RESOLUTION NO. 11841

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING THE HOLLY HOCK TENTATIVE MAP LOCATED AT 1650 MEDA AVENUE - FILE NUMBER PRJ16-022

WHEREAS, an application has been submitted by Hugh Futrell Corporation requesting approval of a tentative map of 1650 Meda Avenue for the Holly Hock Tentative Map, more particularly described as Assessor's Parcel Number 044-032-006, stamped received on February 9, 2017, and on file in the Planning & Economic Development Department; and

WHEREAS, the applicant was presented with the opportunity and did not prepare proposed findings supported by evidence that said subdivision complies with the requirements of the Subdivision Ordinance of the City of Santa Rosa, (Title 19, City Code) and the Subdivision Map Act (Government Code Section 66410, et seq.); and

WHEREAS, the Planning Commission heard the evidence and reviewed the proposed findings, if any, submitted by the applicant.

NOW BE IT RESOLVED, the Planning Commission does hereby determine that said subdivision of one two-acre parcel into 16 single-family residential lots and no more is in compliance with the requirements of the Subdivision Ordinance of the City of Santa Rosa, (Title 19, City Code), and the Subdivision Map Act (Government Code Section 66410, et seq.) based upon the following findings:

A. That the proposed map is consistent with the General Plan and any applicable specific plans as specified in Government Code Sections 65451 and 66473.5, in the General Plan land use designation is Low Density Residential which allows residential development at at density of 2-8 units per acre.

B. That the proposed subdivision meets the housing needs of the City and that the public service needs of the subdivision's residents are within the available fiscal and environmental resources of the City.

C. That the design of the proposed subdivision has, to the extent feasible, provided for future passive or natural heating or cooling opportunities in the subdivision.

D. That the proposed subdivision would not discharge waste into the City's sewer system that would result in violation of the requirements prescribed by the California Regional Water Quality Control Board.

E. That the proposed subdivision, as designed and conditioned, is consistent with the City of Santa Rosa Design Guidelines and is determined to be of Superior Design.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds and

determines said tentative map would not be approved but for the applicability and validity of each and every one of the below conditions and that if any one or more of the below conditions are determined invalid, this tentative map would not have been approved without requiring other valid conditions for achieving the purposes and intent of such approval.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa approves the Holly Hock, Tentative Map dated received on February 9, 2017, and on file in the Planning & Economic Development Department, subject to the following conditions:

1. Compliance with the Development Advisory Committee Report dated June 30, 2017, attached hereto and incorporated herein as Exhibit A.

2. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).

3. That the developer shall enter into an agreement with the City which provides that the developer, his heirs, successors, and assigns shall defend, indemnify, and hold the City, its officers, employees, and agents harmless from any and all claims, suits, and actions brought by any person and arising from, or in connection with, the design, layout, or construction of any portion of this subdivision, or any grading done, or any public or private improvements constructed within, or under, or in connection with this subdivision, whether on-site or off-site.

4. 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 unless otherwise allowed by City Code.

5. The developer shall provide on-site allocated units in compliance with the Housing Allocation Plan (City Code Chapter 21-02) or shall, in lieu of providing affordable units on site, pay applicable fees at the time of building permit issuance, unless otherwise allowed by City Code.

6. Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North Coast Region, in effect at the time, or thereafter, that the building permit(s) for this development, or any part thereof, are issued.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 10th day of August, 2017, by the following vote:

AYES: (6) Chair Cisco, Vice Chair Edmondson, Commissioners Duggan, Peterson, Rumble, Weeks.
NOES: (0)
ABSTAIN: (0)
ABSENT: (1) Commissioner Groninga

APPROVED: _____
CHAIR

ATTEST: _____
EXECUTIVE SECRETARY

Exhibit: DAC Report dated June 30, 2017

DEVELOPMENT ADVISORY COMMITTEE
(June 30, 2017)

HOLLY HOCK SUBDIVISION

Project Description

The Holly Hock project is proposal to subdivide a two-acre parcel into 16 single-family residential lots ranging in size from 3,514 to 4,057 square feet, and construct 16 two-story, detached dwelling units. The project entitlements include a Conditional Use Permit for a small lot subdivision, and a Tentative Map.

