

PD Zoning District: C-1-PD PD Number: 403

Project Name: Mission Labors

Location: 170 Mission Blvd.

Development Plan Dated: 12/8/98

Policy Statement Dated: 7/99 Ord # 3442

Project Description: Rezonning to control uses & provide design criteria for retail & office uses

Units: _____

Acreage: _____

Density: _____

Setbacks: _____

*Commercial
& office
Accessory*

Main

Accessory

Subcategory A B C D E F A B C D E F

Garage Face												
Front												
Rear												
Interior												
Left Side												
Right Side												
Exterior Side												
Main Ht	45											
2 nd Unit Ht												

Lot Coverage: 85%

Required Parking: _____

Covered/Uncovered: _____

On street: _____

Fences/Hedges: _____

Other: _____

PD DISTRICT NO. 403

Location: 100 MISSION BLVD.

Project Name: MISSION ARBORS

Zone: C-1-PD

Policy Statement Dated: JULY 1999

Attached

None

Development Plan Dated: DEC 8, 1998

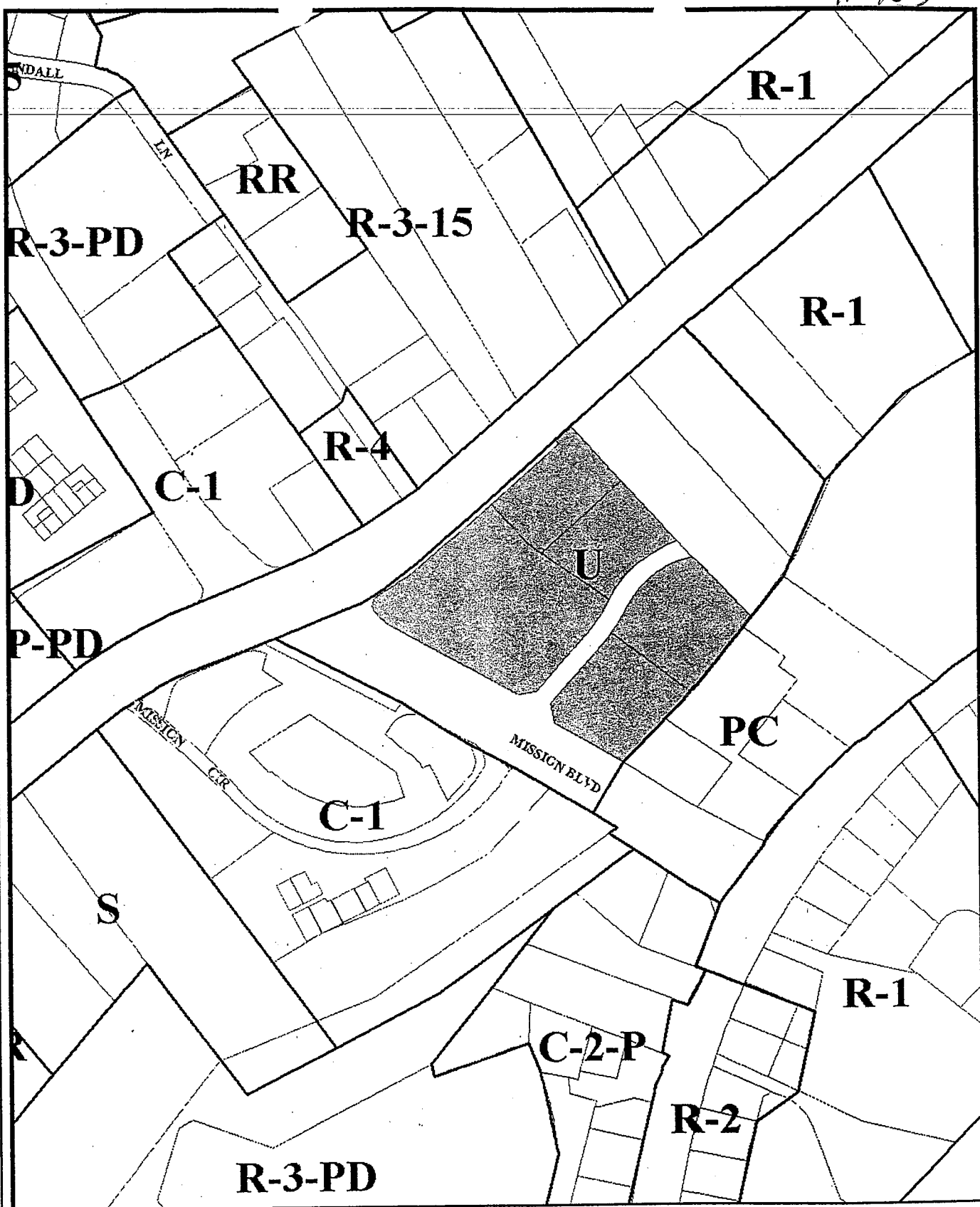
Attached

None

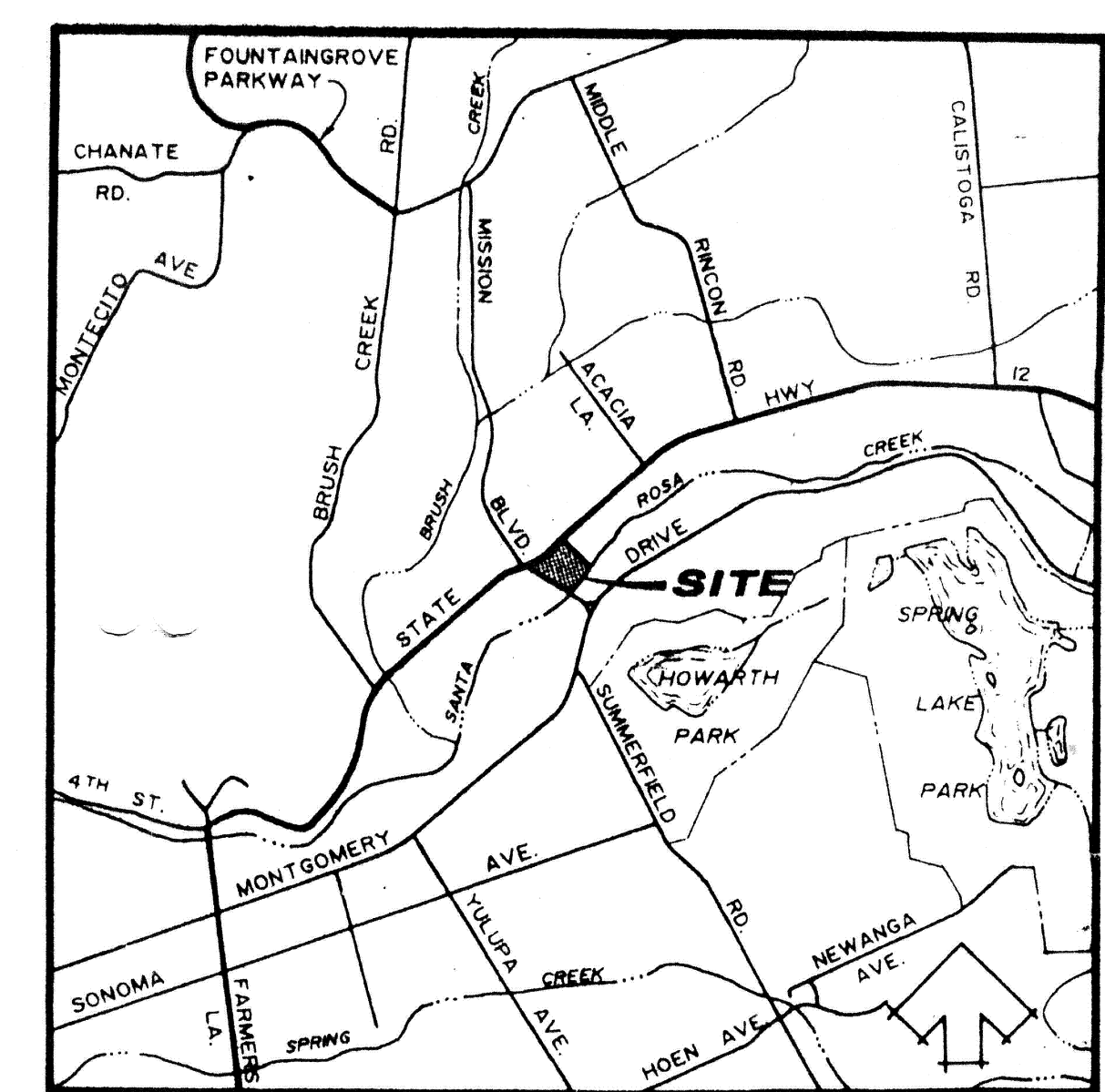
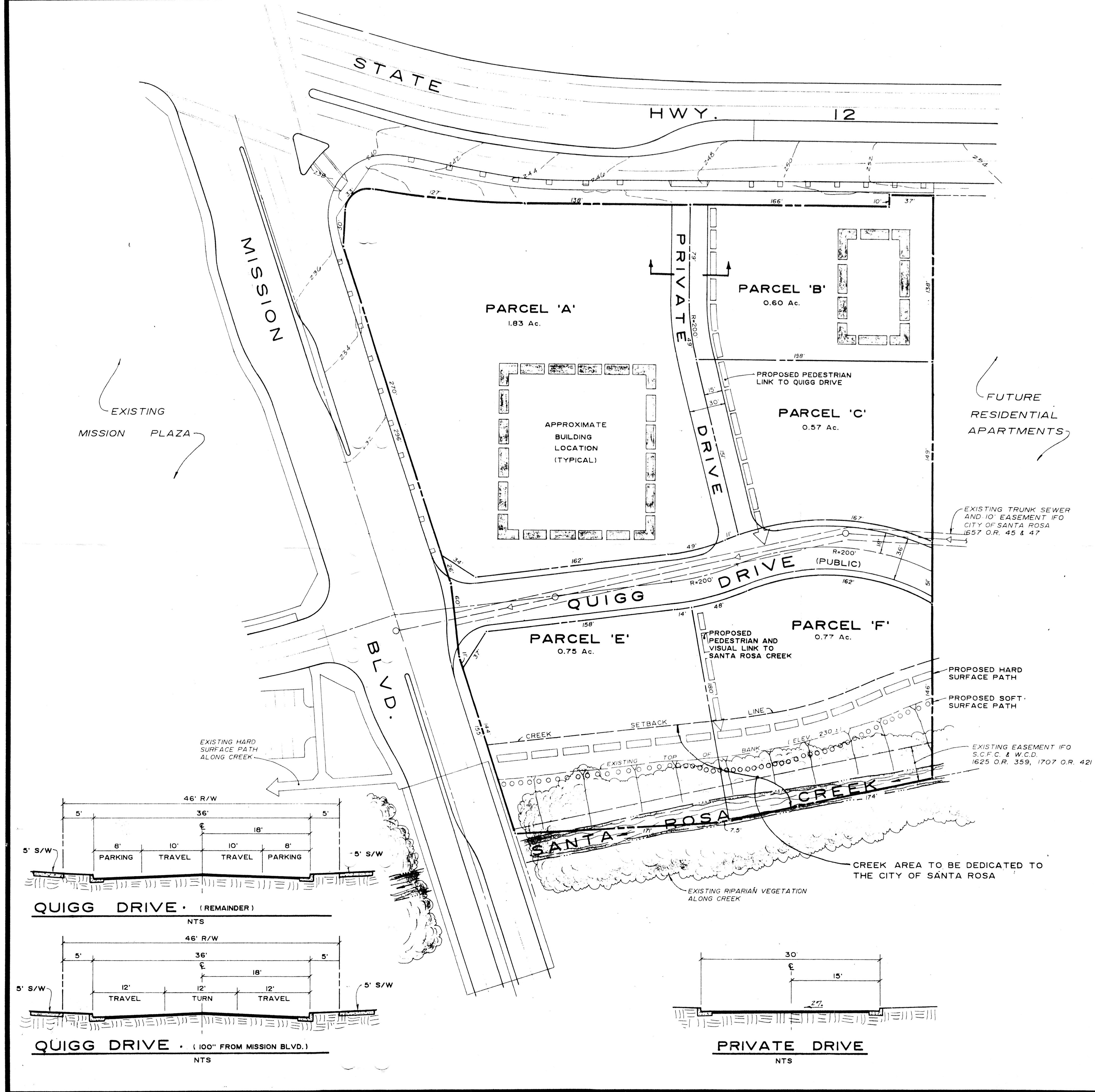
Project Description:

REZONING TO CONTROL USES AND PROVIDE DESIGN

CRITERIA FOR RETAIL + OFFICE LAND USES



Mission Arbors - 100 Mission Blvd.



