

PD DISTRICT NO. 435Location: WnProject Name: Wright-Sebastopol Commercial DistrictPolicy Statement Dated: 1-10-95 Attached None

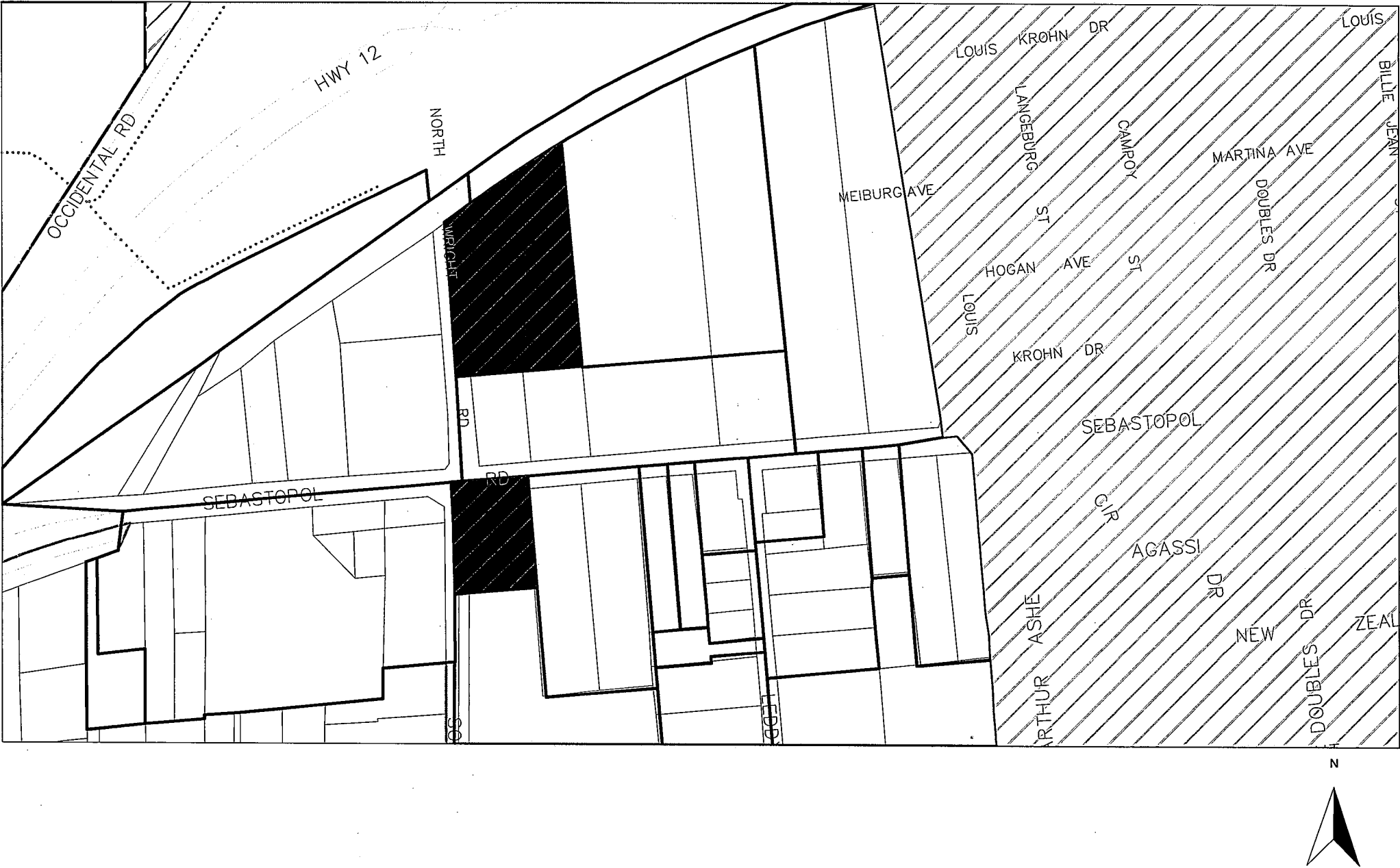
Conditional Use Permit Dated: _____ Attached None

