

RESOLUTION NO. PC-RES-2026-____

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA DENYING AN APPEAL AND UPHOLDING THE DECISION OF THE ZONING ADMINISTRATOR APPROVING A MINOR CONDITIONAL USE PERMIT TO ALLOW A 15-BED COMMUNITY CARE FACILITY FOR THE PROPERTY LOCATED AT 631 BENJAMINS ROAD, SANTA ROSA, APN: 183-240-040, FILE NO. PLN25-0206

WHEREAS, on July 31, 2025, an application for a Minor Conditional Use Permit (MUP) was submitted to the Planning and Economic Development Department requesting approval of a 15-bed Community Care Facility at 631 Benjamins Road for 24-hour non-medical residential care and general supervision for elderly residents, including assistance with daily living activities, transportation, recreational programming, and medication management/assistance, as allowed under applicable state licensing requirements; and

WHEREAS, on December 18, 2025, the Zoning Administrator held a duly noticed public hearing, during which time all those wishing to be heard were allowed to speak or present written comments and other materials, and adopted Resolution No. ZA-RES-2025-051 approving the MUP application; and

WHEREAS, on December 29, 2025, an Appeal Form was received seeking review by the Planning Commission pursuant to Zoning Code [Chapter 20-62](#); and

WHEREAS, the subject property was previously associated with the address 635 Benjamins Road prior to recordation of Parcel Map 760, which created APN 183-240-039 and APN 183-240-040. Following recordation of the parcel map, APN 183-240-040, the subject parcel for the Minor Conditional Use Permit, was assigned the address 631 Benjamins Road, and 635 Benjamins Road now refers to the rear parcel; and

WHEREAS, following the Zoning Administrator's approval, staff identified that the plan set approved by the Zoning Administrator included an incorrect square footage label. Revised plans have been prepared for Planning Commission consideration to correct the square footage label. The correction does not change the proposed use, number of beds, building footprint, building height, parking layout, access, setbacks, operations, or other physical or operational characteristics of the project reviewed by the Zoning Administrator; and

WHEREAS, on June 25, 2026, the Planning Commission held a duly noticed public hearing to consider the appeal of the Zoning Administrator's approval of the Minor Conditional Use Permit for a 15-bed Community Care Facility at 631 Benjamins Road, and considered all comments made at the public hearing and all other information in the administrative record; and

WHEREAS, the Planning Commission considered the staff report, appeal materials, Zoning Administrator record, public comments, revised project plans, conditions of approval, and all other evidence in the administrative record; and

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NOW, THEREFORE, BE IT RESOLVED, that after consideration of the reports, documents, testimony, and other materials presented, and pursuant to City Code [Section 20-52.050](#) (Conditional Use Permit), the Planning Commission of the City of Santa Rosa finds and determines:

- A. The proposed use is allowed within the applicable zoning district and has been conditioned to comply with all other applicable provisions of the Zoning Code and City Code, in that the project is located in the RR-40 (Rural Residential) zoning district and has been conditioned to demonstrate compliance with all applicable development standards set forth in [Section 20-22.050](#) prior to issuance of building permits; the project complies with Minor Conditional Use Permit requirements for a Community Care Facility serving seven or more residents in the RR-40 zoning district established by [Section 20-22.030](#); the project provides five parking spaces as required under Chapter 20-36, Parking and Loading Standards; and the project is exempt from the spacing and overconcentration requirements of Zoning Code Section 20-42.060(C)(1) and (C)(2) because it is an age-restricted care facility for qualifying residents; and
- B. The proposed use is consistent with the General Plan and any applicable specific plan, in that the project site is designated Very Low Density Residential by [Santa Rosa General Plan 2050](#), adopted by the City Council on June 3, 2025. General Plan Chapter 2, Land Use and Economic Development, recognizes that residential areas may accommodate other compatible uses as identified in the Zoning Code, either by right or subject to discretionary review, including community care facilities. General Plan Chapter 2 also identifies senior residents as an Equity Priority Population based on characteristics contributing to vulnerability and/or the likelihood of being underserved in areas such as environmental justice, equity, health, and safety. The project would further the following General Plan goals, policies, and programs:

LAND USE AND ECONOMIC DEVELOPMENT

Policy 2-2.1 Encourage development that supports community health and quality of life and fosters complete neighborhoods in both established and emerging neighborhoods.

Goal 2.5 Create a business-friendly, diverse, and sustainable economy through the attraction of new business, and the expansion, retention, and support of existing business.