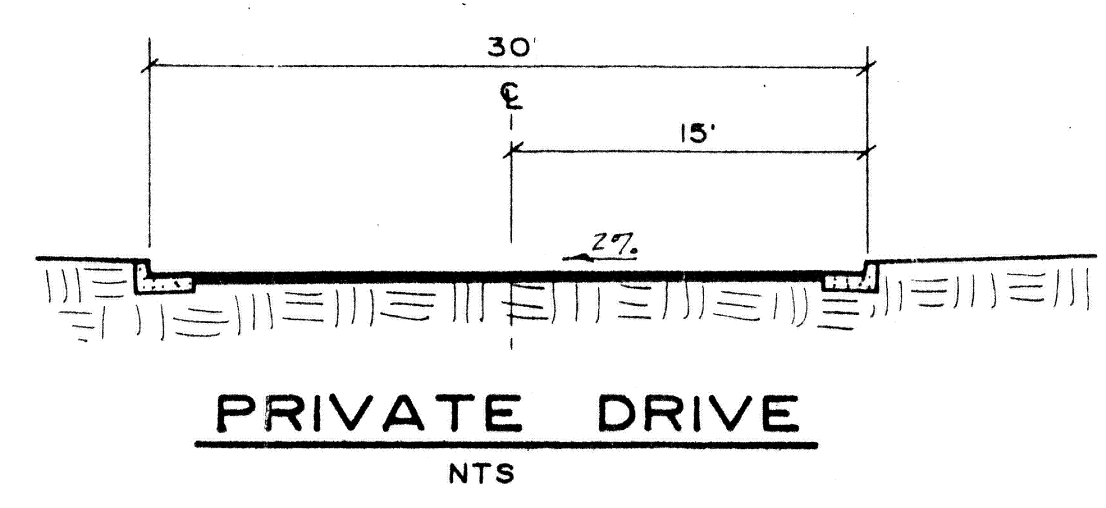
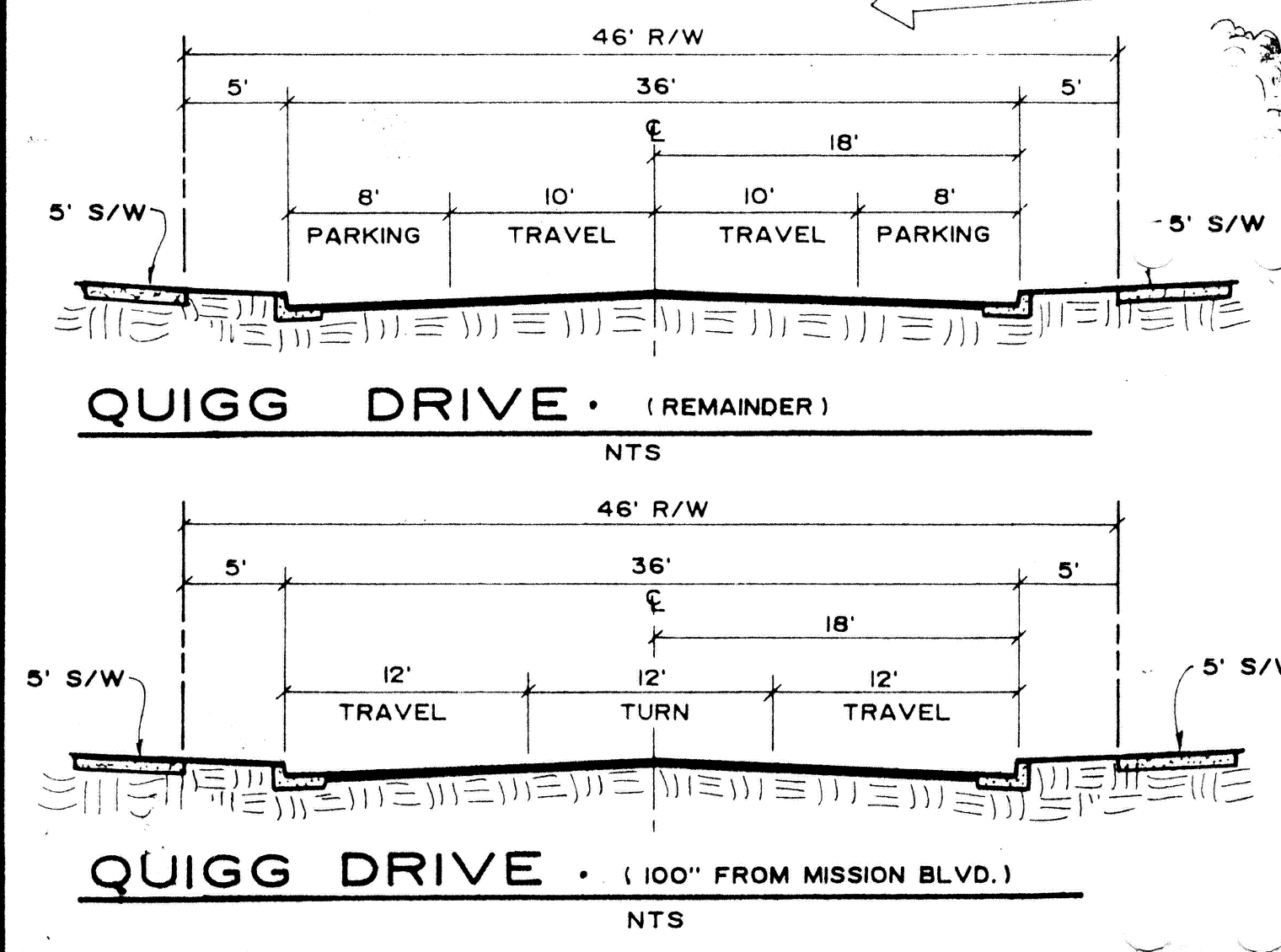
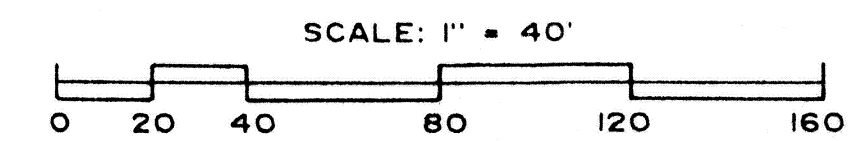
LOCATION MAP
NTS