Development Plan Dated: _____ Attached None

General Notes:

Part of SWSR 2-94Ordinance # 3181

WRIGHT-SEBASTOPOL COMMERCIAL DISTRICT - PD #435





SW 2-94 – SEBASTOPOL ROAD PREZONING CLASSIFICATIONS

EXHIBIT "A"

	PC		R-1-6		RR-20		C-2-PD
	PB		R-1-7.5		RR-40		
	PM		R-1-9		R-2		
	R-1-2/6		R-1-15		R-4		



(435)

**Policy Statement
Wright-Sebastopol Commercial District
January 10, 1995**

Purpose:

The purpose of this C-2-PD (Wright-Sebastopol General Commercial - Planned Development) District is to establish uses consistent with the intent of the Southwest Area Plan thereby enhancing and complementing the viability of the development areas designated as "Neighborhood and/or Community Commons". This district also provides specialized design criteria in order to create a successful entry setting for the City.

Principle Permitted Uses:

- A. Banks
- B. Cafes, coffee shops
- C. Professional offices
- D. Restaurants
- E. Retail shops or businesses conducted entirely within a building

Accessory Uses:

Other uses and structures customarily appurtenant or incidental to a principal permitted use on the same parcel, subject to applicable laws and intended solely for use by the occupants of a principal permitted use or uses. No accessory structure shall be constructed prior to the construction of the main building, nor on a lot separate from the main building.

Uses Permitted by Conditional Use Permit:

- A. Clubs
- B. Community care facilities as provided for in Sections 20-03.785-20-03.790 of the City Zoning Code
- C. Drive-in facilities for banks or restaurants.
- D. Health care facilities as provided for in Sections 20-03.785-20-03.790 of the City Zoning Code
- E. Medical offices/clinics
- F. Mixed uses, e.g. commercial, office or institutional combined with residential
- G. Parking lots
- H. Places of religious worship
- I. Public buildings
- J. Public utility structures
- K. Residential uses
- L. Second hand stores
- M. Service stations
- N. Veterinary clinics and animal hospitals

Prohibited Uses:

- A. Auto sales
- B. Convenience Markets
- C. Outdoor sales establishments, excluding temporary Christmas Tree/Pumpkin Patch lots.

District Regulations:

- A. Development Plan Required: Properties within this district will be required to submit a development plan for Design Review approval. The Development Plan must clearly identify setbacks, lot coverage, building, parking, and landscaping areas.
- B. Minimum Lot area and dimensions: None.
- C. Minimum yard setback requirements: Setbacks shall be identified on the development plan. Front yard setbacks must take into account ultimate roadway improvements for the area.
- D. Maximum building height: Two stories (mezzanines included). Towers or other non-habitable spaces architectural features may extend above the two story limit if approved through Design Review.
- E. Maximum area of lot that may be covered by structures: Lot coverage shall be identified on the development plan.
- F. Parking: Parking shall be provided as required in Chapter 20-04 of the City Zoning Code.
- G. Design Criteria: As the properties within this district are located in an area identified as a City entry and are along roads identified as "Landscaped Parkways & Street Corridors" the properties have an obligation to provide developments of a distinctive and high quality design. In addition to compliance with the City's Design Guidelines and the Community Design Policies of the Southwest Area Plan, the following criteria are also required for new development within this district:

Site Planning:

1. Driveway approaches shall be minimized within the district. Shared driveways shall be encouraged.

2. Parking lot facilities shall be interconnected among parcels within and where feasible adjacent the district.
3. Where feasible, buildings are encouraged to be located along the street frontage with parking to the rear.

