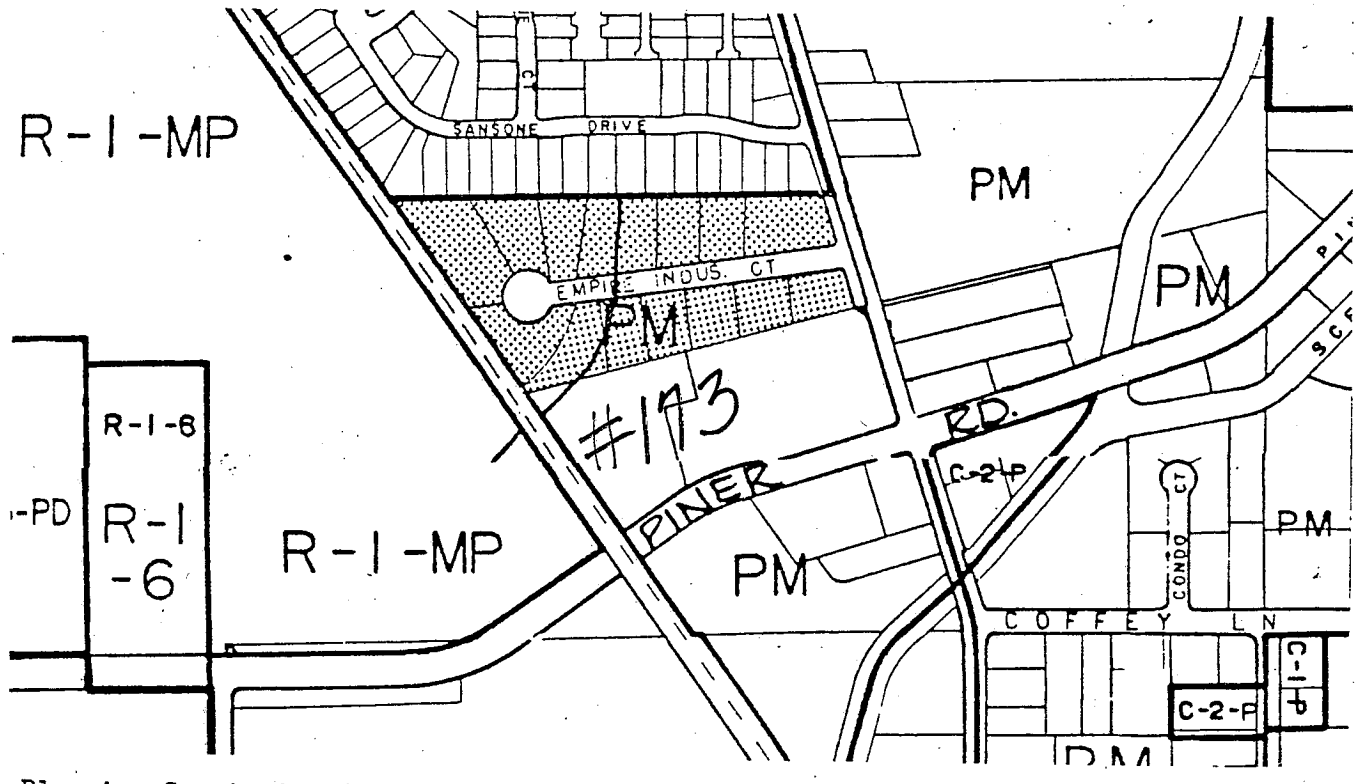
ITEM NO.