LOCATION ..... 1650 Meda Avenue

APN 044-032-006

GENERAL PLAN LAND USE ..... Low Density Residential (2-8 units per acre)

ZONE CLASSIFICATION
EXISTING ..... R-1-6 (Single-family Residential)
PROPOSED ..... R-1-6 (Single-family Residential)

APPLICANT ..... Hugh Futrell Corporation
ADDRESS ..... 200 4th Street, Suite 240
Santa Rosa, CA 95401

ENGINEER/SURVEYOR ..... BFK Engineers/Surveyors/Planners
ADDRESS ..... 200 4th Street, Suite 300
Santa Rosa, CA 95401

REPRESENTATIVE ..... Kristin Kiefer,
ADDRESS ..... 200 4th Street, Suite 240
Santa Rosa, CA 95401

FILE NUMBER PRJ16-022

CASE PLANNER ..... Susie Murray SM

PROJECT ENGINEER ..... Jesús McKeag AM 3

Background

On December 14, 2006, the Planning Commission adopted a Mitigated Negative Declaration, approved a Hillside Development Permit and Tentative Map for the Glennview II Subdivision. The subject parcel was one of four parcels included in that project.

On February 27, 2007, the City Council adopted Ordinance No. 3818 reclassifying the subject site to the R-1-6 (Single-family Residential) zoning district.

On September 8, 2016, Planning and Economic Development received entitlement applications for the Holly Hock subdivision.

Conditions of Approval

The following summary constitutes the recommended conditions of approval from City departments on the subject application/development based on plans stamped received February 9, 2017.

1. 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.

Planning Conditions

2. The applicant has requested the following Growth Management Allotments:

RESERVE "A"					
RESERVE "B"		16			
	2017	2018	2019	2020	2021

3. Front setback, garage setback, and porch setback lines shall be varied, as shown on Exhibit "A" of Tentative Map, Site Plan for Holly Hock.
4. No garage structure shall be constructed to occupy more than 50 percent of the parcel width if placed within 15 feet of the rear property line.
5. All units shall have a minimum of 400 square feet of private open space with no dimension less than 15 feet.

6. A six-foot solid fence shall be constructed along the side and rear property lines for all units. Additional height is optional, however, additional entitlements may be required.

7. An outdoor garbage receptacle storage area shall be provided for each dwelling unit. Side yards are acceptable.

8. No residential structures shall exceed 35 feet in height.

9. Proposed dwellings shall be designed so that:

    a. The floor area of a second story is no more than 50 percent of all the roofed first floor area of the dwelling (including covered porch area and an attached garage, but not a detached garage); or

    b. 25 percent of the dwelling units in the project shall one-story; or

    c. All two-story units have one-story elements.

10. All units shall have front porch elements.

11. Proposed structures shall not cover more than 65 percent of the lot.

12. All front yards shall be landscaped. Landscaping shall be installed prior to final inspection for building permits. Landscape plans shall be included with plans submitted for building permits.

13. A minimum of four floor plans shall be provided to ensure a variety of home sizes, housing types, designs and exterior materials.

14. As stated in an Arborist's Report, prepared by Becky Duckles, dated September 2, 2016, a low retaining wall shall be installed around an existing significant oak tree located in the northeast corner of Lot 2. The following tree protective measures shall be shown on plans submitted for the Improvement Plans, and grading and building permits:

    a. Prior to construction, a four-inch deep layer of arbor-mulch (freshly chipped foliage, bark and wood) shall be spread within the dripline of the tree, keeping it one foot away from the trunk.

    b. Pursuant to the City's Tree Ordinance, City Code Section 17-24.050(D), no concrete or asphalt paving, no artificial irrigation, and no compaction of soil shall occur with the root zone of the tree. Root zone is defined by the ordinance as "the area of ground around the trunk of a tree which includes the drip line and an additional 10-foot wide circular strip of ground around the outside of the drip line."

    c. Tree protection/construction fencing shall be installed around the root zone of the tree and shall remain in place during all construction activities on Lots 2 and 3.

    d. The project arborist shall be on-site during grading activities on Lots 2 and 3.

