

## RESOLUTION NO. CUP20-024

### **RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL USE PERMIT AS AMENDED AND CONDITIONED TO ALLOW THE SANTA ROSA MEMORIAL HOSPICE CARE FACILITY, A 12-BED HOSPICE CARE FACILITY FOR THE PROPERTY LOCATED AT 520 DOYLE PARK DRIVE SANTA ROSA, APNs: 014-082-012, -015, -026, AND -027**

The Santa Rosa Zoning Administrator has completed the review of your application. Please be advised that your Minor Conditional Use Permit to operate a new 12-bed hospice care facility has been granted as amended and conditioned based on your project description and official approved exhibit dated December 1, 2020. The Santa Rosa Zoning Administrator has based this action on the following findings:

- The proposed use is allowed within the applicable R-1-6 (single-family residential) zoning district and complies with all other applicable provisions of this Zoning Code and the City Code. The matter has been properly noticed as required by Zoning Code Section 20-52.050.E.2.a, and no request for a public hearing has been received;
- The proposed use is consistent with the General Plan and the any applicable specific plan in that the Low Density Residential General Plan Land Use Designation is implemented by the R-1-6 zoning district, which allows the 12-bed hospice care facility with approval of a Minor Conditional Use Permit;
- The design, location, size and operating characteristics of the proposed hospice care facility would be compatible with the existing and future land uses in the vicinity in that use is allowed in the R-1-6 zoning district with Minor Use Permit approval and is a similar intensity of multi-family residential uses and does not preclude future redevelopment into residential units;
- The site is physically suited for the type, density, and intensity of the proposed hospice care facility, including access, utilities, and the absence of physical constraints in that the site complies with all development standards and maintains a neighboring residential property's driveway access easement along this site;
- 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 project was reviewed by City Staff and applicable outside agencies and has been reviewed and conditioned appropriately for the intended use. The proposed use provides a short trip from St. Joseph Memorial Hospital should a patient be transferred to the proposed project site and the project site will be compliant with the City's Noise Ordinance in Section [20-16](#) of the City Code as concluded in the Noise Analysis, by Illingworth & Rodkin, dated November 25, 2020, which identified the location of the emergency generator. Finally, the Focused Traffic Study by W-Trans, dated August 5, 2020, concluded that the project would not result in negative impacts to the neighborhood and the proposed use provides adequate parking with the addition of 10 offsite parking located in the parking garage; and

- The proposed Project has been found exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 because all proposed excavation and earthmoving activities can be identified as a necessary and integral part of a construction project; and
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 32 Infill exemption under Section 15332 in that:
  1. The Project is consistent with Santa Rosa General Plan 2035 and the applicable R-1-6 zoning district in that it complies with all development standards and is an allowed use with Minor Use Permit Approval for which this project has received;
  2. The Project is located within City of Santa Rosa, on a project site of no more than five acres substantially surrounded by urban uses;
  3. The project site has no value as habitat for endangered, rare or threatened species in that the site was previously developed and the project has been conditioned to require a qualified professional to conduct pre-construction surveys should ground disturbing activities be planned between February 1<sup>st</sup> and October 1<sup>st</sup>;
  4. The Project will not result in any significant effects relating to traffic, noise, air quality, or water quality in that a Focused Traffic Study W-Trans dated August 5, 2020, was submitted that concluded the project would not result in any negative impacts as it relates to Traffic. The site will generate fewer than 59 trips per day which is less than the 110 trips that would require further Vehicle Miles Traveled (VMT) analysis and can therefore be considered less than significant impacts on air quality. Additionally, the four (4) parking spaces onsite combined with 10 reserved parking spaces located at 502 Doyle Park Drive exceeds the 85<sup>th</sup> percentile of parking demand for this project and has been conditioned accordingly.

A Noise Analysis by Illingworth & Rodkin, dated November 25, 2020, concluded that the project would comply with ambient noise levels in Chapter 17-16 of the City Code provided that the location of the emergency generator be placed on the northwest side of the roof.

Finally, the site has been reviewed by City Staff and determined not pose as a significant impact to water quality; and

5. The Project site is located in a developed area where it can be adequately served by all required utilities and public services. City staff has reviewed the plans and conditions the project appropriately.

The City has further determined that no exceptions to the exemptions apply and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances (CEQA Guidelines Section 15300.2.)