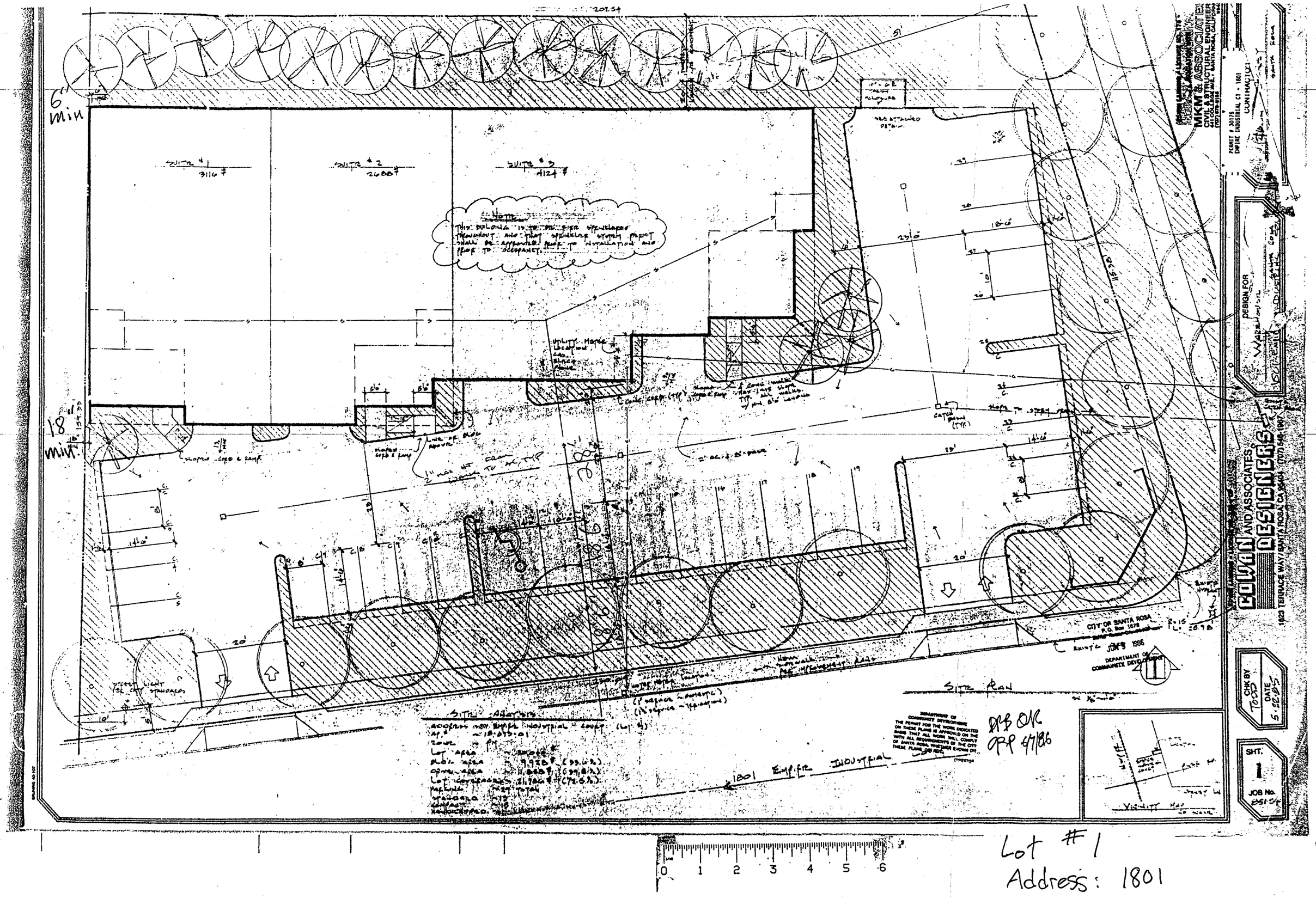
Industrial Use Condos
↳ Seen as Light Industrial "base Zone".

PUBLIC HEARING - REZONING -
Empire Industrial Condominiums
File Number 79-0006

PROJECT PLANNER:	Ross Parkerson
ULTIMATE PROJECT:	Rezone 8.6 acres from PM to PM-PD to allow construction of four buildings to be used for airspace condominiums
LOCATION:	1800 - 1829 Empire Industrial Court
ASSESSOR NUMBER:	15-731-01 thru -15
GENERAL PLAN DESIGNATION:	Light Industrial
CURRENT ZONING:	PM (Planned Industrial)
OWNER/APPLICANT:	AFCO Group
REPRESENTATIVE:	Mike Palmer
REQUESTED ACTION:	Rezone from PM to PM-PD
FURTHER ACTIONS REQUIRED:	City Council Approval/Tentative Map Review/Design Review
STAFF RECOMMENDATION:	Approval

