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**TENTATIVE PARCEL MAP
PROJECT NARRATIVE
MARTIN**

This Tentative Parcel Map Application is submitted on behalf of David Martin. The application proposes to subdivide the subject property located at 220 Payran Street (APN 007-063-018) into two parcels.

Existing Conditions:

The existing property is located on Payran Street across from Kenilworth Park. A single-family residence (SFR) with an accessory dwelling unit (ADU) over a detached garage are the main structures on the site. The SFR was constructed circa 1947 with the garage and ADU permitted and constructed circa 2021. A number of ancillary permits were obtained and finalized since 2021 in support of improvements to the structures and site.

The detached garage and rear portion of the property is accessed via a 14-foot-wide concrete driveway along the westerly side of the site. There are a number of temporary storage and old structures located in the rear of the property.

The SFR and ADU are connected to the public sewer and water systems. The site also has an interior private storm drain system collecting surface flow and roof runoff that is directed via gravity flow to a grinder pump located in front of the SFR. The collected runoff is then pumped through an under sidewalk drain to the gutter on Payran Street.

Overhead utilities are located along the property frontage. Currently power and communication for the SFR and ADU is connected by overhead lines. The SFR and ADU also use natural gas.

Proposed Project:

The land division is proposing the creation of two parcels. Parcel 1-Front (6,706 S.F. Gross 4,651 S.F. Net) and Parcel 2-Rear (4,215 S.F.).

Access to the Parcel 2 would be through a private easement. Said easement would range in width from 16 feet to 20 feet. A 16-foot width is required due to the available area between the SFR and the westerly boundary. Once past this constraint there is sufficient area to widen the easement to 20 feet. This widening would also facilitate future vehicular turning movements on Parcel 2.

Parcel 1: No parcel specific development or improvements are proposed for the benefit and enjoyment of the existing structures and infrastructure. Applicable private access and utility easements shall encumber the parcel for the benefit of Parcel 2.

Parcel 2: The existing temporary and old structures are proposed to be removed as part of the land division process. No parcel specific development is being proposed as that would occur through a future building permit process. As noted above, easements on Parcel 1 would be in place to allow for water, sanitary sewer and dry utilities to be extended to the lot along with expanding the existing private storm drain system.

Development Review Committee

The proposed project was presented to the City at a Development Review Committee meeting on May 9, 2024 to discuss parcel configuration, easements (private access and utilities), a reduced private access easement consistent with development patterns within the block, dedication of a non-vehicular personnel EVA, removal of existing structures at the rear of the property, retaining overhead utilities along the property frontage, deferral of any construction until future lot specific development.

In conclusion, based on this DRC meeting, the materials prepared for this application reflect these elements for the proposed project. No improvements are proposed for the land division. All future parcel specific development is subject to building permits. Refer to application materials and EnerGov Submittal Requirements checklist for additional information.