This entitlement would not be granted 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 is invalid, this entitlement would not have been granted without requiring other valid conditions for achieving the purposes and intents of such approval. The approval of the project is contingent upon compliance with all the conditions listed below. Use shall not commence until all conditions of approval have been complied with. Additional permits and fees are/may be required. **It is the responsibility of the applicant to pursue and demonstrate compliance.**

#### Conditions of Approval

1. A building permit is required for all on site demolition, construction, and/or change of use.
2. Construction hours shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. Saturdays. No construction is permitted on Sundays and holidays.
3. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
4. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
5. No exterior signs are approved with this permit. A separate sign permit is required.
6. Compliance with Engineering Development Services Exhibit "A" dated March 2, 2021, attached to and incorporated herein.
7. The applicant shall, relocate the oxygen tanks to northwest side of the building unless infeasible due to Fire or Building Code requirements. The final location shall be determined during building permit plan check.
8. The project shall place black out blinds on all clerestory windows.
9. All mechanical equipment and oxygen tank services shall be limited to the hours of 7:00 am to 7:00 pm, unless emergency repair is required. Access shall be solely taken from the street to the property.
10. As identified in the W-Trans Focused Traffic Study, dated August 5, 2020, the four onsite parking spaces shall be dedicated to visitors, and 10 offsite parking spaces shall be provided in the parking garage north of the site for six staff and four visitors, and shall require a reservation covenant running with the land.
11. Prior to issuance of a grading permit: If ground disturbing activities such as site improvements or tree removal shall take place between February 1<sup>st</sup> and October 1<sup>st</sup>, a nesting bird survey shall be conducted on the property by a certified ornithologist or licensed biologist. If nesting birds are found, buffer zones and/or activities must be placed on hold until a time is determined by the licensed professional.

#### TREE PRESERVATION:

12. The project shall comply with the recommendations from the Tree Preservation and Mitigation Report by Horticulture Associates, dated November 25, 2020, which states:

- A. Based on the 426 inches of combined trunk diameter proposed for removal you will be required to mitigate with 142 x 15-gallon replacement trees. Based on the small area available for landscaping, and use of the required mitigation trees, you may want to consider upgrading to fewer and larger sized replacement sizes. The City will accept one 24" box for every three 15-gallon trees, or one 36" box for every five 15-gallon trees. If using all 24" boxes that would be 49 replacement trees, or if using all 36" boxes it would be 29 replacement trees. Another alternative would be to pay in-lieu fees of \$100 per 15-gallon tree required for fees totaling \$14,200.
- 13. Preservation of the tree identified as key number 860 shall be preserved to the greatest extent feasible and comply with all tree preservation conditions of approval in this Resolution.
  - 14. Tree Preservation notes and protection during construction notes shall be shown on the improvement plans and building plans. The tree driplines shall also be shown on each drawing with the attendant protection instructions.
  - 15. Prior to issuance of a grading or building permit for any clearing, excavation, construction, or other work on the site, a protection zone shall be established to protect natural vegetation and trees from construction activities. The following conditions and restrictions shall apply:
    - A. The zone shall encompass the "protected perimeter" which shall be either the root zone or other limit as established in this approval.
    - B. The zone shall be delineated with a brightly colored construction fence. Such fences shall remain continuously in place for the duration of all work undertaken on the site.
    - C. No storage or construction activities (including trenching, grading or filling) shall be permitted within the protected zone.
    - D. No burning or use of equipment with an open flame shall occur near or within the protected perimeter.
    - E. All brush, earth, and other debris shall be removed in a manner which prevents injury to the protected trees and/or shrubs.
    - F. No oil, gas, chemicals, or other substances that may be harmful to trees shall be stored or dumped within the protected perimeter or any other location from which substances might enter the perimeter of a protected tree.
    - G. The contractor(s) shall be notified in writing by the developer of the "Protection Zone." Copies of the letter shall be provided to the Planning and Building Divisions prior to issuance of a building or grading permit for any site work.
    - H. The protection zone delineated with the brightly colored construction fence shall be posted with signs which state "Tree/Vegetation Protection Zone -- No Construction or Storage Permitted."

- I. Irrigation systems and plant varieties which require regular watering shall not be permitted within the dripline of an Oak tree which is to be preserved.
- J. No concrete or asphalt paving or compaction of soil shall be permitted within the root zones of protected trees.
- K. Any special work, including mitigation, within the "Protection Zone" must be done under the supervision of a City approved certified arborist.

LANDSCAPING:

- 16. All required landscaping and irrigation must be installed prior to occupancy per the approved final plans.
- 17. Construction drawings submitted for issuance of a building permit shall include final landscape and irrigation plans, except where not required.
- 18. All landscaping must be continuously maintained in a healthy and attractive condition, free of weeds and debris, in accordance with the approved plans. Dead and dying plant materials shall be replaced with healthy specimens as necessary.
- 19. Street trees will be required and shall be planted by the developer. Selection will be made from the City's approved Master Street Tree Plant List in coordination with the City Parks Division. Planting shall be done in accordance with the City "Standards and Specifications for Planting Parkway Trees." Copies of the Street Tree List and the Planting Standards are available at the Parks Division office.

