



UNIVERSAL PLANNING APPLICATION

(Form 1 of 5)



Planning Entitlement Applications are filed with the Planning Division at the Planning and Economic Development Department. **Only applications with all required submittal items for each corresponding checklist will be accepted.** Applicants should contact the Planning Division regarding any questions with the checklist requirements prior to submitting an application. Email any questions to the Planning helpline at planning@srcity.org, or call 707-543-3200. You may also visit our website at srcity.org/ped for additional information and forms.

Project Site Information:

Project Name: RESIDENTIAL FENCE 2021 ILLINOIS
 Zoning: R-1-6
 General Plan Designation: _____
 Site Address(es): 2021 ILLINOIS AVE, SANTA ROSA 95401
 Assessor's Parcel Number(s): 180-270-033
 Total Property size in acres: 6,000 SQ FT

Applicant Information:

Contact Name/Organization: JUVENAL RAMIREZ
 Mailing Address: 2021 ILLINOIS AVE
 City: SANTA ROSA State: CA Zip: 95401
 Phone: (707) 849-4461 Alternate Phone: (707) 508-6363
 Email Address: juveandsons@comcast.net

Application Representative Information (if different from applicant - this will be the primary contact):

Contact Name/Organization: MARIBEL RAMIREZ
 Mailing Address: 2021 ILLINOIS AVE
 City: SANTA ROSA State: CA Zip: 95401
 Phone: (707) 508-6363 Alternate Phone: (707) 849-4461
 Email Address: juveandsons@comcast.net

Property Owner Information: *Property Owner Signature Required Below

Contact Name: JUVENAL RAMIREZ
 Mailing Address: 2021 ILLINOIS AVE
 City: SANTA ROSA State: CA Zip: 95401
 Phone: (707) 849-4461 Alternate Phone: (707) 508-6363
 Email Address: juveandsons@comcast.net

PROPERTY OWNER'S CONSENT – I declare under penalty of perjury that I am the owner of said property or have written authority from property owner to file this application. I certify that all of the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application.

PROPERTY OWNER'S SIGNATURE

Project Description:

Please provide a brief description of the proposed project below. A more detailed narrative may be required along with the application materials.

The residential fence project at 2021 Illinois Ave will be of 62 3/4 inch tall which consists of a 36 inch solid fence with 26 3/4 inch of hogwire lattice/panels for transparency on top.

Please check each relevant application box below:

- | | |
|--|---|
| <input type="checkbox"/> Annexation Prezoning | <input type="checkbox"/> Public Convenience or Necessity |
| <input checked="" type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Minor <input type="checkbox"/> Major | <input type="checkbox"/> Public Information Services
<input type="checkbox"/> Zoning Verification <input type="checkbox"/> Subdivision Status |
| <input type="checkbox"/> Density Bonus | <input type="checkbox"/> Rezoning <input type="checkbox"/> Map <input type="checkbox"/> Text |
| <input type="checkbox"/> Design Review
<input type="checkbox"/> Concept <input type="checkbox"/> Minor <input type="checkbox"/> Reduced Review Authority <input type="checkbox"/> Major | <input type="checkbox"/> Sign
<input type="checkbox"/> Permit <input type="checkbox"/> Permit - Temporary <input type="checkbox"/> Program <input type="checkbox"/> Variance |
| <input type="checkbox"/> Entitlement Extension | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> General or Specific Plan Amendment
<input type="checkbox"/> Text <input type="checkbox"/> Diagram | <input type="checkbox"/> Tentative Map
<input type="checkbox"/> Minor <input type="checkbox"/> Major |
| <input type="checkbox"/> Hillside Development Permit
<input type="checkbox"/> Minor <input type="checkbox"/> Major | <input type="checkbox"/> Tree Removal |
| <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Utility Certificate |
| <input type="checkbox"/> Landmark Alteration Permit
<input type="checkbox"/> Concept <input type="checkbox"/> Minor <input type="checkbox"/> Major | <input type="checkbox"/> Vacation of Easement or Right of Way |
| <input type="checkbox"/> Landmark Designation | <input type="checkbox"/> Waiver of Parcel Map |
| <input type="checkbox"/> Modification of Final Map/Parcel Map | <input type="checkbox"/> Zoning Clearance |
| <input type="checkbox"/> Neighborhood Meeting | |



INDEMNIFICATION AGREEMENT

(Form 2 of 5)



Project Name and Address: RESIDENTIAL FENCE 2021 ILLINOIS AVE , 2021 ILLINOIS AVE, 95401

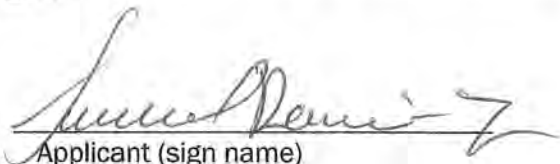
As part of this application, the applicant agrees to defend, indemnify, and hold harmless the City of Santa Rosa, its agents, officers, councilmembers, employees, boards, commissions and Council from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void, or annul any approval of the application or related decision, or the adoption of any environmental documents or negative declaration which relates to the approval. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees that may be awarded to the prevailing party arising out of or in connection with the approval of the application or related decision, whether or not there is concurrent, passive or active negligence on the part of the City, its agents, officers, councilmembers, employees, boards, commissions and Council. If for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

The city of Santa Rosa shall have the right to appear and defend its interests in any action through its City Attorney or outside counsel. The applicant shall not be required to reimburse the City for attorney's fees incurred by the City Attorney or the City's outside counsel if the City chooses to appear and defend itself in the litigation.