PROJECT DATA

ADDRESS	100 MISSION BOULEVARD
ASSESSOR'S PARCEL NUMBERS	032-190-011, 012, 013 & 014
GROSS ACREAGE	5.0± ACRES
ZONING DISTRICT	NEIGHBORHOOD COMMERCIAL PLANNED DEVELOPMENT (C-1-PD)
ZONING REGULATIONS	SEE MISSION ARBORS POLICY STATEMENT (ON FILE AT CITY OF SANTA ROSA COMMUNITY DEVELOPMENT DEPARTMENT)

APPROVED
OFFICIAL EXHIBIT
FILE # 1998-123
DATE 12/18/98
ORD/RES # 1998-123
PLANNER [Signature]
Dept. of Community Development

CITY OF SANTA ROSA
P.O. Box 1678
Santa Rosa, CA 95402
JUL 12 1999
DEPARTMENT OF
COMMUNITY DEVELOPMENT



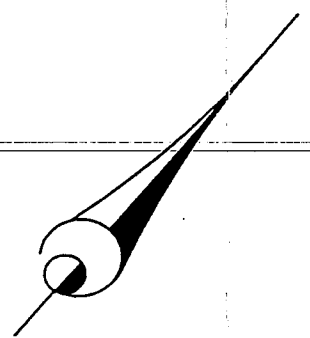
CML
CARLILE, MACY, MITCHELL & HERYFORD
CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
565 WEST COLLEGE AVENUE • SANTA ROSA, CA 95401 • 707-542-4451 • FAX 707-542-3712

DESIGNED BY [Signature] DATE [Blank]
CHECKED BY [Signature]

