

COURTNEY ESTATES
1500 AND 1549 FULTON ROAD
MJP04-029



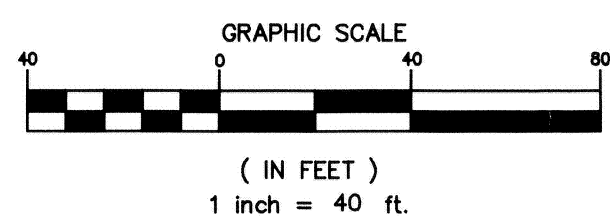
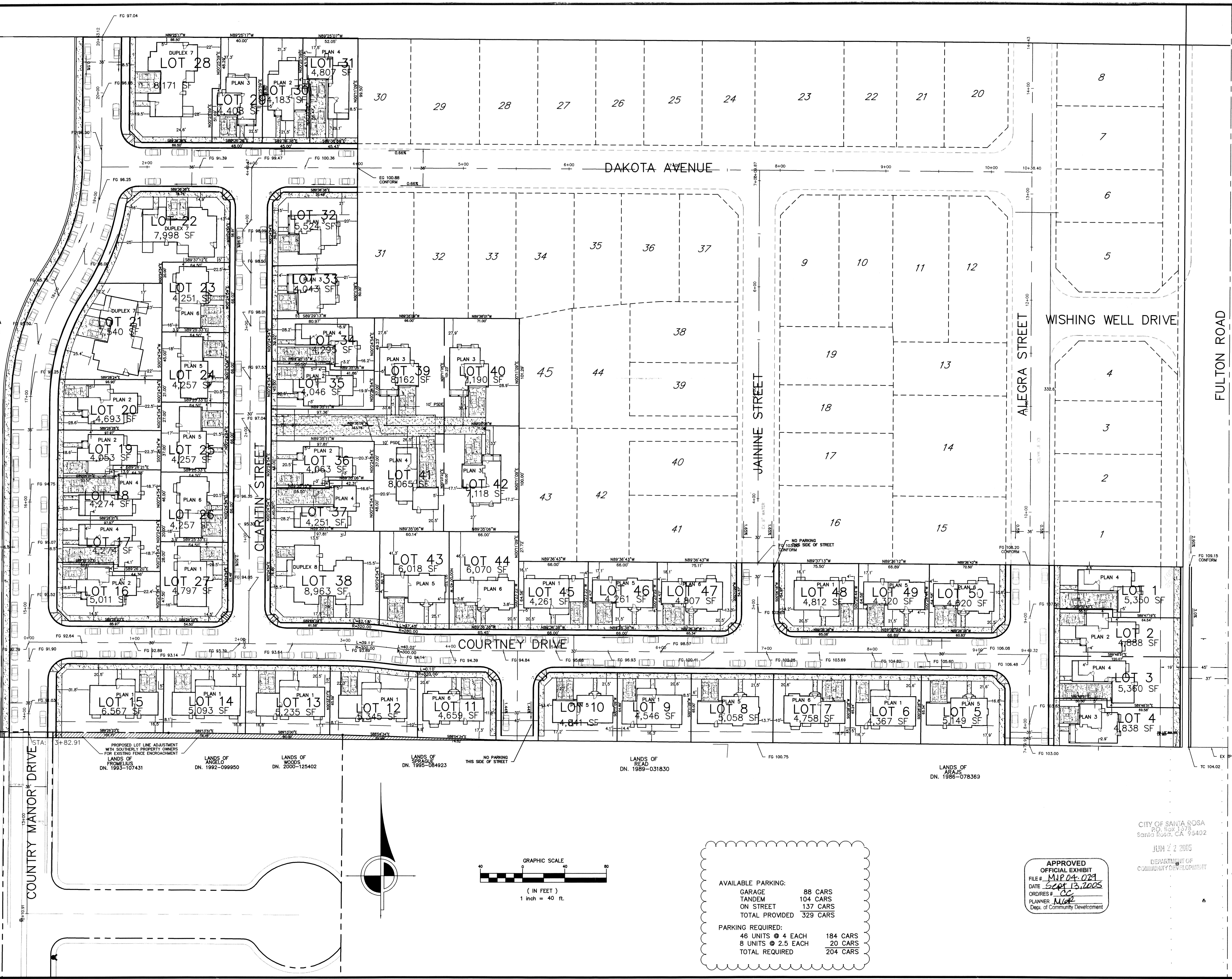
REVISIONS	BY
OCT 19, 2004 SITE REVISIONS	
JULY 6, 2005	

