

DRAFT

SUBDIVISION COMMITTEE REPORT
August 18, 2021

EGGERT SUBDIVISION

Project Description

LOCATION.....1434 Peterson Drive

APN.....036-730-023

GENERAL PLAN LAND USELow Density Residential

ZONE CLASSIFICATION

EXISTINGR-1-9

PROPOSED.....R-1-6

OWNER/APPLICANTJustin Eggert

ADDRESS.....2303 Heidi Place
Santa Rosa, CA 95403

ENGINEER/SURVEYORMaria Ghisletta, Dimensions 4 Engineering
& Land Surveying

ADDRESS.....2952 Mendocino Ave, Ste C
Santa Rosa, CA 95403

REPRESENTATIVEMaria Ghisletta

ADDRESS.....2952 Mendocino Ave, Ste C
Santa Rosa, CA 95403

FILE NUMBERCC20-003

CASE PLANNERKristinae Toomians

PROJECT ENGINEER.....Laura Ponce

PLANNING COMMISSION REP ..Karen Weeks

Background

The applicant proposes to rezone a residential property, located at 1434 Peterson Lane, from the R-1-9 – Single-Family Residential Zoning District to the R-1-6 – Single-Family Residential Zoning District. A successful rezoning would allow the applicant to subdivide the 12,858-square-foot property and construct a single-family residence on each lot. The subject site is currently developed with an accessory structure. On July 22, 2021, the Planning Commission recommended that the City Council adopt an ordinance to rezone the subject property from the R-1-9 – Single-Family Zoning District to the R-1-6 Single-Family Zoning District. The City Council is scheduled to review the proposed rezoning request on September 14, 2021. The applicant requests a waiver of parcel map, pursuant to Section [19-16.030](#) of City Code, and subject to rezoning of the property to the R-1-6 Zoning District.

Conditions of Approval

- I. In order to effect the intended changes approved under the Parcel Map Waiver, the applicant may elect to finalize the creation of the parcel(s) through one of the following processes:
 - a. Finalize the Certificate of Compliance,
 - b. File an official map.
- II. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Division of the Planning & Economic 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.
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received, June 15, 2020:

CERTIFICATE OF COMPLIANCE

1. Prior to recordation of the Certificate of Compliance, the applicant shall submit full legal descriptions and plats of the resulting parcels to the Engineering Division and shall comply with all currently adopted ordinances, resolutions, and policies of the City of Santa Rosa and the State Subdivision Map Act.
2. All private easements necessary to the creation of the resultant parcels shall be granted by separate instrument to the satisfaction of the City Engineer. Conformed copies of these shall be presented to the City prior to recordation of the Certificate of Compliance.
3. Prior to recordation of a Certificate of Compliance for the resulting parcels all public and common infrastructure conditioned in the subdivision committee report

for the parcel map waiver shall be installed and accepted by the City to the satisfaction of the City Engineer.

OFFICIAL MAP

4. The Tentative Parcel Map process is waived with the approval of this Parcel Map Waiver. An Official Map may be opted for during the plan check phase subject to the Subdivision Map Act and City Code.
5. All owners of any parcel affected by the Official Map must sign the face of the map.

PUBLIC EASEMENT, RIGHT OF WAY & PRIVATE EASEMENT DEDICATION

6. All public easement and right of way dedications shall be granted to the City of Santa Rosa. The means by which these dedications shall occur depends upon the mapping instrument chosen.
7. All private easements necessary to the creation of the resultant parcels shall be granted in favor of the appropriate party to the satisfaction of the City Engineer. The means by which these dedications shall occur depends upon the mapping instrument chosen.
8. All Conditional Certificates of Compliance shall comply with all currently adopted ordinances, resolutions, and policies of the City of Santa Rosa and the State Subdivision Map Act.
9. All costs associated with Conditional Certificates of Compliance, plan, easement, plat, legal description, and/or support document preparation shall be the sole responsibility of the developer.
10. Prior to recordation of Conditional Certificates of Compliance for the resulting parcels all public infrastructure conditioned in the subdivision committee report for the parcel map waiver shall be installed to the satisfaction of the City Engineer.
11. Prior to recordation of Conditional Certificates of Compliance, any needed private easement between the resulting parcels (including but is not limited to cross lot drainage, egress and parking easements) as determined during the plan review shall be recorded by separate instrument as private Covenants of Easement to the satisfaction of the City Engineer. Conformed copies shall be provided to the Planning & Economic Development Department.

GRADING

12. The dwelling units on the respective lots shall be structurally independent of each other to the satisfaction of the Chief Building Official.
13. The applicant shall obtain a Building Permit to perform this work.

WATER AND WASTEWATER

14. Water and sewer systems and appurtenances thereto shall be designed to serve the project in accordance with the City of Santa Rosa Design and Construction Standards and shall be constructed to the satisfaction of the City Engineer.
15. Any onsite water and sewer modifications shall be finalized during the plan check phase and be performed under an Encroachment Permit or a Building Permit prior to recordation of the mapping instrument chosen during plan check to create the resulting parcels.

Planning Conditions

16. 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 XXXX, approved on July 22, 2021.

Recreation and Parks Conditions

17. 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.
18. 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.

Public Hearing

The public hearing was opened.

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

1. The proposed parcel map and the design of the proposed subdivision are consistent with the Santa Rosa General Plan in that the subdivision would create two parcels in a General Plan area designated Low Density Residential and the residential uses permitted by the parcel map and by the required zoning for the property on which it is situated are allowable under the General Plan designation. No specific plan applies to the subject property.
2. The site is physically suitable for the type of development shown on the parcel map in that the parcels are of a shape and size and have topographical characteristics which easily lend themselves to residential use.
3. The site is physically suitable for the proposed intensity of development in that it will accommodate the parcels as shown on the proposed parcel map.
4. Neither the design of the proposed subdivision nor the improvements will cause substantial environmental damage or will substantially and avoidably injure fish or wildlife habitat. The Subdivision Committee has determined that the proposed subdivision would create no adverse environmental effects including those described above.
5. Neither the design of the subdivision nor the type of improvements as proposed is likely to cause serious health problems in that no health or sanitary problems exist on the site or in the area of the site and the city can provide adequate water and sewer services to the property.
6. Neither the design of the subdivision nor the type of improvements, as proposed, will conflict with easements, acquired by the public at large, for access through, or use of, any property within the proposed subdivision. The Subdivision Committee, after review, has determined that no such easements exist.
7. The proposed subdivision meets the residential needs of the city and the public service needs which will be generated by the subdivision's users are within the available fiscal and environmental resources of the city.
8. The design of the proposed subdivision has, to the extent feasible, provided for future passive or natural heating or cooling opportunities in the subdivision.
9. The proposed subdivision will not discharge waste into the City's sewer system that would result in violation of any requirements prescribed by the California Regional Water Quality Control Board.

The Subdivision Committee is a subordinate agency of the city Planning Commission and is empowered to act on behalf of the Commission. All actions by the Committee must be by unanimous vote or the matter under consideration is automatically referred to the Planning Commission.

Action

_Approval with conditions as set forth in this report.

_Denial - Major Reasons:

_Continuance.

Vote

<u>Name</u>	<u>Aye</u>	<u>No</u>	<u>Continue</u>
Kristinae Toomians			
Laura Ponce			
Karen Weeks			

ANDREW TRIPPEL
SUPERVISING PLANNER
Community Development - Planning