

FINAL

DEVELOPMENT ADVISORY COMMITTEE REPORT

October 6, 2021

FOR MODIFICATION TO COURTNEY ESTATES FINAL MAP

Project Description

Courtney Estates is an entitled 30.07-acre subdivision comprised of Sub-Areas A and B. The final map for the Courtney Estates subdivision was recorded in July 2007. The current proposal is to modify the Courtney Estates Final Map to adjust the lot layouts and to reconfigure easements to accommodate storm water requirements. More specifically, the map amendment proposes the following changes:

- The maximum lot size changes from 8,985-square-feet to 8,064-square-feet
- The minimum lot size changes from 4,046-square-feet to 4,043-square-feet
- The average lot size changes from 5,228-square-feet to 5,042-square-feet
- The number of lots (50) remains unchanged
- Parcel A (9,049-square-feet) and Parcel B (4,181-square-feet) are incorporated as storm water treatment areas to be owned and maintained by the homeowners' association

The public utility easements (PUE's) are generally resized to 5.5 feet, with exceptions on Fulton Road (PUE unchanged at 13 feet), the south side of Alegra Street (resized to 4.5-foot), and the western portion of Courtney Manor Drive (PUE unchanged at 10 feet)

LOCATION: 1530, 1534, 1538, 1542, Alegra Street; 1536, 1539, 1540, 1544, 1545, 1548, 1551, 1552, 1556, 1560, 1561, 1564, 1567, 1568, 1572, 1576 Claritin Street; 1544, 1548, 1552, 1556, 1560, 1564, 1566, 1570, 1572 Country Manor Drive; 2510, 2511, 2514, 2515, 2518, 2519, 2522 2523 2526, 2527, 2530, 2531, 2534, 2535, 2538, 2539, 2542, 2543, 2546, 2550 Courtney Avenue; 2549, 2553, 2557, 2558, 2562 Dakota Ave; 1549 Fulton Road

APN: 157-020-003, 157-020-010, 157-070-048, -049, -050, -051, -052, -053, -054, -055, -056, -057, -058, -059, -060, -061, -062, -063, --064, -065, -066, -067, -068, -069, -070, -071, -072, -073, -074, -075, -076, -077, -078, -079, -080, -081, -082, -083, -084, -085, -086, -087, -088, -089, -090, -091, -092, -093, -094, -095, -096, -097

GENERAL PLAN LAND USE: Very Low Residential

ZONE CLASSIFICATION: PD 05-002

OWNER/APPLICANT Santa Rosa 7 Inv., LLC
ADDRESS: Madeleine Roberts
 3121 Michelson Drive, Suite 150
 Irvine, CA 92612

ENGINEER/SURVEYOR Cinquini & Passarino, Inc. Land Surveying
ADDRESS: James M. Dickey
 1360 N Dutton Ave
 Santa Rosa, CA 95401

FILE NUMBER: MOD21-002

PROJECT PLANNER: Kristinae Toomians

PROJECT ENGINEER: Gabe Osburn

Background

On August 19, 2021, the Zoning Administrator approved Minor Conditional Use Permit and Design Review to allow minor modifications to the Courtney Estates Planned Development (MJP04-029), by reallocating two of the six residential units from Sub Area A to Sub Area B (allowing 60 total units), and consolidating the eight (8) affordable multi-family rental units originally approved on Lots 21, 22, 28 & 38 onto Lots 21 & 22.

The Courtney Estates Final Map Modification project application has been submitted in accordance with the following policies and regulations of the City of Santa Rosa:

- [City Code Chapter 19-40](#) Corrections, Amendments or Modifications

Conditions of Approval

- 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. The final preparation and recordation of the proposed final map modification shall comply with all codes, polices and standards associated with the preparation and recordation of subdivision final maps.
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans submitted /stamped received July 7, 2021.
 1. Compliance with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval. All fees must be paid prior to issuance of a building permit.
 2. Modifications shall be the same as those reflected on the final amended map, dated received on July 7, 2021.

3. The City Engineer shall execute an amended Final Map in a form consistent with this DAC Report.

Planning Conditions

4. Project shall comply with the Mitigation Monitoring Reporting Program associated with the Courtney Estates Mitigated Negative Declaration (MND), dated September 6, 2005.
5. Unless otherwise amended by this DAC Report, the approved conditions found in resolution for the Tentative Map, File No. MJP04-029, relating to Courtney Estates, shall remain in full force and effect.
6. NATURAL RESOURCES:
 - A. Advisement. 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.
 - B. 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 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.
 - C. Power to stop work if violation occurs. Nothing in this approval shall prevent the City of Santa Rosa from exercising its power to stop work in instances where a violation of state or federal law is brought to the City's attention.
 - D. No building or grading permit of any type shall be issued by the City until a required federal or state, as applicable, clearance or authorization, with or without conditions, has been filed with the City.

Engineering Conditions

PARCEL AND EASEMENT DEDICATIONS

1. The proposed map modification shall be revised prior to recordation to remove any public landscape easements located along the Fulton Road frontages of lots 1 through 4. The maintenance of any common landscaping installed along the project's Fulton Road frontage shall be the responsibility of the homeowner's

association. The 17.47' public landscaping easements shown on the proposed map modification within lots 1 through 4 shall be replaced with a private easement dedicated to the homeowner's association for the purpose of maintaining the landscaping corridor.

2. The modified map is proposing a reduction of the public utility easements that currently exist on the recorded Courtney Estates Subdivision Map. The applicant shall provide written statements of support from the benefiting dry utility companies prior to the formal reduction or removal of any existing public utility easements.

SEWER AND WASTEWATER

3. A dedicated irrigation meter, per City design standards, shall be installed to provide water service to any landscaping along the Fulton Road frontage maintained by the homeowner's association. The existing public improvement plans associated with the Courtney's Estates Subdivision shall be revised to show the required irrigation service.

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:

Approval with conditions as set forth in this report.

Denial - Major Reasons:

Continuance.



ANDREW TRIPPEL
INTERIM SUPERVISING PLANNER
Community Development – Planning