Drive are required.
25. Required hydrant spacing for this single-family and duplex residential project is maximum 500 feet on center. Hydrants shall be located at street intersections

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for maximum visibility and accessibility, per City Standards. Relocate proposed hydrant at Lot 6 frontage to Lot 5 frontage at the corner of Courtney Drive and Alegra Street. Relocate proposed hydrant at Lot 44 frontage to Lot 10 frontage at corner of Courtney Drive and stub Street "A". Relocate proposed hydrant at Lot 16 frontage on Courtney Drive to Lot 16 frontage at corner of Courtney Drive and Country Manor Drive. Relocate proposed hydrant at Lot 21 frontage to Lot 22 frontage at corner of Country Manor Drive and Dakota Avenue. Proposed hydrant at Lot 35 frontage on Claritin Street north of curb cut to driveway serving Lots 39 through 42 shall remain as proposed.

26. Map is reviewed with assumption that all proposed structures are less than three stories or 35 feet in height. If any structures exceed these limits, additional Fire Department requirements (28 foot wide travel lane paved fire access roads and residential fire sprinkler systems) shall be imposed.

BUILDING

1. The developer shall obtain a demolition permit for the removal of the existing structure.

RECREATION AND PARKS

1. Street trees will be required and planted by the developer. Selection will be made from the City's approved master plan list and approved by the City's Tree 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 Tree Division personnel. Contact Dan Watts at 543-3422 for tree approval and to mark tree planting locations. Copies of the master street tree plan list and the standards are available at both the Community Development and Parks Division offices. Park acquisition and/or park development fees shall be paid at the time of building permit issuance, and the amount shall be determined by the resolution in affect at the time
2. Any back on landscaping shall be privately maintained by a Homeowners Association or Special Tax District.

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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:

 X Approval with conditions as set forth in this report.

 Denial - Major Reasons:

 Continuance.

MARIE MEREDITH
Interim Deputy Director of
Community Development - Planning