Engineering Conditions

15. Developer's engineer shall comply with all requirements of the City Storm Water Low Impact Development Technical Design Manual dated August, 2011.
16. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on December 1, 2015.

MAPPING / PARCEL AND EASEMENT DEDICATION

17. The final map shall show the following;

    a. A 7-foot private storm drain easement along the rear of Lot 1, in favor of Lot 2.

    b. A 7-foot private storm drain easement along the rear of Lot 3, continuing into a 10-foot private storm drain easement along the westerly property line of Lot 3, in favor of Lots 4-8.

    c. A 7-foot private storm drain easement along the rear of Lot 4, in favor of Lots 5-8.

    d. A 7-foot private storm drain easement along the rear of Lot 5, in favor of Lots 6-8.

    e. A 7-foot private storm drain easement along the rear of Lot 6, in favor of Lots 7-8.

    f. A 7-foot private storm drain easement along the rear of Lot 7, in favor of Lot 8.

    g. A 10-foot private storm drain easement along the rear of Lot 10, in favor of Lot 9.

    h. A 10-foot private storm drain easement along the rear of Lot 11, continuing into a 10-foot private storm drain easement along the westerly property line of Lot 11, in favor of Lot 10.

PUBLIC STREET IMPROVEMENTS

18. The Project shall construct bulb-outs along Meda Avenue.
19. Meda Avenue shall be dedicated and improved as a Minor Street along the entire project frontage. Half width street improvements shall consist of a travel lane, with a parking lane, and a planter strip, with a sidewalk. See the Standard Conditions of Approval for dimensions.
20. Meda Avenue will be allowed to neck down to a 12-foot travel lane with no parking lane at its intersection with Holly Hock Place.
21. Brookwood Avenue shall be dedicated and improved as an Avenue along the entire project frontage. Half width street improvements shall consist of a travel

lane, with a parking lane, a bike lane, and a planter strip, with a sidewalk. See the Standard Conditions of Approval for dimensions.

22. Holly Hock Place shall be dedicated and improved along the entire project frontage with a curb to curb width of 32-feet.

23. The sidewalk and planter strip for Holly Hock Place shall have a total combined width of 9-feet along each side of the street. In no case shall the width of the sidewalk be less than 4-feet. If a planter strip of less than 5-feet is chosen, the Final SUSMP may need to reflect this narrower width.

24. Holly Hock Place will be allowed to neck down to 20 feet at its intersections.

25. Curbs at all four corners shall be painted red for 30.5 feet from the narrowest point of the neckdown towards the middle of the block measured parallel to the centerline of the street.

26. The gutter pan shall maintain positive drainage at all points installed with the Improvement Plans for this subdivision or an underground drainage system shall be installed at any low points.

27. Decorative luminaire Street lighting shall be installed per City Standard 615D for Street Lights.

28. Installation of Street Lights and the street lighting pattern will be determined during Plan Check Phase as approved by the City Engineer.

PRIVATE DRIVEWAY IMPROVEMENTS

29. The driveways for all lots shall be a minimum of 18 feet wide with a minimum length of 19 feet from back of sidewalk to garage face to accommodate two Zoning Code Section ***20-36.070 D, 3, a*** standard parking spaces.