HOUSING

Goal H-1 Encourage the development of housing to meet the needs of all Santa Rosa residents.

Program H-38 Ensure that regulations contained in the Santa Rosa Zoning Code provide development standards, parking requirements, and use allowances that facilitate the development of housing for all income groups. Residential

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Care Facilities: Allow residential care facilities, regardless of size, in all zones that permit residential uses of the same type, in accordance with the City's revised definition of family.

Policy 4-2 Promote housing opportunities for all people regardless of race, color, sex, national origin, religion, sexual orientation, disability, family status, marital status, income, ancestry, or other barriers that can prevent access to housing.

HEALTH, EQUITY, ENVIRONMENTAL JUSTICE, AND PARKS

Policy 6-2.2 Encourage community, social, and emotional health – the ability to understand and manage emotions and to form social connections and relationships – including by addressing inequities due to race and income.

Based on State law, the General Plan, and Zoning Code regulations, Community Care Facilities are recognized as residential uses that may be allowed in residential areas, subject to applicable local review requirements. The proposed facility provides residential care and group housing for senior residents in a non-institutional setting and is allowed in the RR-40 zoning district with approval of a Minor Conditional Use Permit. The project has been conditioned to address parking, frontage improvements, staffing, licensing, and operational requirements in support of General Plan consistency and compatibility with surrounding residential uses.

- C. The design, location, size and operating characteristics of the proposed use would be compatible with the existing and future land uses in the vicinity, in that the proposed structure complies with applicable RR-40 lot coverage and height standards and has been conditioned to demonstrate compliance with all applicable setback requirements prior to issuance of building permits; the use is classified as a Community Care Facility and is permitted in the RR-40 zoning district with approval of a Minor Conditional Use Permit; the facility will be required to comply with the City's Noise Ordinance; and the project has been conditioned to address parking, frontage improvements, state licensing, and operational requirements; and

- D. The site is physically suited for the type, density, and intensity of the proposed use including access, utilities, and the absence of physical constraints in that the project site is located on an existing residential parcel with access from Benjamins Road, will be served by public utilities, and provides five on-site parking spaces as required for the 15-bed Community Care Facility under Chapter 20-36. The City's Traffic Division reviewed the project and determined that the proposed use would not exceed the City's thresholds for preparation of a traffic study. The project has also been conditioned to provide frontage improvements, maintain sight distance, comply with parking lot and accessible stall standards, and obtain required building, fire, utility, drainage, and encroachment permits. Required parking and operational requirements for the Community Care Facility must be accommodated on the project site unless otherwise approved through applicable easements or other City-approved mechanisms; and

- E. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located, in that the facility will provide non-medical residential care and general supervision for elderly residents, will be staffed 24 hours a day, seven days a week, and will be required to obtain licensing from the California Department of Social Services as a Residential Care Facility for the Elderly prior to occupancy. The proposed use has been reviewed by various City departments including Planning, Traffic, Engineering, Building, and Fire; no public health, safety, or welfare impacts requiring denial of the MUP were identified; and the project has been conditioned to comply with applicable development, safety, operational, licensing, parking, frontage improvement, and noise standards; and
- F. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA), in that the project is categorically exempt pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures, because it involves construction of a new single-family residential structure and related site improvements in a residential zone. The Community Care Facility use is a residential use allowed in the RR-40 zoning district with approval of a Minor Conditional Use Permit, and the project does not involve development beyond the single-family residential structure and related site improvements. The project is also eligible for streamlining pursuant to CEQA Guidelines Section 15183 because it is consistent with the General Plan, for which an Environmental Impact Report was certified by the City Council in 2025. No project-specific significant effects peculiar to the project or project site, or new information requiring additional environmental review, have been identified that would preclude reliance on CEQA Guidelines Section 15183. None of the exceptions to the use of categorical exemptions set forth in CEQA Guidelines Section 15300.2 apply.

BE IT FURTHER RESOLVED, that the Planning Commission hereby denies the appeal and upholds the Zoning Administrator's approval of the Minor Conditional Use Permit for a 15-bed Community Care Facility located at 631 Benjamins Road.

BE IT FURTHER RESOLVED, that this Minor Conditional Use Permit is subject to all applicable provisions of the Zoning Code, including [Section 20-54.100](#) (Permit Revocation or Modification).