BARTHOLOW ENGINEERING
 CIVIL ENGINEERING, CONSULTING AND PLANNING
 2450 Summit Drive
 Santa Rosa, California 95404
 P.O. Box 2818
 Lake Almanor, California 96137
 E-mail: ingenium@sonic.net
 Fax: (707) 578-0274

COURTNEY ESTATES
 1549 FULTON ROAD
 SANTA ROSA, CALIFORNIA
 DEVELOPMENT PLAN

Date	JUNE 22, 2005
Scale	1" = 40'
Drawn	PVB
Job	03-044
Sheet	1
of 2 sheets	

PARCEL A
 22.8 +/- acres



AVAILABLE PARKING:
 GARAGE 88 CARS
 TANDEM 104 CARS
 ON STREET 137 CARS
 TOTAL PROVIDED 329 CARS

PARKING REQUIRED:
 46 UNITS @ 4 EACH 184 CARS
 8 UNITS @ 2.5 EACH 20 CARS
 TOTAL REQUIRED 204 CARS

APPROVED
 OFFICIAL EXHIBIT
 FILE # MJP 04-029
 DATE Sept 13, 2005
 ORDRES # CC
 PLANNER Nick
 Dept. of Community Development

CITY OF SANTA ROSA
 P.O. Box 1578
 Santa Rosa, CA 95402
 JUN 22 2005
 DEPARTMENT OF
 COMMUNITY DEVELOPMENT

CITY OF SANTA ROSA
P.O. Box 1674
Santa Rosa, CA 95402

JUN 02 2004

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SITE

Proposed
Development
Area



500 0 500 1000 Feet

Vicinity Map "Courtney Estates"

1500 Fulton Road

May, 2004

Bruce Aspinall & Associates
703 Second Street, Suite 200
Santa Rosa, CA 95404

(707) 526-1111 AspAssoc@aol.com

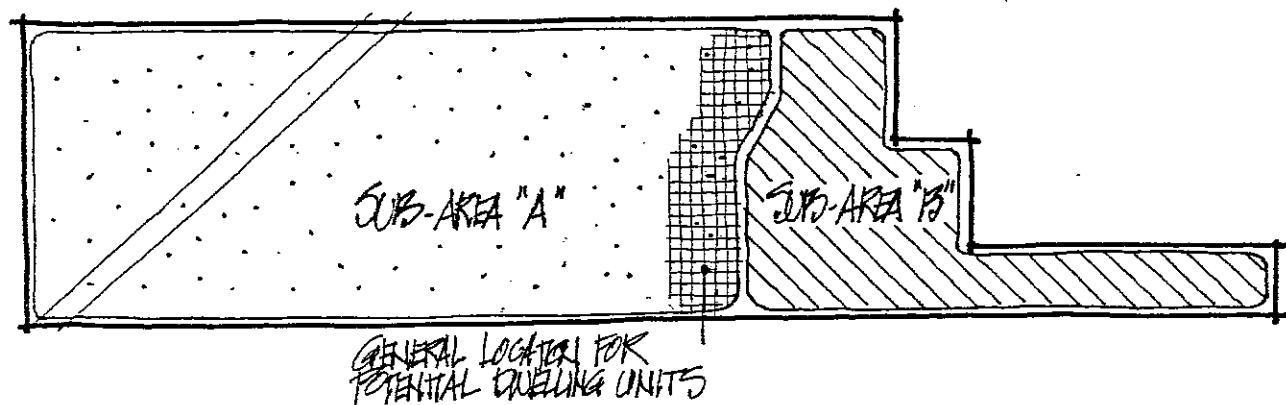


Figure 1
Sub-Area Diagram
"Courtney Estates"