STORM DRAINAGE

30. The developer's engineer shall comply with all requirements of the latest edition of the City Standard Urban Storm Water Mitigation Plan Guidelines. Final Public Improvement Plans shall incorporate all SUSMP Best Management Practices (BMP's) and shall be accompanied by a Final Storm Water Mitigation Plan which shall address the storm water quality and quantity. Final Public Improvement Plans shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the SUSMP BMP's, and shall include a maintenance schedule.

31. Perpetual maintenance of SUSMP Best Management Practices (BMP's) shall be the responsibility of one or more of the following as approved by the City of Santa Rosa:

    a. The individual homeowners fronting or owning these BMP's. Individual owners 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 private property owner for a period of the latest five years, and shall be made available to the City upon request.

b. A Homeowner's Association or Property Owners Association. If perpetual maintenance of these BMP's is through a Homeowner's Association or Property Owner's Association, the documents creating the Association and the Covenants, Conditions and Restrictions governing the Association shall be submitted to the City Attorney's Office and the Department of Community Development for review.

c. A special tax district for public BMP facilities.

d. An alternate means acceptable to the City of Santa Rosa.

After the SUSMP BMP improvements have been constructed, the developers Civil Engineer is to prepare and sign a written certification that they were constructed and installed as required or per the manufacturer's recommendation. Written certification of SUSMP BMP's is to be received by the City prior to acceptance of subdivision improvements.

32. Any off-site storm water runoff shall be conveyed across the project site in a separate bypass storm drain system, or shall be fully treated. Collection points along the boundary of the project shall convey storm water to the bypass system to separate treated and untreated storm water. All storm water systems shall be sized to convey the storm water per Sonoma County Water Agency standards.

33. A Final Storm Water Mitigation Plan (SWMP) using Best Management Practices (BMP) is to be included with the Improvement Plans and Final Map submitted for the First Plan Check. Private improvements required by the Final SWMP are to be contained on the individual properties and are maintained by the property owners. All SWMP details and improvements are to be included in the Subdivision Improvement Plans. The maintenance schedule and the Final SUMP are to be included as part of the C.C. & Rs recorded with the Final Map. The information sheet of the Final Map shall note the maintenance schedule required by the Final SUSMP is to be followed by the property owner and all logs are to be made available for review by the City on an annual basis.

34. Use of vortex separators for water treatment is not allowed in Santa Rosa. In-line filters used for water treatment are limited to those tested by independent testing laboratories and approved by the California Regional Water Quality Control Board. The filter separator currently approved for use in Sonoma County is limited to the Hydro International, www.hydro-international.biz, "Up-Flo Filter". Filter systems other then the approved "Up-Flo Filter" will require full testing data from an independent testing laboratory be submitted for review and approval by the California Regional Water Control Board prior to approval of subdivision improvement plans.

35. After the BMP improvements have been completed, the developers Civil Engineer is to prepare and sign a written certification that they were constructed and installed as required or per the manufacturer's recommendation. Written

certification of SWMP required improvements is to be received by the City prior to acceptance of subdivision improvements.

GRADING

36. Two copies of the Phase 1 Environmental Site Assessment shall be included with the submittal of the first plan check and will be forwarded to the Fire Department Hazardous Materials Manager for review. Grading, demolition, or construction permits shall not be issued until the Fire Department has reviewed and cleared the Phase 1 Study.
37. Evidence that the project complies with the accessibility standards in effect at time of construction is to be provided prior to recording the Final/Parcel Map.
38. Obtain septic system abandonment permit and well abandonment permit if it's to abandon from Sonoma County Permit and Resource Management Department. The existing septic system crosses over proposed lot lines and under proposed new structures. The system must be abandoned and removed which will require additional excavation and compaction efforts observed by the Soils Engineer (remove the drain pipes, not just cap them and fill over)
39. 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.
40. Obtain building permits for the proposed project.

RETAINING WALLS

41. If retaining walls shown on the tentative map along the rear of Lots 2, 3 and 7 are to have weep holes then drainage easements along the rear of these lots shall be shown on the face of the map in favor of the northerly parcel (APN 038-252-004, Lands of Sonoma County).