I have read and agree to all of the above.

JUVENAL RAMIREZ

Applicant (print name)


Applicant (sign name)

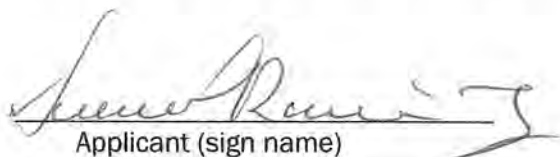
ACKNOWLEDGMENT THAT COPYRIGHTED REPORTS UNACCEPTABLE

The applicant acknowledges, understands, and agrees that any soils, seismic hazard, landslide, geologic, natural hazard, or geotechnical report, study, or information submitted to the City by, or on behalf of, the applicant in furtherance of this application submitted by the applicant will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.

I have read and agree to all of the above.

JUVENAL RAMIREZ

Applicant (print name)


Applicant (sign name)



DISCLOSURE FORM

(Form 3 of 5)



Project Title: RESIDENTIAL FENCE 2021 ILLINOIS AVE site: 2021 ILLINOIS AVE 95401
(Include site address)

Please provide the name of each individual, partnership, corporation, LLC, or trust who has an interest in the proposed land use action. Include the names of all applicants, developers, property owners, and each person or entity that holds an option on the property.

Individuals: Identify all individuals

Partnerships: Identify all general and limited partners

Corporations: Identify all shareholders owning 10% or more of the stock and all officers and directors (unless the corporation is listed on any major stock exchange, in which case only the identity of the exchange must be listed.

LLCs: Identify all members, managers, partners, officers and directors.

Trusts: Identify all trustees and beneficiaries.

Option Holders: Identify all holders of options on the real property.

Full Name:

Address:

Juvenal Ramirez

2021 Illinois Ave, Santa Rosa 95401

In addition, please identify the name of each civil engineer, architect, and consultant for the project.

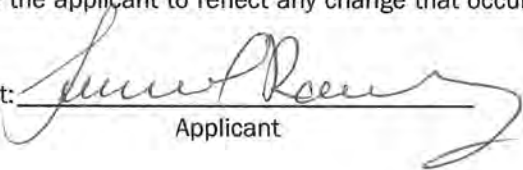
Full Name:

Address:

Additional names and addresses attached: ☐ Yes ☒ No

The above information shall be promptly updated by the applicant to reflect any change that occurs prior to final action.

I certify that the above information is true and correct:


Applicant

03/17/21
Date



COPYRIGHT MATERIALS RELEASE

(Form 4 of 5)



Project Name and Address: RESIDENTIAL FENCE 2021 ILLINOIS AVE, 2021 Illinois Ave 95401

To the extent that your application submittal packet includes plans or drawings prepared by a licensed, registered or certified professional, as defined pursuant to the California Health and Safety Code Section 19851 or Business and Professions Code Section 5536.25, such as a licensed engineer, architect or other design professional, the City must first obtain the signature release and permission of said professional prior to publication or reproduction of any such plans or drawings. Such drawings and plans may also be protected by copyright laws. The City of Santa Rosa hereby requests permission to reproduce and publish plans and drawings submitted with your application packet for purposes of more effectively and efficiently facilitating the entitlement review process, including making plans and drawings available on the City's website for public review and providing electronic reproductions to the City's review boards. The purpose of this request is limited solely to the purpose of facilitating the timely review of this application, and the plans and drawings will not be utilized by the City for other purposes. To assist the City in this process, please provide below the signatures of all of those who have prepared plans and drawings to be submitted with this application.

Engineer Name: N/A Phone: _____

Email Address: _____

ENGINEER / SURVEYOR'S SIGNATURE _____

Architect Name: N/A Phone: _____

Email Address: _____

ARCHITECT / DESIGNER'S SIGNATURE _____

Landscape Architect Name: N/A Phone: _____

Email Address: _____

LANDSCAPE ARCHITECT / DESIGNER SIGNATURE _____



ELECTRONIC/DIGITAL SIGNATURE DISCLOSURE

(Form 5 of 5)



Project Address: 2021 ILLINOIS AVE, 95401

I understand and agree that (i) electronically signing and submitting any document(s) to the City of Santa Rosa legally binds me in the same manner as if I had signed in a non-electronic or non-digital form, and (ii) the electronically stored copy of my signature, any written instruction or authorization and any other document provided to me by the City of Santa Rosa, is considered to be the true, accurate and legally enforceable record in any proceeding to the same extent as if such documents were originally generated and maintained in printed form. I agree not to contest the admissibility or enforceability of the City of Santa Rosa's electronically stored copy of any other documents.