LOCATIONAL





Lot #1
Address: 1801

R-19 (8") UNLESS OTHERWISE NOTED

PANE GLASS UNLESS OTHERWISE NOTED

5-GAL MONTEREY PINES @ 18'-0" O/C

PLANTUS ACERIFOLIA @ 20'-0" O/C

HYPERICUM CALYCINIUM GROUND COVER

TRASH ENCLOSURE

6" CURB

159.33'

9'-0"

20'

120.00'

12" SLOPE RAMP W/ SLOPED CURB CUT

12" SLOPE RAMP W/ SLOPED CURB CUT

12" AC OVER 8" BASE

12" SQUARE COLUMN

5'-0" CURB CUT

14'

5'-0"

9'-0"

9 STAND.

HANDICAPPED

HANDICAPPED SIGN

8" COMPACT

HANDICAPPED SIGN

5'-0"

25'-0"

25'-0"

174.90'

20' BSL

5' PUE

4'-6" PUE

0'-0"

EXI-

NEW

Address: 1805

Lot #2

N

174.90'

SUITE A

SUITE B

20'

110.00'

17'-0"

16'-0"

8'-0"

19'-0"

9'-0"

9'-0"

3'-6"

12.

13.

14.

15.

16.

17.

18.

14'-0"

189.17'

4'-6"

2'-0"

8'-0"

8'-0"

9'-0"

2'-6"

14'-6"

26'-0"

26'-0"

14'-6"

2'-6"

8'-0"

19'-6"

8'-0"

10.

9.

8.

7.

6.

5.

4.

3.

2.

1.

2" AC OVER 6" BASE
8" BASE @ AREA SUBJECT TO TRUCK TRAFFIC

FACE OF CURB

PLANTING AREA
@ 20'-0 O/C

EXISTING C
NEW 5'-0

4.5'
PUE

6.0'

20'

20' BSL

SITE PLAN

1"=10'-0"

VICINI

Address:
1809

ALYSIS

1813

S 89° 34' 19" E

82.50'

102.50'

LANDSCAPING TYPICAL

20' REAR SETBACK LINE

8'x12' TRASH ENCLOSURE (1/A1)

EXTEND A.C. PAVEMENT OUT TO BACK UP DISTANCE HEAD OFF WITH REDWOOD HEADER

7' 14' 13' 13'

GAS METER LOCATION

8'x16' (2'0 H.) COMPACT SPACE

PROPOSED BUILDING

PROPERTY LINE TO BE RELOCATED SEE LOT LINE ADJUSTMENT DRAWINGS BY MITCHELL & HEALYFORD FOR NEW BEARINGS & DISTANCES.

13' 13' 14' 9'

NEW PL

OLD PL

N 7° 30' 54" E 218.67'

PROPERTY LINE TO BE REMOVED SEE DRAWINGS BY MITCHELL & HEALYFORD.

N 0° 25' 41" E 202.41'

18' 11' 0° 25' 41" E

(3) 4" ϕ PVC DUCTS FOR ELEC. SERVICE

9'-11' (2'0 H.) STANDARD SPACE

SANITARY SEWER LINE TO RUN FROM BUILDING TO LATERAL @ STREET - SEE A2 FOR INTERIOR LOCATION

BROOM FINISH CONCRETE SIDEWALK TYPICAL

TRANSFORMER PAD

4 (A1)

3 (A1)

CONCRETE CURBING TYPICAL

A.C. PAVING TO EXTEND CUT TO BACK UP DISTANCE - HEAD OFF WITH REDWOOD HDR.

A.C. PAVING TYPICAL SEE G-1 FOR SECTION

HANDICAP SPACE SEE 5 (A1)

4" WIDE WHITE PARKING STRIPING TYPICAL

POLE LIGHT TYP. (1/A1)

LANDSCAPING TYPICAL

10' P.U.E.

10' PUBLIC UTILITIES EASEMENT TO REMAIN

6" WIDE WHITE DIRECTIONAL ARROWS TYPICAL

N 1.02'

S 89° 52' 00" W

W.M.