BE IT FURTHER RESOLVED, that, by denying the appeal, the Planning Commission upholds and approves the Minor Conditional Use Permit for a 15-bed Community Care Facility for 24-hour non-medical residential care and general supervision for elderly residents, including assistance with daily living activities, transportation, recreational programming, and medication management/assistance, as allowed under applicable state licensing requirements, located at 631 Benjamins Road, subject to the following conditions of approval and the revised project plans considered by the Planning Commission on June 25, 2026:

GENERAL:

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. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
3. All work shall be done according to the revised project plans considered and approved by the Planning Commission on June 25, 2026, which supersedes the plan set approved by the Zoning Administrator to the extent necessary to correct the square footage label and document the approved project.

EXPIRATION AND EXTENSION:

4. This Minor Conditional Use Permit shall automatically expire 24 months from the effective date of approval unless the approval is exercised or an extension of time is approved in compliance with Zoning Code Section 20-54.050.
5. If implemented within the initial approval period in accordance with all conditions of approval, this Minor Conditional Use Permit shall be valid for the duration of use.

PLANNING DIVISION:

6. Prior to issuance of any building permit for the 15-bed Community Care Facility, the applicant shall demonstrate compliance with all applicable RR-40 development standards, including required setbacks. Compliance may be demonstrated through recordation of a Lot Line Adjustment, revised plans that redesign the structure to meet applicable setbacks, or another City-approved mechanism. No building permit shall be issued until the Planning and Economic Development Department has verified that the approved site plan complies with all applicable setback requirements.
7. Comply with all conditions as specified in the Engineering Development Services Exhibit A, dated October 13, 2025, attached hereto and incorporated herein.
8. Obtain and maintain the necessary license from the Department of Social Services, Community Care Licensing Division, as a Residential Care Facility for the Elderly (RCFE), following completion of construction, inspection, and state approval, and prior to occupancy. The facility shall maintain required state licensing for the duration of the use.
9. One of the five on-site parking spaces shall be clearly marked for visitor use. Resident visitation shall occur by appointment and shall be managed to ensure parking demand does not exceed available on-site parking.
10. Required parking, on-site circulation, staging, deliveries, and operational capacity for the Community Care Facility shall be accommodated on the project site unless otherwise shown on approved plans and secured through applicable easements or another City-

approved mechanism. Use of any shared driveway or off-site access area shall be consistent with approved plans and applicable legal access rights. The rear parcel at 635 Benjamins Road shall not be used to satisfy required parking or operational requirements for the Community Care Facility unless approved by the City.

11. No exterior signs are approved with this permit. A separate sign permit is required.
12. All onsite activities shall comply with the City of Santa Rosa Noise Ordinance, City Code Chapter 17-16.

BE IT FURTHER RESOLVED, that the Planning Commission finds and determines this approval is granted based on the applicability and validity of the conditions of approval set forth above. If any condition is determined to be invalid, this approval would not have been granted without the imposition of other conditions necessary to achieve the purposes and intent of this approval. The project shall comply with all conditions of approval and shall be operated in accordance with the approved plans. Additional permits and fees may be required. It is the responsibility of the applicant to pursue and demonstrate compliance.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 25th day of June, 2026 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
CHAIR

ATTEST: _____
EXECUTIVE SECRETARY

Attachment 1 – Engineering Development Services Exhibit “A,” dated October 13, 2025

**DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES**

**EXHIBIT "A"
October 13, 2025**

**Pham Assisted Living – 15-bed
631 Benjamins Road
formerly associated with 635 Benjamins Road
PLN25-0206**

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Development Services 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. Per City Code Section [18-12.015](#) (C), all properties including multifamily residential, commercial and industrial parcels shall be subject to public improvement requirements when the value of any proposed building or site improvement exceeds \$200,000.00. A formal review of the valuation will commence during review of the building permit application. If the valuation is determined to be above the \$200,000 threshold, the project may be required to install or modify public improvements such as sidewalks, curb and gutter, pedestrian ramps, driveway approaches, planter strips and bike lanes. Additional right-of-way and easement dedications may also be required to support the current or future expansion of the roadway in order to meet adopted City Standards, General Plan requirements or area specific plans. Contact the Engineering Division of the Planning and Economic Development Department at 707-543-3200 to discuss specific requirements.
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans/reports dated June 9, 2025:

PUBLIC STREET IMPROVEMENTS

1. The Applicant has submitted an appeal to Council for a partially denied Improvement Variance, ENGV25-018, for relief from public improvement requirements per City Code 18-12. If the appeal is accepted and Variance request approved by Council, the improvements listed below are no longer required for this development. If the appeal is denied and City Engineer's determination upheld, then the following improvements are required:
 - a. **Benjamins Road** shall be improved as an Avenue per City Standard 200F. Half width street improvements shall include one 10-foot travel lane, 8-foot parking lane, 6-inch height curb and gutter, 8-foot wide planter strip, and a 5-foot wide sidewalk
 - b. The applicant shall submit Public Improvement Plans for the review and approval of the City Engineer prior to building permit issuance. Public Improvement plans

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shall include a complete set of offsite construction drawings including a lighting plan, utility plans, storm drain plans, erosion control plan, BMP construction plans, driveway aprons, sidewalk and curb, and offsite signing and striping plans as applicable.

