

FINAL  
DEVELOPMENT ADVISORY COMMITTEE REPORT  
June 20, 2024  
FOR MODIFICATION TO FISTOR SUBDIVISION  
PARCELS 182-090-001, 182-090-045

***Project Description***

The Fistor Subdivision is a 12.00-acre subdivision comprised of 45 lots, for which the final map was recorded in September 1975. The project is to modify the Fistor Subdivision Final Map to adjust the 50-foot building setback lines on existing vacant Lots 1 and 45, APNs 182-090-001 and 182-090-045, respectively. The proposed building setback lines for these lots would be in compliance with the Scenic Road Combining District setback for Brush Creek Road, which is measured 50-feet from the edge of pavement. No other easements, setbacks lines, or other information on the Final Map is proposed to be amended.

LOCATION:	4301, 4500 Fistor Drive
APN:	182-090-001, 182-090-045
GENERAL PLAN LAND USE:	Low Density Residential
ZONE CLASSIFICATION:	PD 0079-SR
OWNER/APPLICANT ADDRESS:	Patrice Lenore Fistor Trust 220 Buena Tierra Way Windsor, CA 95492
ENGINEER/SURVEYOR ADDRESS:	Dimensions 4 Engineering, Inc. Maria Ghisletta 2952 Mendocino Ave. Santa Rosa, CA 95403
FILE NUMBER:	MOD24-001
PROJECT PLANNER:	Sheila Wolski
PROJECT ENGINEER:	Jesús McKeag

***Background***

On April 24, 2024, the Planning & Economic Development Department accepted a Modification application to modify the recorded Building Setback Lines on the above-referenced properties, as depicted on the Fistor Subdivision Final Map. The Fistor

Subdivision 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. Development of the parcels is subject to the proposed final map modification and shall comply 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.
- IV. Modifications shall be the same as those reflected on the final amended map, dated received on April 24, 2024, except as modified by the following conditions.
- V. The City Engineer shall execute an amended Final Map in a form consistent with this DAC Report.
- VI. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans submitted/stamped received April 24, 2024.

### ***Engineering Conditions***

#### **PARCEL AND EASEMENT DEDICATIONS**

1. The proposed Certificate of Modification shall be consistent with City Code, City Standards, and to the satisfaction of the City Engineer or their designee during plan check.
2. The Certificate of Modification shall have a note stating that, *“Building and Encroachment Permits for Lots 1 and 45 are subject to the following:*
  - i. *“The frontages along both Brush Creek Road and Fistor Drive appurtenant to the site shall be to current City Standards and be ADA compliant or shall be brought up to current City Standards and ADA compliance prior to issuance of said Building Permit.*
  - ii. *“If at the time of Building and/or Encroachment Permit application there is no Engineering Design Standard for Brush Creek Scenic Road the lot or lots shall be allowed via a public improvement variance to install a 5-foot*

*minimum width meandering sidewalk along Brush Creek Road.  
Replacement meandering sidewalk shall match existing width.”*

**Recommendation**

\_\_\_\_\_ Approval with conditions as set forth in this report

\_\_\_\_\_ Continuance

\_\_\_\_\_ Denial – Reasons:

\_\_\_\_\_ Final action referred to the Planning Commission

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SUSIE MURRAY  
Supervising Planner - Planning  
Planning and Economic Development