Water Conditions

38. Water laterals and meters shall be sized to meet domestic, irrigation and fire protection uses and double check back flow per City Standard 875 will be required on all water services. The flow calculations shall be submitted to the Santa Rosa Water Department during the plan check phase of the Improvement Plans to determine adequate sizing.
39. Backflow prevention devices shall be designed and installed in accordance with current City Standards, State Health Code Title 17, and as required by the Director of Utilities.
40. Water services and meters must be provided per Section X of the Water System Design Standards.

41. Where bio swales are required, meter boxes, cleanouts, fire hydrants, etc. must be located without conflict with the swales. Locations of infrastructure will be reviewed during plan check. No bio swales or SUSMP BMP LID improvements shall cross public sewer, water, or storm drain utilities.

42. The information sheet of the Final Map shall be annotated as follows: Water and sewer demand fees and processing fees are based on the number and type of units to be built on each lot. Water and sewer demand, processing and meter installation fees must be paid prior to the issuance of a Building Permit for the respective lot. Submit the square footage of each lot to determine sewer and water demand fees. The lot sizes shall be listed on the information sheet of the Final Map.

43. The applicant shall extend an 8-inch public water main along the full length of Holly Hock Place. Public water mains must be sized to meet criteria per Section VII of the Water System Design Standards. Water mains shall be located parallel to street centerlines unless conflicts with other underground utilities cannot be avoided.

44. The applicant shall extend an 8-inch public sanitary sewer main along the full length of Holly Hock Place.

45. Install mains with constant alignment wherever possible, minimum 3-feet from the lip of gutter 4-feet from centerline monuments.

46. Water and sewer mains and appurtenances thereto shall be designed to serve the project in accordance with the City of Santa Rosa Standard Plans and Specifications, Design Standards and shall be constructed to the satisfaction of the City Engineer.

47. Fire hydrant placement shall be provided in accordance with Fire Department requirements to coincide with fire tactics and equipment and shall be identified via a reflectorized blue marker located in the center of the adjoining access drive or street. Fire hydrant type and installation shall comply with City Water Standard 857. For specific fire hydrant locations and flow requirements see Section XII of the Water System Design Standards.

48. A fire flow test will be completed at the time of the tie in of the project to the City system. The hydrant which will most likely produce the least flow will be tested. In the case of a project that has multiple dead end systems such as cul de sacs, a fire flow test will be completed at the hydrant on each separate cul de sac or dead end system. The fire flow must meet the requirement for the project before the project is accepted. The City will perform the fire flow test. The fee to have the test performed must be paid to the Santa Rosa Water Department prior to the test being performed.

49. Separate sewer laterals shall be installed for each lot.

50. If a well exists on the property, one of the following conditions apply:

a. Retention of wells must comply with City and County codes. An approved backflow prevention device must be installed on any connection to the City water system.

b. Abandonment of wells requires a permit from the Sonoma County Permit and Resource Management Department.

c. Wells may not serve more than one parcel, and any lines from existing wells that cross lot lines must be severed

51. Any existing septic systems shall be removed under supervision of project Soils Engineer. Obtain Permits from the Sonoma County Permit and Resources Management Department. Obtain a City Building permit if an existing structure is being converted from a connection to the septic system to the public sewer system.

Recreation and Parks Conditions

52. 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 Parks 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 Parks Division Tree Section personnel. Contact Parks Division Tree Section 543-3422. Copies of the master street tree list and the standards are available at the Parks Division Office, 543-3770.

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 decision. Final approval or denial rests with the Planning Commission and/or City Council and may or may not be subject to terms of this report.

Recommendation

_____ Approval with conditions as set forth in this report

_____ Continuance

_____ Denial – Reasons:

_____ Final action referred to the Planning Commission

CLARE HARTMAN
Deputy Director - Planning
Planning and Economic Development