2. New services (electrical, telephone, cable or conduit) to new structures shall be installed underground. As applicable, the applicant shall underground overhead utilities if any conflict with proposed structures per City code at their sole expense. Overhead distribution and high voltage transmission lines along the project frontage may remain overhead, but spare conduits shall be placed underground for future undergrounding of the high voltage lines per ENGV25-018.
3. An Encroachment Permit shall be obtained prior to issuance of the building permit. Any improvements proposed or required, within the public right shall be reviewed and approved with the Encroachment Permit application. Only Construction plans submitted with the Encroachment Permit Application are final plans and shall be approved for construction. Contact Engineering Development Services at 543-3200, located at 100 Santa Rosa Avenue, Room 5, as soon as possible to begin Encroachment Permit application processing. Encroachment Permit application processing may take 4-6 weeks. Submit plans prepared by a licensed civil engineer showing all work in the public right-of-way, or in public easements, including all work on public utilities (water meter boxes, sewer lateral cleanouts, backflow devices, etc.)

TRAFFIC

4. Provide sufficient line of sight so a vehicle exiting the project shall not impede or cause the oncoming traffic on to radically alter their speed, based on Table 201.1 of the Caltrans' Highway Design Manual. Tree canopies shall be maintained at least 7-foot off the ground and landscaping shall be maintained at maximum 36" height within the stopping sight distance. Install "No parking" signs and paint the curbs red within the sight distance areas.
5. Avoid installation of any physical features (signs, landscaping, mailboxes, etc.) along the Benjamins Road frontage of the parcel within the traffic sight distance triangles. Landscaping shall be maintained to be no more than 36" in height for low vegetation and tree canopies shall be maintained at 7-foot minimum height along the site triangle by the owner.
6. Comply with current standards for parking lot and accessible stall dimensions and signage. Submit an on-site sign and striping plan for the new parking lot improvements at first review. Submit parking lot and street lighting plans for review and approval. Lighting shall meet minimum lighting requirements.
7. The project Applicant shall be responsible for repairing/removing any debris, damage,

or deterioration occurring to existing local streets and/or private driveways as a direct result of construction activity related to installation of the improvements (grading, street construction, utility installation, etc.). Required repair shall involve patching, cleaning, sealing, or overlaying affected areas as appropriate to return Benjamins Road to as good as condition as it was in prior to construction. If the project Applicant does not act prudently in a timely manner, the City shall, at its discretion, perform the correction and charge the owner/subdivider for all costs and overhead incurred.

BUILDING

8. Obtain a building permit for the proposed project.
9. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.

PRIVATE DRIVEWAY IMPROVEMENTS

10. Onsite lighting of the private parking lot shall meet minimum city standards requirements for safety and acceptable luminary standards.
11. A soils and geologic report shall be provided with the building plans submitted for review. The report shall address the new pavement sections within the parking lot for adequacy to City codes.
12. Maximum grade difference at project boundary to offsite property shall be less than 1 feet vertically, unless reviewed and approved by the City Engineer.
13. Any offsite drainage entering the site shall be either conveyed through the site, via a private drainage system with accompanying easements dedicated to the upstream property owners or accepted into the private drainage and LID system for the project. The final LID design shall address the acceptance of any offsite flows.
14. Submitted grading and drainage plans shall show typical and specific cross-sections at all exterior property lines and interior lot lines indicating the adjacent elevations at the join grades to adjacent parcels including graded slopes, swales, fences, retaining walls and sound walls as applicable.

PUBLIC STORM DRAINAGE

15. Other agency permits, as required to complete the project, shall be obtained by the Applicant at the Applicant's sole expense.
16. Public storm drainage shall be designed to City of Santa Rosa Design and Construction Standards and Sonoma Water current 2020 flood management design manual standards by a licensed Civil Engineer. All storm water run-off shall be

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collected via an underground drainage system and discharged to the nearest public downstream facility possessing adequate capacity to accept the run-off. Preliminary and final storm drain hydrology and hydraulic design reports as approved by the Sonoma Water or a designated agent shall be provided to the City of Santa Rosa for the city file prior to encroachment permit issuance. Provide engineering calculations of adequacy for the downstream storm drain connections for project flow volumes. Upsize any storm drainage facilities that do not have adequate capacity to the approval of the City Engineer.