EXISTING CURB, GUTTER & SIDEWALK

45' PUBLIC UTILITIES EASEMENT

EXISTING FIRE SPRINKLER LATERAL & VALVES EXTEND TO NEW VAULT

DOMESTIC WATER METER (EXISTING)

Address: 1813

DEPARTMENT OF COMMUNITY DEVELOPMENT

THE PERMIT FOR THE WORK INDICATED ON THESE PLANS IS APPROVED ON THE BASIS THAT ALL WORK WILL COMPLY

COMMERCIAL BUILDING FOR:

GEORGE JUHASZ INC.

LOTS 4&5 EMPIRE INDUSTRIAL PARK

S 89° 34' 19" E 282.01'

20'

20'

ALIGN CURB PARALLEL TO P.L.

12' TYP.

TRASH ENCLOSURE REFER TO ARCH. DWGS.

12.54'

CONFORM TO EXIST. CURB

C C C TYP. C

12' C C C

4.64'

20 SPACES @ 9' EACH
180'

4 SP. @ 8' EA
32'

6'

8'

6'

3 SP. @ 8' EA.
24'

MAIN TO LINE.

45° ELL

67 LF

8" WATER

90° ELL

31° 25' 03" W

151.56'

R=3'

EXIST. 10' P.U.E

EXIST. 8" WATER LINE TO BE ABANDONED

11'

13'

7 SPACES @ 9' EA. = 63'

43'

5'

17' TYP.

8" WATER

139 L.F. 8" WATER

NEW 10' WATER LINE EASEMENT

BUILDING E
1821 EMPIRE INDUSTRIAL CT.

BUILDING F

SEE DWG No. C-2

138'

5' 3@9'=27'

4@8'=32'

96'

12'

7'

CONNECT NEW WATER MAIN TO EXIST. 8" MAIN.

22½° ELL

R=5'

R=5'

R=56'

S 89° 02' 26" W 93.91'

EXIST. SEWER LATERAL

EXIST. 1" W SERVICE

E 30' D.W.G. STD.

N 38° 32' 44" W

ABANDON SERVICE OF CITY

13'

22'

26'

120'

48.5'

35'

5'

12'

5'

19'

13'

37'

32'

5'

11'

8'

5'

4'

H/C RAMP

C

C

C

9'

5'

3 SP. @ 8' EA.
24'

36'

38'

17.33'

R=5'

EXIST. BUILDING

EXIST. 10' P.U.E.

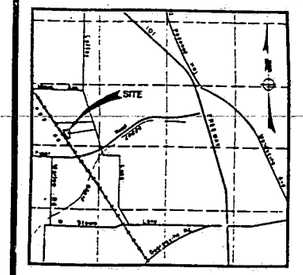
215.69'

S 06° 57' 54" E

FACE OF CURB - TYP.

Address:
1821

EXIST. DRIVEWAY & SIDEWALK - BEGIN NEW SIDEWALK - INSTALL PER CITY STD. 219



VICINITY MAP

NOTES

1. SITE HAS MINIMUM GRADE FOR DRAINAGE
2. UTILITIES TO BE UNDERGROUND
3. BUILDING PARAPET WILL ACT AS A SCREEN FOR THE MECHANICAL EQUIPMENT