MISSION ARBORS
DEVELOPMENT PLAN

DATE DEC. 1998
JOB NO. 97023.0003
DRAWING NUMBER 1 OF 1

SCALE: 1" = 100'



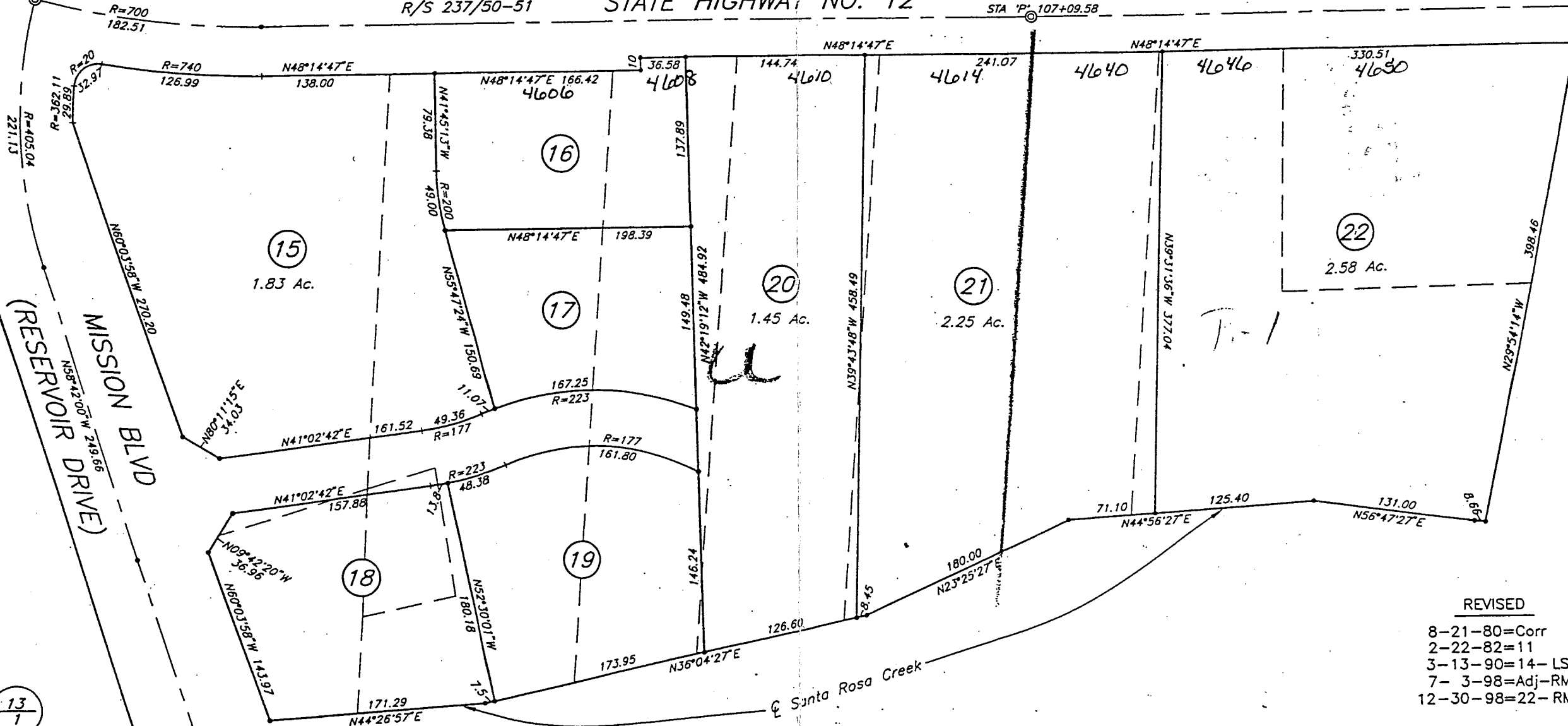
182 / 49

182 / 51

STA. 'P' 99+07

STA. 'P' 107+09.58

R/S 237/50-51 STATE HIGHWAY NO. 12



31 / 14

REVISED
 8-21-80=Corr
 2-22-82=11
 3-13-90=14-LSL
 7-3-98=Adj-RM
 12-30-98=22-RM

MAP WAS PREPARED FOR PURPOSES ONLY. NO ASSUMED FOR THE DATA DELINEATED

Assessor's Map Bk. 32, Pg. 19
 Sonoma County, Calif. (ACAD)
 KEY 12-30-98=22 RPM

13 / 7

32 / 18

CIVIL ENGINEERS
URBAN PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS

403

CITY OF SANTA ROSA
P.O. Box 1678
Santa Rosa, CA 95402

AUG 18 1999

DEPARTMENT OF
COMMUNITY DEVELOPMENT

POLICY STATEMENT

Mission Arbors

100 Mission Boulevard

APN: 032-190-011, 012, 013, 014 (portion)

