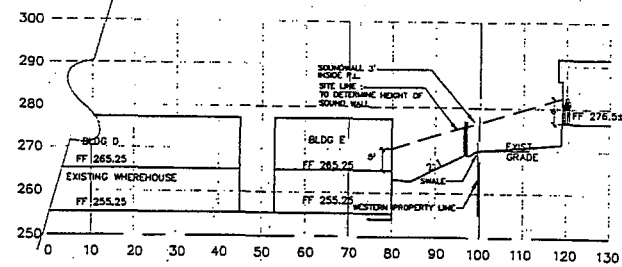
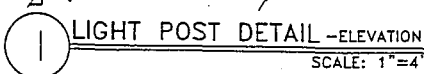


Site Location Map for 3555 Sonoma Hwy.

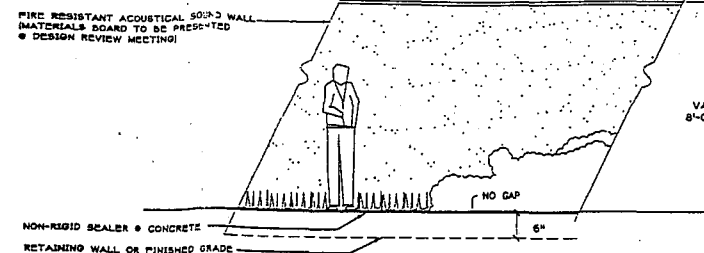


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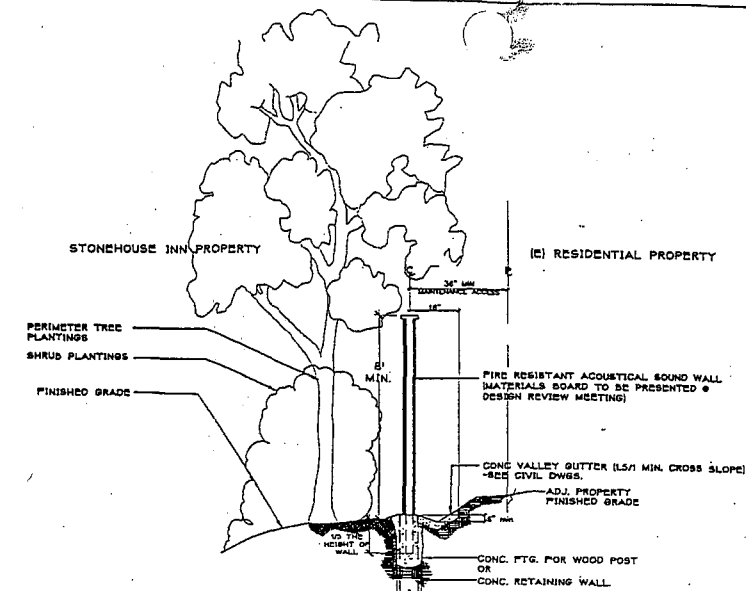