1500 Fulton Road

June, 2005

Bruce Aspinall & Associates
703 Second Street, Suite 200
Santa Rosa, CA 95404

(707) 526-1111 bruce@baspinallassociates.com

PD No. _____

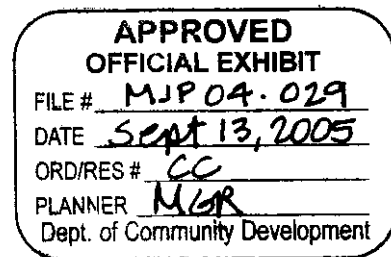
POLICY STATEMENT
"Courtney Estates" Subdivision
June 22, 2005

Location: 1549 and 1500 Fulton Road

Zone: PD

APN: 157-020-003; -008

General Plan: Very Low Density Residential



I. Purpose:

Allow for the development of single family residences on a residentially designated site, by clustering lots on the front portion of the site. The purpose is also to provide for on-site affordable housing units, consistent with the City of Santa Rosa Housing Allocation Plan.

II. Land Uses

Two sub-areas within this PD District are proposed, as depicted in the attached Figure 1. The land uses within these two areas are as set forth below:

A. Principal Permitted Uses:

1. Sub-Area "A":
 - (a) Open land, not to include any agricultural activities
 - (b) Wetlands Mitigation areas; Wetlands Mitigation Bank.
 - (c) California Tiger Salamander (CTS) and/or other endangered species Mitigation Bank.
2. Sub-Area "B": All Principal Uses allowed in the R-1 District, as set forth in Section 20-03.093 of the Zoning Code.

B. Accessory Uses:

1. Sub-Area "A": No accessory uses permitted.
2. Sub-Area "B": All accessory uses and structures as set forth in Section 20-03.094 of the Zoning Code.

CITY OF SANTA ROSA
P.O. BOX 1678
Santa Rosa, CA 95402

JUN 22 2005

DEPARTMENT OF
COMMUNITY DEVELOPMENT

C. Uses Permissible by Conditional Use Permit:

1. Sub-Area "A": Total of 6 dwelling units, maximum. The location of such dwelling units, if approved, shall be outside of delineated Wetlands and/or wetlands buffers areas as may be required by the California Department of Fish & Game, and within the area indicated in Figure 1.
2. Sub-Area "B": All Uses Permitted by Conditional Use Permit in the R-1 District, as set forth in Section 20-03.095 of the Zoning Code.

III. District Regulations.

A. Overall:

1. Total Acres: 30± acres
2. Density: 2.0 dwelling units per acre, maximum
3. Fences, Hedges and Walls: As provided for in the Zoning Code.
4. Tree Preservation: Trees as defined by Chapter 17-24 of the City Code ("Trees") shall be protected to the extent feasible. Requests for tree removal shall be processed and mitigated as set forth in Chapter 17-24.

B. Sub-Area "A":

1. Maximum Total Dwelling Units: 6
2. Maximum Lot Coverage: to be determined by Use Permit
3. Development Requirements: to be determined by Use Permit
4. Parking Required: to be determined by Use Permit.

C. Sub-Area "B":

1. Total Housing Units: = 54
 Single Family Detached ownership residences = 46
 Duplex rental residences (4 duplexes x 2 d.u./duplex) = 8
2. Lot Coverage: 50%; walkways, driveways, and unenclosed patios and decks not included in coverage calculation.
3. Development Requirements:
 - (a) Minimum Lot Size: 4,043± sq. ft. (5,243± sq. ft. average)

(b) Setbacks:

1. Single Family Lots

	Main Bldg.	Accessory Bldg.
Garage Face:	19'	-
Front (that portion of the lot on which the front door/front porch faces):	10'*	-
Front Porch:	5'	-

Rear:	15'	5'
Interior Side:	3'**	3'
Exterior Side:	5'*	10'

- * Measured from back of sidewalk; encroachments of up to 2 ft. (for architectural features, such as cornices, eaves, chimneys, and the like) are permitted. Uncovered stairs leading to the porch may encroach further into the front yard, as necessary.
- ** Encroachments of up to 2 ft. are permitted for architectural features such as bay windows, chimneys and the like. Such encroachments shall not occupy, in the aggregate, more than one-half, or individually more than 20%, of the length of the building wall on which they are located, as measured from the first floor wall.

