



8/11/2025

Gregg Jennings – BC Engineering
635 Benjamins Road
Santa Rosa, CA 95409

Re: Exhibit A – ENGV25-018: Frontage Improvement Requirements

Dear Mr. Jennings,

Regarding the Conditional Use Permit application, PLN25-0206, for the construction of a 15-bedroom community care facility. An Engineering Variance (ENG25-018) was applied for requesting relief from the requirements in the City Code to construct frontage improvements and underground overhead distribution and communication lines.

Chapter 18-12.010

No building permit shall be issued for any proposed building, structure, or improvement on any lot or lots, within a 12-month period, exceeding an accumulated amount of \$20,000.00 or 25% of the replacement value of the existing structures or improvements on the lot or lots, unless one-half of the street along the abutting frontage adjacent to the existing or proposed improvements located on the lot or lots has been dedicated and improved for the full width of such lot or lots in accordance with City standards

Chapter 13-12.250

- (A) Effective December 19, 1986, all distribution lines supplying electrical energy to major subdivisions, nonsubdivided residential developments containing five or more dwelling units, and nonresidential developments whose value as calculated for the purpose of issuing a building permit exceeds \$500,000.00, at standard voltages necessary to furnish permanent electrical service within such subdivisions and developments, and all telephone, telegraph and television services, and any other service to such subdivisions and developments which are provided by means of wires, cables or conduits designed to carry electrical energy or electromagnetic energy of any kind whatsoever, be they constructed via joint-pole electrical distribution lines or independent systems, shall be installed and maintained underground.*
- (B) Effective December 19, 1986, all electrical utility main feeder lines supplying electrical energy to major subdivisions, nonsubdivided residential developments containing five or more dwelling units, and nonresidential developments whose value as calculated for the purpose of issuing a building permit exceeds \$500,000.00, at high voltages necessary to furnish permanent electrical service within regional service areas shall be permitted to remain overhead, but a vacant conduit system shall be placed underground to allow undergrounding of these facilities in the future*



Based on the application and exhibit submitted by the applicant, I recommend a partial denial of the Variance request, ENGV25-018:

- 1) Denial of the request to not construct curb, gutter, sidewalk, and driveway apron. These improvements do not result in practical difficulties or unnecessary hardships. They bear a reasonable relationship to the proposed development and are not materially detrimental to the public welfare or injurious to the property. The exhibit provided proves that these improvements can be constructed.
- 2) Approval of the request to not underground overhead distribution and communication lines. The undergrounding of these lines along this frontage does not improve the visual appearance of the general roadway as distribution and communication lines have been kept overhead to the north and south at the intersections with Speers Rd. In addition, the undergrounding will result in unusual hardships as additional poles would be required along with undergrounding overhead services across the street.

The Variance application did not clearly request relief from the placement of vacant conduit for future undergrounding. The placement of vacant conduit along the entire frontage is required for this development.

If you have any questions regarding the information provided, I can be reached at cgurney@srcity.org or (707) 543-3206.

Sincerely,

A handwritten signature in blue ink, appearing to read "Cleve Gurney".

Cleve Gurney, P.E. | Deputy Director, Development Services

Planning and Economic Development

100 Santa Rosa Avenue | Santa Rosa, CA 95404