July, 1999

PURPOSE

The purpose of the Mission Arbors Neighborhood Commercial, Planned Development zoning designation (C-1-PD) is to:

- Limit the variety of uses allowed at this location, and encourage land uses which complement the site's creekside setting.
- Establish a shared vehicular and pedestrian circulation system.
- Provide linkages to the Santa Rosa Creek trail and undeveloped land to the east.
- Allow for shared parking opportunities to minimize the amount of paved surfaces.
- Establish design criteria for development adjacent to the creek.

The five (5) acre vacant project site is located at the southeast corner of Mission Boulevard and Highway 12. Existing site features include:

- A sewer main which is parallel and approximately 200' to the north of Santa Rosa Creek.
- Public road right-of-way (Quigg Drive) parallel to Santa Rosa Creek.
- Santa Rosa Creek along the project's southerly boundary.
- One heritage oak tree, located near the northwest property corner in Cal-Trans right-of-way.

Site terrain ranges in elevation from 215' at Santa Rosa Creek to 247' at the northeast project corner. The central portion of the site, where most development would occur, is 230' to 235' in elevation. Highway 12 rises easterly from 240' to 250' along the project's frontage.

The site contains five (5) legal lots (Parcels A, B, C, E, F).

PROJECT STANDARDS

Principle Permitted Uses.

Parcel A	Parcels B, C	Parcels E, F
(1) Retail stores and shops conducted wholly within a building not to exceed 20,000 square feet, including drug stores; but not including secondhand stores, convenience markets, liquor stores, or taverns (2) Prescription pharmacies	(1) Professional offices and services of all types (2) Banks and financial institutions	(1) None.

Conditionally Permitted Uses.

Parcel A	Parcels B, C	Parcels E, F(See Note 1.)
(1) Drive-through facilities accessory to permitted uses (2) Outdoor sales accessory to permitted uses	(1) Drive-through facilities accessory to permitted uses (2) Day care centers (3) Medical offices, clinics (4) Office/residential mixed use buildings (5) Parking Lots (6) Coffee Shop - Counter Ordering	(1) Restaurants, including walk-away, excluding drive-thru and fast food facilities (2) Cafes and coffee shops (3) Retail bakeries (4) Other similar food serving uses as determined by the Planning Commission

Note 1.

Any use established on Parcels E/F shall require a Conditional Use Permit approved by the Planning Commission. Subsequent re-occupancy of the building with the same or less intense use may be approved by the Director of Community Development.

Minimum Lot Area & Dimensions: None
Building Height: 45 feet
Maximum Lot Coverage: 85%

Setbacks:

Parcels A & B: As shown on Development Plan.

Parcels C, E, & F : As approved with future Conditional Use Permit and/or Design Review approval, with the exception that a 10' setback to any adjacent "R" district shall be maintained.

Parking:

On-site parking shall be in accordance with Chapter 20-04 of the Santa Rosa Zoning Code, with the following variations:

1. The minimum parking ratio for the entire five (5) acre site shall be the shopping center standard of one (1) space per 250 square feet.
2. Reductions for shared parking between complementary uses (ex: restaurant/office, commercial/office/residential) may be considered through a Conditional Use Permit process; per the parking provisions of the zoning code.
3. Easements for shared parking are required.

CREEKSIDE PARCEL DESIGN CRITERIA
(FROM SANTA ROSA CREEK DESIGN GUIDELINES):

Site planning.

1. Development of plans along the creek corridor shall be designed to preserve and incorporate the creek as an asset into the development.
2. Orient development, views, and outdoor spaces to the creek corridor.
3. Buildings shall be laid out to maintain and promote views to the creek from adjacent properties.
4. Outdoor spaces shall be designed with landscaped pedestrian links and bike path to creek trails.