2. Duplex Lots: As depicted on the Development Plan

(c) Building Height

Main Building:	35'
Accessory Building:	16'

(d) Building and Site Design:

- (1) Front building elevation siding materials shall be used on all other elevations of the units.
- (2) Front yard landscaping and rear yard tree plantings shall be completed for each unit per an approved landscape and irrigation plan prior to final inspection of the subject unit

(e) Distance Between Structures and Building Projections:

- (1) Distance between structures shall be per the Development Plan.
- (2) Building projections into yard areas shall be allowed per the provisions of the Zoning and Building Codes.

4. Parking Required:

(a) Single Family Dwelling Unit

No less than four spaces per dwelling unit, consisting of:

- No less than two spaces on-site, at least one of which shall be covered, the other of which may be covered or uncovered and/or may be tandem, and
- No less than two uncovered spaces which may be on-site and tandem, and/or on-street

- (b) Duplex Dwelling Unit No less than two and one-half spaces per dwelling unit, consisting of:
- No less than two spaces on site, one of which must be covered, the other of which may be uncovered and/or tandem.
- One-half space per dwelling unit which may be on-street.

IV. Affordable Housing

The City of Santa Rosa Housing Allocation Plan (HAP) requires that all residential development provide allocated units equal to 15% of the total dwelling units in the development if the allocated units are physically situated within and are part of the development ("on-site units"). On-site units are proposed within Courtney Estates as set forth below:

A. Sub-Area "A":

1. A maximum of nine-tenths of one dwelling unit ($6 \text{ d.u. maximum} \times .15 = 0.9$) would be required to be available for occupancy only by households whose income does not exceed that of a low-income household. The actual requirement may be less than that, depending on the number of dwelling units, if any, that may be proposed.
2. The fractional unit balance (up to 0.9 d.u.) obligation shall be discharged through the payment of a fee pursuant to Section 21-02.110 of the HAP.

B. Sub-Area "B":

1. Eight dwelling units ($54 \text{ d.u.} \times 15\% = 8.1$) shall be available for occupancy only by households whose income does not exceed that of a low-income household.
2. All eight dwelling units shall be a "for-rent" unit, and shall remain available for occupancy only by households whose income does not exceed that of a low-income household at an affordable rent for a term of at least 30 years from the date of the first rental of the unit.
3. All eight dwelling units shall be located within the four duplex structures.
4. The fractional unit balance (0.1 d.u.) obligation shall be discharged through the payment of a fee pursuant to Section 21-02.110 of the HAP.

V. Modifications to Policy Statement and Development Plan

Proposed modifications to the Policy Statement and/or Development Plan shall be subject to public hearings and City Council action in the same manner as any other change of zone application and shall be considered against the original development plan and policy statement and the conditions obtained at the time the modification is requested, except that minor modifications which do not increase

the approved density, change the approved use or its conditions of approval, change the general appearance of the original project, and do not result in objections from affected parties within or adjacent to the development who have been publicly noticed of the proposed modifications may be allowed by conditional use permit and processed administratively.

ORDINANCE NO. 3744

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING CHAPTER 20 OF THE SANTA ROSA CITY CODE - RECLASSIFICATION OF PROPERTY LOCATED AT 1500 AND 1549 FULTON ROAD FROM THE RR-40 (RURAL RESIDENTIAL) TO THE PD (PLANNED DEVELOPMENT) ZONING DISTRICT, FILE NUMBER MJP04-029

THE PEOPLE OF THE CITY OF SANTA ROSA DO ENACT AS FOLLOWS:

Section 1. The Council finds, based on the evidence and records presented, that the reclassification to the PD zoning district is appropriate for the property identified in Section 2 due to the City's interest in offering single family residential land uses.