LIGHTING:

- 20. All exterior lighting shall be shown and specified on the plans submitted for issuance of a building permit in accordance with the Design Review approval.
- 21. Light sources shall be concealed from public view.
- 22. All lighting shall be directed toward the subject property and away from adjacent properties.
- 23. The mounting height of lighting fixtures in parking and storage areas shall not exceed 16-feet in height. Lower mounting heights are encouraged

This Minor Conditional Use Permit is hereby approved as amended and conditioned on this 4<sup>th</sup> day of March 2021, for the duration of use provided conditions are complied with and use has commenced within two years from approval date. The approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: *Andy Gustavson*  
ANDY GUSTAVSON, ZONING ADMINISTRATOR

Attachment 1: Exhibit "A"

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT  
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"  
March 2, 2021

Santa Rosa Memorial Hospice House  
520 Doyle Park Dr  
PRJ20-011

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Division of the Planning & Economic 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. Developer's engineer shall comply with all requirements of the City Storm Water Low Impact Development Technical Design Manual in effect at the time this application was deemed complete.
- III. 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.
- IV. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received 11/25/20:

**PUBLIC EASEMENT DEDICATION**

1. All public easement and right of way dedications shall be granted by separate instrument. Where needed, required easements are referenced within the appropriate sections of these conditions and/or the Standard Conditions.
2. Prior to the signing of Improvement Plans or the issuance of any Encroachment Permit, required public easements and rights of way shall be dedicated to the satisfaction of the City Engineer.

**MAPPING**

3. All costs associated with map, plan, easement, plat, legal description, and/or support document preparation shall be the sole responsibility of the developer.
4. If the design of this project envisions any internal circulation with 014-082-039, or 014-082-035, cross lot drainage, egress and parking easements (or Covenant of Easements if all parcels are under the same ownership) shall be recorded with conformed copies provided during plan check. If such easements already exist, conformed copies shall be provided during plan check.

5. The Grant Deed recorded in book 622 on page 185 of the Sonoma County Official Records, visually demonstrated in an Amended Record of Survey recorded in Sonoma County Map book 752 on page 47, grants an open and unobstructed right of way 15-feet in width benefitting all parcels across which it traverses. No element of this project may restrict the access rights to the beneficiary parcels of this right or way which are 014-082-015, 019, 030, and 035.
6. A merger or lot line adjustment of the following parcels (APNs) 014-082-012, 014-082-015, 014-082-026, and 014-082-027 is required prior to issuance of any Building Permit.

Alternatively, cross lot drainage, egress and parking easements (or Covenant of Easements if all parcels are under the same ownership) and SUSMP maintenance agreements shall be recorded by separate instrument with conformed copies provided to the Planning & Economic Development Department prior to issuance of any Building Permit.

## **PUBLIC STREET IMPROVEMENTS**

7. All public and private improvements, both on-site and off-site; all rights-of-way and easement acquisitions, be they on-site or off-site; and all removal, relocation, or undergrounding of existing public utilities and any coordination thereof required or necessitated as a result of the review and approval of the project and the cost thereof shall be the obligation of the developer unless express written provision to the contrary is agreed to by the City. The full installation of all such required improvements to the satisfaction of the City Engineer shall be completed prior to the acceptance of the improvements by the City.
8. An Encroachment Permit shall be obtained from Engineering Development Services of the Planning and Economic Development Department prior to beginning any work within the public Right-of-Way or for any work on utilities located within public easements.
9. To the extent that any area of existing or proposed sidewalk is or shall be situated outside of current City right of way, a sidewalk easement shall be dedicated to the City.
10. A public utility easement (PUE) shall be dedicated behind the property line ending 7.5-feet behind the back of sidewalk per City Standard 230 G. No private improvements shall encroach into the PUE per City Code 20-16.140, A, 1, a, including but not limited to LID BMPs.
11. Doyle Park Dr is a Minor Street subject to City Standard 200 E, with a minimum curb to curb width of 24-feet, a 6-foot planter strip, and a 5-foot sidewalk. This stretch of Doyle Park Dr was developed to an earlier standard with an approximately 4.5-foot wide contiguous sidewalk and shall be allowed to keep this frontage as it is currently constructed.