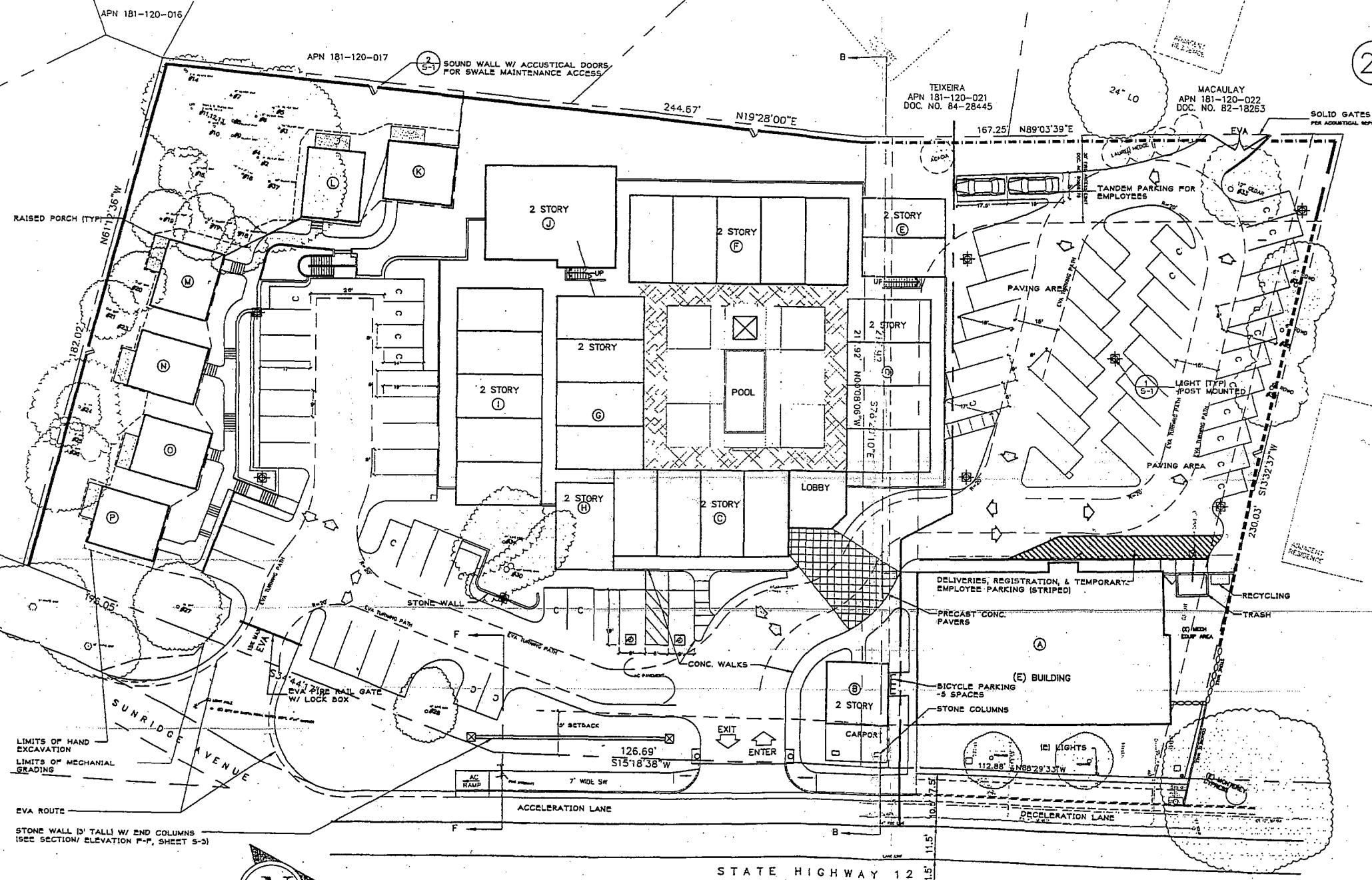
2a SOUND WALL HEIGHT DETAIL AT SECTION B-B
SCALE: 1=20



2b SOUND WALL DETAIL - ELEVATION
SCALE: NONE



2c SOUND WALL DETAIL SECTION
SCALE: NONE



PROJECT DATA

SITE AREA	2 ACRES	
BUILDING COVERAGE	21,492 SF.....	(24%)
PAVING COVERAGE	37,909 SF.....	(43%)
LANDSCAPE COVERAGE	28,898 SF.....	(33%)

EXISTING (STONE HOUSE)	14
PROPOSED	54
TOTAL	68

PARKING:		
STANDARD	41	(56%)
COMPACT	25	(36%)
HANDICAP	2	(3%)
REGISTRATION	2	(3%)
SHUTTLE/ EMPLOYEE	3	(3%)

TOTAL PROVIDED	73
TOTAL REQUIRED	68

OCCUPANCY SCHEDULE-- LODGING UNITS

	UNITS	PARKING REQ.
(A) EXISTING BUILDING (2 STORY)	14	14
(B) THRU (I) TWO STORY	48	48
(K) THRU (P) SINGLE STORY COTTAGE	6	6
TOTAL	68	68

PERIMETER FENCE & WALL LEGEND

00000000000000000000 (E) STONE WALL
 NEW NOISE BARRIER WALL -SEE DETAIL 2
 NEW BOARD FENCE (TO MATCH EXISTING CONTIGUOUS FENCE)
 EXISTING GRAPE STAKE FENCE
 EXISTING BOARD FENCE