Architecture:

4. An overall architectural uniqueness shall be provided for the district as a whole, including a superior design and quality building materials.
5. The use of architectural features such as pitched roof elements, towers, and variety in massing are encouraged.
6. Trademark or corporate architectural themes are prohibited.

SW-3

ORDINANCE NO. 3181

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA PREZONING THE PARCELS INCLUDED WITHIN PROPOSED SOUTHWEST SANTA ROSA ANNEXATION NUMBER 2-94 - FILE NUMBER 94-0303-00

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

Section 1. The Council of the City of Santa Rosa finds, based on the evidence and records presented, that the prezoning classifications consisting of Planned Community (PC), Public Building (PB), General Commercial Planned Development (C-2-PD), Planned Industrial (PM), Single Family Residential (R-1-6, R-1-7.5, R-1-9, or R-1-15) Small Lot, Single Family Residential (R-1-2/6), Rural Residential (RR-40 or RR-20), Multiple Family Residential (R-2), and Residential/Professional Office (R-4) are appropriate for the properties identified in Section 2 and such classifications are consistent with the Santa Rosa General Plan (Southwest Area Plan) in that:

1. The annexation boundary is a logical extension of the City boundary because it is contiguous with the existing City limits and is within the urban boundary.
2. The property is situated within the Neighborhood Commons, Parks/Recreation, Residential-Low Density/Open Space, Residential-Low Density, Residential-Medium-Low Density, and Residential-Medium Density/Office, Business Park, Retail Business and Service, designations as shown on the Land Use Diagram of the City's Southwest Area Plan (General Plan), which designations permit parks, recreation, retail, service, light industrial, and office uses as well as residential development at various densities ranging from .025 to 18 dwelling units per acre.
3. That the proposed prezoning classifications (in particular the proposed Planned Community prezoning for Courtside Village) are consistent with the Southwest Area Plan in that they implement the policies of the plan, specifically the land use, circulation, and community service and facility goals, objectives, and policies identified in the Planning Commission staff report.
4. The proposed Rural Residential (RR-20 and RR-40) prezoning classifications are consistent with the Southwest Area Plan (Policy CSF-2.1.3) in that they implement mitigation measure 3.1.7-4 of the Southwest Area Plan Final Environmental Impact Report.
5. The proposed Single Family Residential (R-1-6, R-1-7.5, R-1-9, and R-1-15) prezoning classifications are consistent with the Southwest Area Plan (Policy CSF-2.1.3) in that they recognize existing single family uses and implement mitigation measure 3.1.7-4 of the Southwest Area Plan Final Environmental Impact Report.

6. That the proposed Residential/Professional Office (R-4) classification is consistent with the Residential Medium Density/Office land use designations of Southwest Area Plan and will implement the goals, objectives, and policies of said Plan.
7. That the proposed Multiple Family Residential (R-2) classification is consistent with the Residential Low Density land use designations of Southwest Area Plan and implement the goals, objectives, and policies of said Plan as well as recognize existing duplex units.
8. That the proposed Public Building (PB) classification is consistent with the Public/Institutional designation of the Southwest Area Plan and recognizes the existing Santa Rosa Christian School and possibilities for expanding the campus.
9. That the proposed Planned Industrial (PM) classification is consistent with the Business Park designation of the Southwest Area Plan and will implement the goals, objectives, and policies of said Plan.
10. The proposed Courtside Village Planned Community District will promote a distinctive project of the highest quality in that the proposed Development Plan and Policy Statement provides for new recreational amenities (tennis club, parks, bike trail access and improvements); the potential for a diverse mix of housing densities; and the potential for an accommodation of non-auto oriented modes of transportation (pedestrian walkways, bicycle paths, and transit stops).
11. Adequate City services can be provided for the proposed annexation as evidenced by the Plan for Providing Services prepared by the applicant for the Sonoma County Local Agency Formation Commission and reviewed by the City staff.