12. Improvements to Doyle Park Dr shall consist of the installation of:
  - a. A City Standard 250 A drive approach along the southerly portion of the frontage.
  - b. The replacement of any broken curb, gutter and/or sidewalk per City Standards 235, 237, and 241.
13. This project shall underground existing overhead utilities per section 13-12.250 of the Santa Rosa City Code.
14. New services (electrical, telephone, cable or conduit) to new structures shall be underground.
15. Developer shall coordinate, and where necessary, pay for the relocation of any power poles or other existing public utilities, as necessary.

## **STORM DRAINAGE**

16. Drainage facilities and drainage easements shall be provided to the satisfaction of the City Engineer or the Chief Engineer of the Sonoma County Water Agency (SCWA) at the developer's expense.
17. Systems designed to accommodate storm events larger than 1.0 inch in a 24-hour period are subject to approval by SCWA. This project design shall adequately address all storm events per the City Standards and the most current SCWA Flood Management Design Manual dated March 2020. This may require an extension of the public storm drain system, onsite retention with a release metered so as not to exceed allowable flows, onsite detention of adequate capacity, or another method as determined to the satisfaction of the City Engineer and SCWA.
18. Drainage facilities shall be designed per the Flood Control Design Criteria manual of the Sonoma County Water Agency. If flows exceed street capacity, flows shall be conducted via an underground drainage system (with minimum 15" diameter and maximum 72" diameter pipe sizes) 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.
19. Provide storm drain and easements for any lot to lot drainage.
20. 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.



## **STORM WATER COMPLIANCE (SUSMP)**

21. Building Permit Plans shall incorporate all Low Impact Development (LID) Best Management Practices (BMPs) and shall be accompanied by a Final Storm Water LID Submittal (SWLIDS) which shall address the storm water quality and quantity to the satisfaction of the Chief Building Official.
22. Perpetual maintenance of LID BMPs shall be the responsibility of the property owner. Building Permit Plans shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the LID BMPs which shall be approved by the Chief Building Official and the City Attorney's Office prior to issuance of any Building Permit.
23. The maintenance schedule and the Final SWLIDS are to be included as part of and recorded along with the maintenance agreement. The maintenance agreement shall note the maintenance schedule required by the Final SWLIDS 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.
24. After the LID 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 LID BMPs is to be received by the City prior to final occupancy.
25. A Final SWLIDS using BMPs is to be included with the Building Permit Plans submitted for the First Plan Check. Private improvements required by the Final SWLIDS are to be contained on the property and shall be maintained by the property owner.
26. Onsite retention shall have a 48-inch manhole access minimum, and may require Regional Water Board approval.

## **GRADING** (from Building Memo dated December 20, 2020)

27. 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.
28. Obtain building permits for the proposed project.

## **WATER AND WASTEWATER**

29. Credits for existing water and sewer services shall be determined at the building permit stage.
30. Any existing water or sewer services that shall not be used shall be abandoned per current City Standards.
31. A new combination water service shall be installed per City Standard 870 and shall be designed to meet domestic, fire and irrigation needs. The domestic and irrigation meters shall require reduced pressure backflow devices per City

Standard 876. The fireline Double Check Detector Fire Line Backflow Assembly shall be installed per City Standard 880.

32. Applicant shall install a dedicated irrigation meter.

33. Any new sewer laterals shall be installed per Standard 513.

## **ENVIRONMENTAL COMPLIANCE**

34. If a commercial kitchen is to be installed in the shared kitchen space the following conditions may apply.

35. Submit a Wastewater Discharge Permit Application including plumbing plans to City of Santa Rosa Environmental Services section. The Application requires no permit fee and it can be accessed online at: [www.srcity.org/foodapp](http://www.srcity.org/foodapp)

Contact this office at 543-3393 for additional information.

36. Any business that performs on-site cooking or food preparation is required to install a grease removal device. See City's Interceptor Policy for details on connections and sizing criteria.

## **FIRE** (from Fire Memo dated December 1, 2020)

Applicant is advised that the following Fire Department **General Conditions** apply to this project:

37. All projects shall be designed in compliance with established regulations adopted by the City of Santa Rosa affecting or related to structures, processes, premises and safeguards regarding the following:

- a. The hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices.
- b. Conditions hazardous to life, property or public welfare in the occupancy of structures or premises.
- c. Fire hazards in the structure or on the premises from occupancy or operation.
- d. Matters related to the construction, extension, repair, alteration or removal of the fire suppression or alarm systems.
- e. Conditions affecting the safety of fire fighters and emergency responders during emergency operations.