17. Drainage patterns shall follow the Regional Master Drainage Plan as depicted in the current master drainage studies available for the local area as provided by Sonoma Water. Changes/diversions to the contributory drainage areas for regional water sheds are not permitted without City Engineer review and approval.
18. As applicable, all drainage flows from offsite shall be intercepted at the property line and conveyed through a private system to discharge into the public right-of-way. Onsite storm drain design shall be reviewed and approved by the City Building Official. Regional Public storm drain design shall be reviewed and approved by Sonoma Water for compliance with County and City design standards.
19. All onsite storm drain inlets shall be labeled per the City standard detail 409 - "DRAINS TO CREEK" or an approved equal.
20. Contractor shall not use the sanitary sewer system or storm drainage system to release construction water from the site unless they have a valid discharge permit to do so. Application for Industrial construction water discharge permit can be obtained from the City of Santa Rosa Environmental Compliance Department. Contact Renae Gundy at 707-543-4368.
21. Any existing storm drain stub outs to the property that shall not be used shall be abandoned at the main per City Design Standards.
22. Drainage from landscape areas is not allowed to cross over curb or sidewalk and are to outlet to a street or drainage channel through City Standard curb drains or other acceptable means.
23. Lot drainage and private storm drain facilities shall be approved by the Chief Building Official's designated representative. All private drainage facilities shall be privately owned and maintained.
24. All offsite storm drain work and coordination with any adjacent neighbors to the project, and all off site construction and or access easements as needed to construct the project shall be obtained at the sole cost of the applicant prior to entitlement.
25. If flows exceed street capacity, flows shall be collected via an underground drainage system (with minimum 15" diameter and maximum 72" diameter pipe sizes) and

discharged to the nearest approved downstream facility possessing adequate capacity to accept the runoff, per the City's design requirements. Such runoff systems shall be placed within public street right-of-way wherever possible.

26. Private drainage systems are to be connected to a public system from a private field inlet located behind the sidewalk and or through a minimum 15-inch RCP or HDPE storm drainpipe through the public right-of-way, public utility easement or storm drain easement to a public drainage structure. No blind connections are permitted into public storm drain system. Public storm drains shall be shown on the plans in a design profile. Install a city standard storm drain structure at any change of pipe size, pipe grade or pipe direction.
27. For purposes of leak detection and maintenance access, no reinforced concrete shall be designed over publicly maintained storm water drainpipe facilities. Unreinforced concrete shall be allowed under special circumstances such as crosswalks. Storm drain inlets shall be located outside of the concrete area. Storm drainage facilities in the private road and private driveway shall be maintained by the lot owner.

STORM WATER COMPLIANCE (SWLID)

28. The Applicant's engineer shall comply with all requirements of the latest edition of the City Standard Urban Storm Water Low Impact Development Plan (SWLID) Guidelines. Final onsite Improvement Plans shall incorporate all SWLID Best Management Practices (BMP's) and shall be accompanied by a Final Onsite Storm Water Mitigation Plan which shall address the storm water quality and quantity. Final Improvement Plans shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the SWLID BMP's and shall include a maintenance schedule.
29. Perpetual maintenance of SWLID Best Management Practices (BMP's) shall be the responsibility of the lot owner. The Lot owner shall be responsible for performing and documenting an annual inspection of the BMP's on their respective properties. The annual reports shall be retained by the Lot owner for a period of the latest five years and shall be made available to the City upon request.
30. After the SWLID BMP improvements have been constructed, the Applicant's Civil Engineer or qualified professional is to prepare and sign a written certification that they were constructed and installed as required. Written certification of SWLID BMP's is to be received by the City prior to issuance of occupancy. The maintenance schedule and the Final SUSMP are to be included as part of the owners' records. All BMP's shall be maintained, replaced, and repaired by the lot owner unless an agreement is accepted in writing by the City Engineer.
31. The SWLID "Declaration of Maintenance" document shall be recorded prior to Building permit issuance.