By using the system to electronically sign and submit any document, I agree to the terms and conditions of this Electronic/Digital Signature Disclosure.

Signature:  Date: 03/17/2021

Title: _____ Relationship to Project: HOMEOWNER

Company/Organization: _____



PROPERTY OWNER(S) CONSENT

[Required in lieu of Property Owner(s) signature on Application Form]
(Form 1A of 5)



Project Information:

Project Name: RESIDENTIAL FENCE 2021 ILLINOIS AVE

Site Address(es): 2021 ILLINOIS AVE, SANTA ROSA 95401

Assessor's Parcel Number(s): 180-270-033

Applicant Name: JUVENAL RAMIREZ

Brief Project Description: Please described the proposed use with information including operating hours and characteristics, or proposed development by describing changes to structures and site, or proposed structures:

The change to the structure will be a fence that is solid at 36 inches and hogwire lattice/panel on top 26 3/4 inches. The height of the structured fence will be 62 3/4 inch that comes to measure 5.23 feet.

Property Owner Information:

Contact Name: JUVENAL RAMIREZ


Mailing Address: 2021 ILLINOIS AVE

City: SANTA ROSA State: CA Zip: 95401

Phone: (707) 849-44612 Alternate Phone: (707) 508-6363

Email Address: juveandsons@comcast.net

I declare under penalty of perjury that I am the owner of said property or have written authority from property owner to file this application. I certify that all the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application.

PROPERTY OWNER'S SIGNATURE:  DATE: 03/17/2021



MINOR AND MAJOR CONDITIONAL USE PERMIT CHECKLIST

Project Information

Project Name: Residential Fence 2021 Illinois

Site Address: 2021 Illinois Ave

APPLICATION SUBMITTAL REQUIREMENTS

REQUIRED APPLICATION FORMS:

- ☐ [Universal Application Form](#)
- ☐ [Indemnification Form](#)
- ☐ [Disclosure Form](#)
- ☐ [Copyright Release Form](#)
- ☐ [Electronic Signature Disclosure Form](#)
- ☐ [Property Owner Consent Form](#) (in lieu of property owner signing Universal Application)
- ☐ Conditional Use Permit Checklist (Page 1 of this Form)

REQUIRED PROJECT INFORMATION:

Indicate below each of the required documents or plan set components that have been prepared and submitted for this application. **See instructions on the following page for those requirements.**

PROJECT DOCUMENTS:

- ☐ Conditional Use Permit Project Description
- ☐ Neighborhood Context Map
- ☐ Project Valuation
- ☐ [Traffic Analysis](#) as determined by the linked document*

PROJECT PLAN SET COMPONENTS:

- ☐ Floor Plan Sheet
- ☐ Site Plan Sheet

*May be required, see plan sheet requirements and document requirements linked below

REQUIRED FEES:

Use the City's online [Fee Schedule](#) to determine your project's required Application Fee(s). A Major Conditional Use Permit also requires payment of a Planning Commission Public Hearing fee.

INSTRUCTIONS FOR APPLICATION REQUIREMENTS

ALL Required Project Information must comply with the City's [Universal Digital File Standards](#).

PROJECT DOCUMENTS – All documents must reflect the [document requirements](#). Use the [document requirements](#) to determine if you should include that document.

PROJECT PLAN SET COMPONENTS – All plans/sheets must reflect the [plan sheet requirements](#). Use the [plan sheet requirements](#) to determine if you should include that plan set component.

CONDITIONAL USE PERMIT INFORMATION & PROCESS

Major Conditional Use Permits and Minor Conditional Use Permits provide a process for reviewing land use activities that may be desirable in the applicable zoning district, but whose effect on the site and surroundings cannot be determined before being proposed for a particular location. A Major Conditional Use Permit or Minor Conditional Use Permit is required to authorize proposed land uses identified by [Division 2 \(Zoning Districts and Allowable Land Uses\)](#) as being allowable in the applicable zoning district subject to the approval of a Conditional Use Permit or Minor Conditional Use Permit.

The City's Planning Commission may approve, conditionally approve, or deny an application for a **Major Conditional Use Permit** during a public hearing. The Zoning Administrator may approve, conditionally approve, or deny an application for a **Minor Conditional Use Permit** during a public meeting.

The review authority may approve or deny an application for Major Conditional Use Permit or Minor Conditional Use Permit approval. The review authority may approve a Major Conditional Use Permit or Minor Conditional Use Permit only after first finding all of the following:

1. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code;
2. The proposed use is consistent with the General Plan and any applicable specific plan;
3. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity;
4. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints;
5. 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; and
6. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).