Section 2. All conditions required by law having been satisfied and all findings with relation thereto having been made, the "Zoning Map of the City of Santa Rosa" as described in Section 20-02.287 of the Santa Rosa City Code, is hereby amended so as to place the following rezoning classifications on the following identified properties (Graphically depicted on Exhibit "A" attached hereto):

Sonoma County Assessor's Parcels numbered 035-063-005 (that portion 204 feet to the rear of the front parcel line); 035-063-006, -007, -008, -018, -019, -020, -023, -028, -029, and -030; 035-091-015 and -017; 035-093-007; 035-102-003, -004, -011; 035-251-028, -029, -036, and -043 are rezoned to the City's RR-40 (Interim Rural Residential) District.

Sonoma County Assessor's Parcels numbered 035-063-022, -024, -026, and -027; 035-091-005, -006, -008, -009, and -023; 035-093-005, -006, -015, and -031; 035-102-012, -013, and -017; 035-251-025, -034, and -041 are rezoned to the City's RR-20 (Rural Residential) District.

Sonoma County Assessor's Parcels numbered 035-091-011, -014, and -027; 035-093-023, -024, and -025; 035-251-002, -030, and -044 are rezoned to the City's R-1-15 (Single-Family Residential) District.

Sonoma County Assessor's Parcels numbered 035-063-025; 035-091-002, -018, -019, -021, 035-093-011, -026, and -033; 035-251-003, -009, -014, -026, and -033 are rezoned to the City's R-1-9 (Single-Family Residential) District.

Sonoma County Assessor's Parcels numbered 035-091-020 and 035-251-040 are rezoned to the City's R-1-7.5 (Single-Family Residential) District.

Sonoma County Assessor's Parcels numbered 035-093-002, -003, -009, -010, -012, -013, and -021; 035-094-001; and 035-251-038, -039, and -045 are rezoned to the City's R-1-6 (Single-Family Residential) District.

Sonoma County Assessor's Parcels numbered 035-063-017 and -021; 035-091-016, -022 and -025; 035-094-002 and 035-251-032 are rezoned to the City's R-1-2/6 (Small Lot Single-Family Residential) District.

Sonoma County Assessor's Parcels numbered 035-093-017 and -018 are rezoned to the City's R-4 (Residential/Professional Office) District.

Sonoma County Assessor's Parcels numbered 035-093-016 and 035-251-013 are rezoned to the City's R-2 (Multiple Family [Duplex] Residential) District.

Sonoma County Assessor's Parcels numbered 035-063-009 through -016 and 035-091-026 and 035-102-009, -010, -015, -016, -020, -021, -023, -025, and -026 are rezoned to the City's PC (Planned Community) District.

Sonoma County Assessor's Parcels numbered 035-063-001 through -004; 035-093-035; and the southern 204 feet of parcel 035-063-005 are rezoned to the City's C-2-PD (General Commercial-Planned Development) District.

Sonoma County Assessor's Parcels numbered 035-063-031, -032, -035, -036, -037, and -038; 035-251-017 through -023 and -037 are rezoned to the City's PM (Planned Industrial) District.

Sonoma County Assessor's Parcels numbered 035-093-036, -037, and -038 are rezoned to the City's PB (Public Building) District.

Section 3. In accordance with the provisions of Section 20-02.287 of the Santa Rosa City Code, the rezoning classifications set forth in Section 2 of this ordinance shall become the zoning classification of each parcel of real property therein identified upon the completion of the parcel's annexation to the City of Santa Rosa.

Section 4. This ordinance shall take effect on the 31st day following its adoption.

IN COUNCIL DULY PASSED AND ADOPTED this 28th day of March, 1995.

AYES: (5) Mayor Pedgrift; Councilmembers Berto, Condrón, Wiggins and Wright

NOES: (0)

ABSENT: (0)

ABSTAIN: (0)

ATTEST:

Haide Petersen
Assistant City Clerk

APPROVED:

James Pedgrift
Mayor

APPROVED AS TO FORM:

RGC
City Attorney