The Council further finds and determines that the reclassification of the subject property from the RR-40 to the PD District is consistent with the Santa Rosa General Plan in that:

1. The Zoning authorizes clustered single family and multifamily residential uses when consistent with the Land Use Diagram of the City's General Plan which designates the site for Residential Very Low Density Land Uses.
2. Adequate City services can be provided for the proposed development.

Section 2. All conditions required by law having been satisfied and all findings with relation thereto having been made, Chapter 20 of the Santa Rosa City Code is amended by amending the "Zoning Map of the City of Santa Rosa," as described in Section 20-20.020, so as to change the classification of Assessor's Parcel Numbers 157-020-003 and -008 from the RR-40 to the PD zoning district.

PD Number 05-002 as described by the Development Plan and Policy Statement dated June 22, 2005, on file in the Department of Community Development, are approved and the same shall govern all development of this property.

Section 3. Environmental Determination. The Council finds that the adoption and implementation of this ordinance are exempt from the provisions of the California Environmental Quality Act in that the Council finds there is no possibility that the implementation of this ordinance may have significant effects on the environment.

Section 4. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance is for any reason held to be invalid and/or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 5. Effective Date. This ordinance shall take effect on the 31st day following its adoption.

IN COUNCIL DULY PASSED AND ADOPTED this 13th day of Sept, 2005.

AYES: (6) Mayor Bender; Councilmembers Condron, Martini, Pierce, Rabinowitch, Sawyer

NOES: (0)

ABSENT: (1) Councilmember Blanchard

ABSTAIN: (0)

ATTEST: [Signature]
City Clerk

APPROVED: [Signature]
Mayor

APPROVED AS TO FORM:

[Signature]
City Attorney

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING AND ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE PROPOSED COURTNEY ESTATES RECLASSIFICATION LOCATED AT 1500 AND 1549 FULTON ROAD ASSESSOR'S PARCEL NUMBERS 157-020-003 AND -008; FILE NUMBER MNP04-029

WHEREAS, the Environmental Coordinator has conducted an Initial Study on the possible environmental consequences of the proposed Courtney Estates, which study was initially completed June 28, 2005, and amended on July 28, 2005; and

WHEREAS, the study, in its final form, did not identify any significant effects on the environment which would result from the proposed project provided certain mitigation measures identified and listed were adopted and implemented; and

WHEREAS, the Environmental Coordinator, based on the Initial Study, determined that any potential environmental effects of the proposed project have been clearly mitigated by the identified mitigation measure to the point where no significant environmental effects would occur and the Environmental Coordinator, based upon this determination, prepared a Mitigated Negative Declaration, subject to mitigating requirements, with respect to the environmental consequences of the subject project; and

WHEREAS, a notice of the preparation and the posting of the proposed Mitigated Negative Declaration was duly posted and given and comments from the public and interested persons were invited; and

WHEREAS, the Council has reviewed and considered the environmental study, the findings and determination of the Environmental Coordinator, the proposed Mitigated Negative Declaration, the staff reports, oral and written, and the comments, statements, the recommendations of the Planning Commission and other evidence presented by all persons, including members of the public, who appeared and addressed the Council at the public hearing held on September 6, 2005, and all comments and materials submitted prior thereto; and

WHEREAS, the Council has before it all of the necessary environmental information required by the California Environmental Quality Act (CEQA) to properly analyze and evaluate any and all of the potential environmental impacts of the proposed project.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Santa Rosa, based upon the findings and the records and files, and the findings above made, determines that the proposed Courtney Estates will not have a significant effect upon the environment if the mitigation measures listed and identified in the Mitigated Negative Declaration are implemented prior to development of the subject property, and recommends approval and adoption of the Mitigated Negative Declaration for the Courtney Estates project.

IN COUNCIL DULY PASSED this 6th day of September, 2005.