32. BMP's and private drainage facilities shall be located outside of Public Utility easements and/or utility easements.
33. The Civil Engineering plans shall show sufficient construction details and dimensions of each BMP device on the drawings, so the BMP may be replaced in the future. Landscape plans and civil plans shall be coordinated with the approved SUSMP report and show the BMP locations clearly to prevent them from being filled in with landscape materials. The landscape and civil plans shall be updated to reflect the final BMP locations, shapes, sizes and construction dimensions to install the BMP features per the final construction.
34. No debris, soil, silt, sand, bark, slash, sawdust, rubbish, cement or concrete washings, oil or petroleum products, or other organic or earthen material from any construction or associated activity of whatever nature, shall be allowed to enter into or be placed where it may be washed by rainfall into the storm drain system. When operations are completed, any excess material or debris shall be removed from the work area.
35. As applicable, where bio-retention basins are installed, then transformers, meter boxes, cleanouts, fire hydrants, etc. shall be located without conflict with the basins. Locations of infrastructure shall be reviewed during plan check. Each trench crossing shall extend the length of a BMP basin by 5 additional linear feet. Locations of infrastructure should be present on the plans and shall be reviewed during plan check.
36. All offsite work resulting in new impervious area (sidewalk, driveways, pedestrian ramps, etc.) shall be treated by LID BMPs sized for all tributary flows. Treatment offsets may be considered and shall be approved by the Stormwater department and if required, the Regional Water Board prior to building permit issuance.

WATER AND WASTEWATER

37. Demand fees shall be required and shall be determined after review of the building permit application. Water, irrigation and sewer demand processing and meter installation fees shall be paid prior to the issuance of any Building Permit. The applicant may contact Water Engineering Services at watereng@srcity.org to determine estimated fees and shall be determined at first Building Plan review.
38. Water services shall be provided per Section X of the Water System Design Standards. Meter locations and configurations shall be reviewed during first plan review of Encroachment Permit.
39. The Fire Department requires fire sprinklers in all structures. The water services and meters shall be sized to meet fire protection, domestic and irrigation uses. A dedicated fire protection service per City Standard detail no. 880 shall be installed. A double check detector valve shall be installed at each connection point to the public system. Fireline detector check locations shall be determined with the plan check phase of the Improvement Plans. Submit flow calculations to the Engineering Development

Services Division during the Public Improvement plans review phase concurrent with the first plan check phase of the Building Plans to determine adequate sizing.

40. Install onsite private sewer laterals with a sewer clean out per City Standard Detail No. 513 to the sewer main to serve the lot. Sewer laterals are owned and maintained by the lot owner to the main.
41. All irrigation services shall be protected with a reduced pressure backflow device per City Standard 876. Backflow additions or upgrades shall be required as part of the building permit review. The location of all existing or proposed backflow devices shall be shown on the utility plan submitted with the building permit application.
42. If additions or modifications to the existing landscaping are proposed under the building permit application, a dedicated irrigation meter shall be installed to serve the existing or proposed landscaping if one does not already exist.
43. Any water or sewer services that will not be used shall be abandoned at the main.
44. Any additions or modifications to the existing landscaping shall be consistent with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on December 1, 2015. Landscape plans will be reviewed during the building permit stage to determine compliance with the ordinance.
45. No plumbing for landscape irrigation or any other use shall cross lot lines without an easement or recorded merger in place.

FIRE

46. Fire service features for buildings, structures and premises shall comply with all City adopted building standards, California Code of Regulations Title 24 Building Standards and Santa Rosa City Code.
47. A building permit will be required to change the occupancy class from a R3 to R2.1 occupancy.
48. Per section 903.2.8 of the 2022 California Fire Code, an automatic sprinkler system designed in accordance with **NFPA 13R** shall be utilized in Group R-2.1 occupancies.
49. A fire hydrant is required within 100 feet of fire department connections (FDCs) serving automatic fire sprinkler systems, including NFPA 13R systems.

RECREATION & PARKS

50. Street trees shall be installed and planted by the developer along the project frontage(s). Selection shall be made from the City's approved master plan list and approved by the City Parks Department. Planting shall be completed in accordance

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with City “*Standards and Specifications for Planting Parkway Trees.*” Contact the Recreation & Parks Department Office at (707) 541-3770 for copies of the master street tree list. This declaration shall be added to the General Notes of the improvement plans.

51. Property owners shall be responsible for the irrigation and maintenance of the street trees and the maintenance of the planter strips in front of and alongside of their project for perpetuity.



10/13/2025

CLEVE GURNEY, PE – DEPUTY DIRECTOR DEVELOPMENT SERVICES