5. Provide site furnishings such as bike racks, signage, benches, public areas, and lighting to accentuate the trail, the business and public access.
6. Consolidate trash, recyclables, utility and loading area on the site and incorporate into architecture. Avoid visibility from the creek of such accessory structures.

Parking/Vehicular Circulation.

1. Parking should be consolidated to the sides of the parcel and screened from off-site views.
2. Promote the opportunity to consolidate side parking areas between multiple parcels through the use of easements.

Pedestrian Circulation.

1. Develop strong pedestrian links to commercial entrances from parking areas and creek trails for people of all abilities.
2. Use architectural features, plantings, and special paving materials to aid in defining entrances.
3. Enhance pedestrian activity along the creek and at business entry points by widening trail width and providing additional site furnishings or extension of building architecture (trellis, waterproof awnings, etc.,)
4. Use canopy trees to shade outdoor spaces and paths of travel. In hardscape areas use 4' minimum tree wells with grates or granite square cobbles with root aeration tubes and irrigation systems to promote healthy growth and longevity.

Architecture.

1. Buildings shall be oriented toward the creek with pedestrian connections provided from creekside paths to individual buildings located along the creek.
2. Buildings shall be sited and designed to take advantage of creek views.
3. Multi-story buildings must be stepped back from the creek. Single stories only are permitted directly adjacent to the creek.
4. Permanent screening integrated into the architecture of the building must be constructed for trash, storage and service/loading areas visible from the creek corridor.

5. Building architecture should enhance the pedestrian use of the creek with pedestrian-scaled architectural elements on the side facing the creek. These elements could include recessed entries, arbors, display windows, awnings and signage as appropriate to the use of the building. Large areas of blank exterior walls are undesirable.
6. Outdoor spaces between the creek and buildings facing the creek are required. Outdoor space must be equivalent to a minimum of 5% of the building's street level square footage. Outdoor space may be in the form of a terrace, patio, yard, balcony or other usable space. Views to the creek must be provided from the outdoor space.
7. Landscaping between buildings and the creek should complement plant materials used in the creek greenway. Use of native riparian species is recommended. Trellises, arbors, hanging gardens, rooftop gardens and other landscape elements are encouraged.
8. Architectural colors and materials must complement the creek environment. Strong or dark colors are prohibited, as well as reflective finishes. The use of subdued, natural materials and colors is encouraged.

Outdoor seating.

1. A minimum of three outdoor tables or 15% of the total number of seats (whichever is greater) shall be provided adjacent to the creek trail.

PD #403 8.1

ORDINANCE NO. 3442

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING CHAPTER 20 OF THE SANTA ROSA CITY CODE - RECLASSIFICATION OF PROPERTY LOCATED AT 100 MISSION BOULEVARD - FILE NUMBER MJP98-053

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 is appropriate, and that the reclassification to the C-1-PD District 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 reclassification of the subject property from the U (Unclassified) District to the C-1-PD (Neighborhood Commercial Planned Development) District is consistent with the Santa Rosa General Plan in that:

1. The Zoning authorizes Retail and Office Land Uses in conformance with the policy of the Land Use Element of the City's General Plan in that it designates the site for Retail and Business Service and Office Land Uses.
2. Adequate City services can be provided for the proposed development.

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

1. Assessor's Parcels Numbered 032-190-015 through -019 are changed to the C-1-PD District.
2. The Development Plan dated December 8, 1998, and stamped received July 12, 1999, and the Policy Statement dated July 1999 and stamped received August 16, 1999, on file in the Department of Community Development, are 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 conditions set forth in Planning Commission Resolution No. 9577 adopted August 12, 1999.

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

IN COUNCIL DULY PASSED AND ADOPTED this 21st day of September, 1999.

AYES: (5) Mayor Condron; Councilmembers Martini, Vas Dupre, Rabinowitsh, Runyan

NOES: (0)

ABSENT: (0)

ABSTAIN: (2) Councilmembers Evans, Wright

APPROVED: Janet Condron
Mayor

ATTEST: Audrey Herge
Assistant City Clerk

APPROVED AS TO FORM

Dac
City Attorney