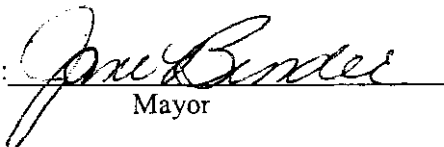
AYES: (6) Mayor Bender; Councilmembers Condron, Martini, Pierce, Sawyer,
NOES: (0) Rabinowitsh
ABSENT: (1) Councilmember Blanchard
ABSTAIN: (0)

ATTEST:

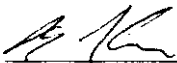


City Clerk

APPROVED:


Mayor

APPROVED AS TO FORM:



City Attorney

RESOLUTION NO. 10808

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO THE CITY COUNCIL APPROVAL AND ADOPTION OF A MITIGATED NEGATIVE DECLARATION FOR THE PROPOSED COURTNEY ESTATES RECLASSIFICATION LOCATED AT 1500 AND 1549 FULTON ROAD - ASSESSOR'S PARCEL NUMBER(S) 157-020-003 AND 008 - FILE NUMBER MJP04-029

WHEREAS, the Environmental Coordinator has conducted an initial study on the possible environmental consequences of the proposed Courtney Estates project, which study was initially completed February 8, 2005, finalized June 28, 2005 as amended on July 28, 2005; and

WHEREAS, the study, in its final form, did not identify any significant effects on the environment which would result from the proposed project provided certain mitigation measures therein identified and listed were adopted and implemented; and

WHEREAS, the Environmental Coordinator, based on the Initial Study, determined that any potential environmental effects of the proposed project have been clearly mitigated by the identified mitigation measure to the point where no significant environmental effects would occur and the Environmental Coordinator, based upon this determination, prepared a Negative Declaration, subject to mitigating requirements, with respect to the environmental consequences of the subject project; and

WHEREAS, a notice of the preparation and the posting of the proposed Mitigated Negative Declaration was duly posted and given and comments from the public and interested persons were invited; and

WHEREAS, the Planning Commission of the City of Santa Rosa has reviewed and considered the environmental study, the findings and determination of the Environmental Coordinator, the proposed Mitigated Negative Declaration, the staff reports, oral and written, and the comments, statements, and other evidence presented by all persons, including members of the public, who appeared and addressed the Planning Commission at the public hearing held on , and all comments and materials submitted prior thereto; and

WHEREAS, the Planning Commission has before it all of the necessary environmental information required by the California Environmental Quality Act (CEQA) to properly analyze and evaluate any and all of the potential environmental impacts of the proposed project.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Santa Rosa, based upon the findings and the records and files herein, and the findings above made, hereby determines that the proposed Courtney Estates will not have a significant effect upon the environment if the mitigation measures listed and identified in the Mitigated Negative Declaration are implemented prior to development of the subject property, and hereby recommends approval and adoption of the Mitigated Negative Declaration for the Courtney Estates project.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 28th day of July, 2005, by the following vote:

Ayes: (5) (Cisco, Gorin, Poulsen, Walsh, Bartley)
Noes: (0)
Abstentions: (1) (Arendt)
Absent: (1) (Faber)

APPROVED: Scott P. Bartley
CHAIRMAN

ATTEST: Charles J. Regalia / mm
EXECUTIVE SECRETARY

RESOLUTION NO. 10809

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
RECOMMENDING TO CITY COUNCIL REZONING OF PROPERTY LOCATED AT 1500 AND
1549 FULTON ROAD FROM THE RR-40 TO THE PD (PLANNED UNIT DEVELOPMENT)
DISTRICT - FILE NUMBER MJP04-029

WHEREAS, after public hearing, the Planning Commission of the City of Santa Rosa believes that the present classification of property situated at 1500 and 1549 Fulton Road in the RR-40 District is no longer appropriate and that rezoning is required for public convenience, necessity and general welfare; and

WHEREAS, the Planning Commission hereby finds and determines:

- A. The rezoning is consistent with the General Plan land use designation in that the proposed density of 1.9 dwellings per acre is consistent with the site's Very Low Density Residential General Plan land use designation.
- B. The rezoning will not have a significant impact on the environment.
- C. The rezoning will allow development that is compatible with the surrounding city and county neighborhoods which consists of rural residential single-family homes, urban residential single-family homes and wetlands.