38. Fire service features for buildings, structures and premises shall comply with City adopted building standards.

39. Permit(s) shall be required as set forth in adopted California Building Code (CBC) Section 105, California Residential Code (CRC) Section R105 and California Fire Code (CFC) Sections 105.6 and 105.7. Submittal documents consisting of construction documents, statement of special inspections, geotechnical report

and other data shall be submitted in two or more sets with each permit application. The construction documents shall be prepared by a registered design professional. Where special conditions exist, the code official is authorized to require additional construction documents to be prepared by a registered design professional.

- a. Electronic media construction documents shall be dimensioned and submitted to the citizen access portal available on the city website. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it shall conform to the provisions of adopted codes and relevant laws, ordinances, rules and regulations, as determined by the code official.
  - b. Shop drawings for the fire protection system(s) shall be submitted to indicate conformance with adopted codes and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9.
  - c. The construction documents shall show in sufficient detail the location, construction, size and character of all portions of the means of egress including the path of the exit discharge to the public way in compliance with the provisions of adopted codes. In other than occupancies in Groups R-2, R-3, and I-1, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.
  - d. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The code official is authorized to waive or modify the requirement for a site plan where the application for permit is for alteration or repair or where otherwise warranted.
  - e. Construction documents for proposed fire apparatus access, location of fire lanes, security gates across fire apparatus access roads and construction documents, hydraulic calculations and material specifications for fire hydrant, fire protection or detection systems shall be submitted directly to the fire department for review and approval prior to construction.
40. For the purposes of prescribing minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during such operations. building, facilities and premises in the course of construction, alteration or demolition, including those in underground locations shall be in compliance with CFC Chapter 33 and NFPA 241.

41. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except where approved alternative methods of protection are provided.
42. A Phase 1 Environmental Site Assessment shall be provided to the Fire Department Hazardous Material Program for review. Phase 1 shall be approved prior to issuance of any grading, demolition or construction permit.
43. New and existing buildings shall be provided with approved illuminated or other approved means of address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numerals or alphabetic letters. Numbers shall not be spelled out. Character size and stroke shall be in accordance with CFC Section 505.1.1 through 505.1.2. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response in accordance with this code and CFC Section 505.1.3. Where access is by means of a private road and the building cannot be viewed from the public way or when determined by the fire code official, a monument, pole, or other approved illuminated sign or other approved means shall be used to identify the structure. Address identification shall be maintained.
44. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction, in accordance with CFC Section 507 and Appendices B & C.
  - a. Fire-flow requirements for buildings or portions of buildings and facilities shall be determined by adopted CFC Appendix B.
  - b. Fire hydrant systems shall comply with adopted CFC Section 507.5.1 through 507.5.8 and Appendix C.
45. Fire apparatus access roads shall be provided and maintained in accordance with CFC Section 503 and Appendix D.
  - a. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
  - b. Required Fire Department access roads shall be signed "No Parking – Fire Lane" per current Fire Department standards.
    - i. Parking allowed only in designated spots. All curbs shall be painted red and posted "No Parking".
  - c. A Fire Department key box shall be provided on the front of the structure for access to fire protection equipment within the building.

- i. Should a gate be planned to the parking area, the gate shall be automatic operating by strobe, equipped with a Knox Company key operated electric gate release switch with dual key option for the Police Department.
  - ii. During a power failure, gate shall release for manual operation OR be equipped with standby power or connected to the building emergency panel.
  - iii. In addition to sending the request to exit signal to the gate operator, the magnetic detection loop (when activated) shall prohibit the gate from closing upon fire apparatus
46. The provisions of the adopted CFC shall specify where fire protection and life safety systems are required and shall apply to the design, installation, inspection, operation, testing and maintenance of all fire protection systems.
- a. Approved automatic fire sprinkler systems in new buildings and structures shall be provided in the locations described in adopted CFC Sections 903.2.1 through 903.2.20. Approved automatic fire sprinkler systems in existing buildings and structures shall be provided in locations described in adopted CFC Section 903.6.
    - i. Structure shall be required to be protected by an automatic fire sprinkler system.
      - 1) If required Fire Department Connection (FDC) for the sprinkler and standpipe systems shall be located on the street side of the structure or facing approved fire apparatus access roads fully visible and recognizable from the street, and within 100 feet an approved fire hydrant.
47. The following are a list of deferred plan submittal items that shall be required by the Fire Department - additional items may be called out based on proposed use(s) of commercial spaces:
- a. Private Underground Fire Main
  - b. Fire Sprinkler System
  - c. Fire Alarm
  - d. Emergency Responder Radio System (to be determined)
  - e. Gates and barricades across fire apparatus access roads (to be determined)

## **PARKS AND RECREATION**

48. 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.



A. R. Jesús McKeag

PROJECT ENGINEER






# CUP20-024 Resolution - Amended Final Version

Final Audit Report

2021-03-10

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