NOTE:

- NOTE:
1. BASE INFORMATION AND MAPPING PROVIDED BY MITCHELL, & HERTFORD [3-22-88], AND BARTHOLOW ENGINEERS [3-25-88]
 2. FOR MORE INFORMATION REFER TO:
 - ACUSTICAL CONSULTANTS REPORT, DATED MAY 5, 1989.
 - ACUSTICAL CONSULTANT ADDENDUM, DATED MARCH 13, 2000
 3. BASE INFORMATION & SITE PLAN PREPARED BY TIERNEY/FIGUEIREDO AND ASSOCIATES [9-15-88]
 4. PARKING LOT LIGHT LOCATIONS ARE SHOWN ON PLAN (SEE DETAIL 1) ALL OTHER WALKWAY OR BUILDING LIGHTS WILL MOUNTED WILL BE DOWN LIGHTS WITH THE LIGHT SOURCE SHIELDED

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Policy Statement
3555 Fourth Street (C-2-PD)
August 13, 1998
(reflects Planning Commission Resolution No. 9348)

Revised: February 24, 2005

Purpose:

The purpose of this C-2-PD (General Commercial, Planned Development) District is to establish low traffic generating uses which are compatible with the adjoining residential neighborhood and the historical character of the property.

Principal Permitted Uses:

~~All principal permitted uses shall require a Conditional Use Permit.~~

Uses Permitted by Conditional Use Permit:

- A. Administrative and Professional Offices
- B. Community Care and Health Care Facilities, as provided for in Sections 20-03.785 to 20-03.790 of the City Zoning Code
- C. Hotels, Motels, and Related Uses
- D. Public and Quasi-Public Uses
- E. Assisted Care Facilities
- F. Senior condominiums, senior apartments, and senior multi-family attached or detached housing.

Prohibited Uses:

- A. Restaurants
- B. Bars or Lounges

District Regulations:

- A. Development Plan Required: Properties within this district shall be required to submit a Development Plan and Policy Statement for review by the Design Review Board and Cultural Heritage Board, and approval by the Planning Commission. The Development Plan and Policy Statement shall be adopted by Conditional Use Permit and shall clearly identify uses, setbacks, lot coverage, building, parking, and landscape areas.
- B. Minimum Lot Size and Width: None.
- C. Minimum Yard Setbacks: Setbacks shall be identified on the Development Plan.
- D. Maximum Building Height: 35 feet, except towers or other architectural features may extend above the 35 foot limit if approved through Design Review.

E. Maximum Lot Coverage: Lot coverage shall be identified on the Development Plan.

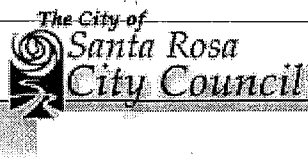
F. Parking: Parking shall be provided as required by the City Zoning Code.

G. Design Criteria: In addition to compliance with the City's Design Guidelines, the following criteria are also required for new development on the property:

1. The existing Stonehouse building shall be saved and incorporated into any future development proposal. Such development shall be architecturally compatible with the historical character of the Stonehouse.
2. New development shall be compatible with the adjoining single family neighborhood. Factors to be considered include, but are not limited to, noise, buffering, and building height/mass.
3. New development shall be designed to save the maximum number of existing trees.
4. Traffic intensive uses shall be avoided due to access constraints.
5. New development shall include frontage treatment which enhances the scenic characteristics of Highway 12.
6. A visual analysis shall be required prior to any development.

H. Modifications to Development Plan: Modifications to an approved Development Plan shall require Planning Commission approval, except minor modifications which do not increase the intensity or change the approved uses may be allowed by design review approval.

*



ORDINANCE NO. 3387

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING CHAPTER 20 OF THE SANTA ROSA CITY CODE - RECLASSIFICATION OF PROPERTY LOCATED AT 3555 SONOMA HIGHWAY - FILE NUMBER REZ 97-020

THE PEOPLE OF THE CITY OF SANTA ROSA DO ENACT AS FOLLOWS:

Section 1. The Council finds, based on the evidence and records presented, planned development ("PD") treatment and reclassification to the C-2-PD District are appropriate for the property identified in Section 2, due to subject property's physical configuration and its location adjacent to established development.