NOW, THEREFORE, BE IT RESOLVED that the Santa Rosa City Planning Commission recommends approval and adoption of the rezoning, and approves and adopts the Policy Statement and Development Plan date stamped received on June 22, 2005, on file in the Community Development Department, subject to the following conditions:

- 1. 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.

BE IT FURTHER RESOLVED that the Planning Commission recommends to the City Council the approval and adoption of the rezoning of property, and approval and adoption of the Development Plan and Policy Statement for property situated at 1500 and 1549 Fulton Road from the RR-40 District to the PD District, said property more precisely described as: Assessor's Parcel Number(s) 157-020-003.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 28th day of July 2005, by the following vote:

Ayes: (5) (Cisco, Gorin, Poulsen, Walsh, Bartley)
Noes: (0)
Abstentions: (1) (Arendt)
Absent: (1) (Faber)

APPROVED: _____

CHAIRMAN

ATTEST: _____

EXECUTIVE SECRETARY

RESOLUTION NO. 10810

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
APPROVING THE COURTNEY ESTATES TENTATIVE MAP LOCATED AT 1500 AND
1549 FULTON ROAD - FILE NUMBER MJP04-029

WHEREAS, an application has been submitted by DeAngelis Construction requesting approval of a tentative map of Courtney Estates, more particularly described as Assessor's Parcel Number(s) 157-020-003 and -008, dated June 22, 2005, and on file in the Office of the Department of Community Development; 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 heard the evidence and reviewed the proposed findings, if any, submitted by the applicant.

NOW BE IT RESOLVED, the Planning Commission does hereby determine that said subdivision of 50 lots and 1 parcel "A" and no more is in compliance 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.) 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 66474.5.
- 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 Courtney Estates, Tentative Map dated June 22, 2005, and on file in the Department of Community Development, subject to the following conditions:

1. Compliance with the Development Advisory Committee Report dated June 22, 2005 with the following exception:
 - A. Page 2 Condition of Approval (No. 6) shall reference Plan Package (Cover Sheet, Tentative Map (Grading and Underground), Dimension Plan and Overall Site Plan stamped received June 23, 2005.
2. That the project Conditions, Covenants, and Restrictions shall be reviewed and approved by the City Attorney and the Department of Community Development prior to recordation of the final map and that the City of Santa Rosa has the right, but not the duty, to enforce the CC&R's pertaining to the conditions stated herein.
3. That the final map shall contain on its face: That building envelopes shall be considered as building setback lines.
4. 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.
5. 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.
6. The developer shall pay park fees in effect at the time the building permit is issued.
7. The developer shall provide 8 (eight) on-site allocated units in compliance with the Housing Allocation Plan or shall, in lieu of providing one or more affordable units on site, and if the application is in compliance with Section 21-02.060 "A" and "B" of the Housing Allocation Plan, pay fees at the time of building permit issuance.
 - A. The developer shall sign an Affordable Housing Contract prior to recordation of the final map in order to assure long term affordability of the allocated unit(s). No occupancy shall be allowed to more than five of the development's non-allocated

units for each required allocated unit that is constructed and is available for occupancy. A note of this condition shall be placed on the supplemental information sheet on the final map.

- i. After rounding, the fractional allocated unit balance is 0.1. This obligation shall be discharged through payment of a fee. The fee shall be paid prior to the approval of the final map, or if not previously paid, prior to the issuance of the first building permit for the development. The fee to be paid shall be calculated at the time of payment in accordance with City Code Section 21-02.110.
8. That, prior to the approval of any final map, the applicant shall have obtained a rezoning of the subject property which conforms in all respects to the rezoning recommendation(s) contained in Planning Commission Resolution Number (to be inserted by secretary upon adoption of resolution) .
9. 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 28th day of July, 2005, by the following vote:

Ayes: (5) (Cisco, Gorin, Poulsen, Walsh, Bartley)

Noes: (0)

Abstentions: (1) (Arendt)

Absent: (1) (Faber)

APPROVED: Scott P. Barth
CHAIRMAN

ATTEST: Charles J. Regalia / mm
EXECUTIVE SECRETARY

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:

FINAL REPORT

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