The Council further finds and determines that the reclassification of the subject property from the R-3-P-PD (Multiple Family Residential, Planned Development) District to the C-2-PD (General Commercial, Planned Development) District is consistent with the Santa Rosa General Plan in that:

1. The proposed C-2-PD District is consistent with the property's Retail and Business Service General Plan designation.
2. The proposed C-2-PD District restricts uses to those compatible with the surrounding residential neighborhood and the historical character of the Stonehouse building.

The Council has read, reviewed and considered the approved and adopted Negative Declaration for this project and determines that this reclassification will not have a significant effect on the environment as shown by the Negative Declaration.

Section 2. All conditions required by law having been satisfied and all findings with relation thereto having been made, Chapter 20 of the Santa Rosa City Code is amended by amending the "Zoning Map of the City of Santa Rosa," as described in Section 20-01.010, so as to change the classification of Assessor's Parcels Numbered 032-160-011 and -034 to the C-2-PD District.

The Policy Statement dated August 13, 1998, on file in the Department of Community Development, is approved and the same shall govern all development of the property.

In addition to any other conditions that are deemed appropriate or necessary at the time a use permit or other development permit is applied for, any development approval for this property shall be expressly conditioned to require the applicant to fulfill all of the following conditions:

1. 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.

Section 3. This ordinance shall take effect the 31st day following its adoption.

IN COUNCIL DULY PASSED AND ADOPTED this 13th day of October, 1998.

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING CHAPTER 20 OF THE SANTA ROSA CITY CODE – RECLASSIFICATION OF PROPERTY LOCATED AT 3555 SONOMA HIGHWAY (STONEHOUSE REZONING), FILE NUMBER REZ04-023

THE PEOPLE OF THE CITY OF SANTA ROSA DO ENACT AS FOLLOWS:

Section 1. The Council finds, based on the evidence and records presented, that planned development (“PD”) treatment is appropriate, and that the modification of the Stonehouse PD (Planned Development) Policy Statement is appropriate for the property identified in Section 2, due to subject property’s physical configuration and its location adjacent to established development.

The Council further finds and determines that the modification of the subject property PD (Planned Development) District to rezone two (2) acres to allow “senior condominiums, senior apartments, and senior multi-family attached or detached housing” under conditionally permitted uses is consistent with the Santa Rosa General Plan in that:

1. The Zoning authorizes retail and business services Land Use in conformance with the Land Use Element of the City’s General Plan which designates the site for Retail and Business Service Land Use.
2. The Zoning will allow development compatible with the surrounding neighborhood.

The Council has reviewed and considered the approved and adopted Negative Declaration for this project and determines that this reclassification will not have a significant effect on the environment as shown by the Negative Declaration.

Section 2. All conditions required by law having been satisfied and all findings with relation thereto having been made, Chapter 20 of the Santa Rosa City Code is amended by amending the “Zoning Map of the City of Santa Rosa,” as described in Section 20-01.010, so as to change the classification of Assessor’s Parcel Number 181-120-033 and -034.

Section 3. This ordinance shall take effect on the 31st day following its adoption.

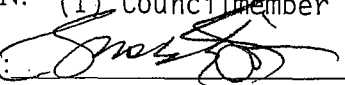
IN COUNCIL DULY PASSED AND ADOPTED this 12th day of April, 2005.

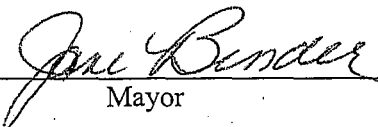
AYES: (4) Mayor Bender; Councilmembers Blanchard, Condrón, Pierce

NOES: (0)

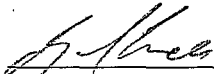
ABSENT: (2) Councilmembers Sawyer, Rabinowitsh

ABSTAIN: (1) Councilmember Martini

ATTEST: 
City Clerk

APPROVED: 
Mayor

APPROVED AS TO FORM:


City Attorney