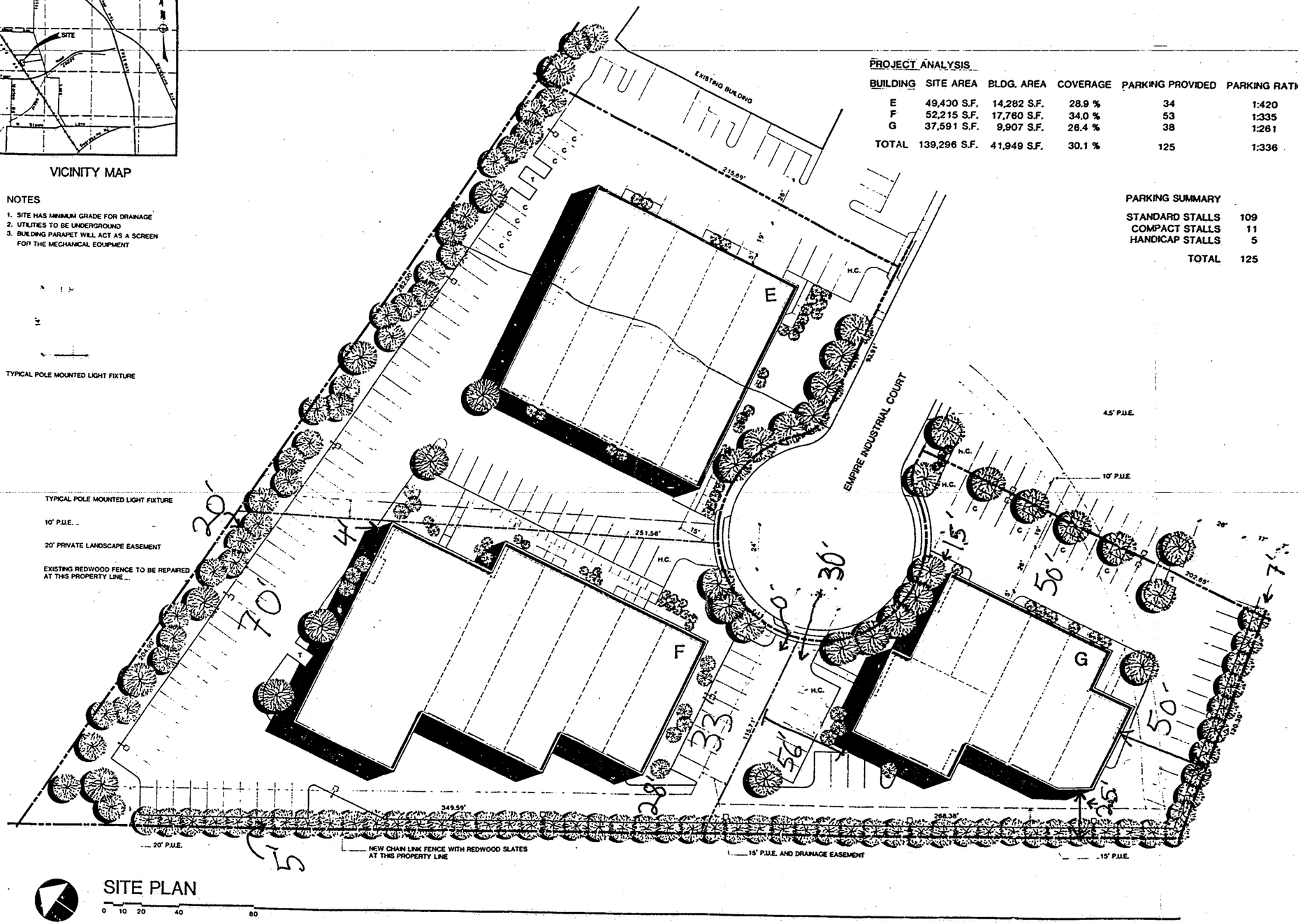
TYPICAL POLE MOUNTED LIGHT FIXTURE

PROJECT ANALYSIS

BUILDING	SITE AREA	BLDG. AREA	COVERAGE	PARKING PROVIDED	PARKING RATIO
E	49,400 S.F.	14,282 S.F.	28.9 %	34	1:420
F	52,215 S.F.	17,760 S.F.	34.0 %	53	1:335
G	37,591 S.F.	9,907 S.F.	26.4 %	38	1:261
TOTAL	139,296 S.F.	41,949 S.F.	30.1 %	125	1:336

PARKING SUMMARY

STANDARD STALLS	109
COMPACT STALLS	11
HANDICAP STALLS	5
TOTAL	125



SITE PLAN

0 10 20 40 80

EMPIRE INDUSTRIAL PARK

SANTA ROSA, CA

SOHL AND PALMER
ARCHITECTS
AIA

1400 N. DUTTON AVE
SUITE ELEVEN
SANTA ROSA CA
95401

707/527-0186

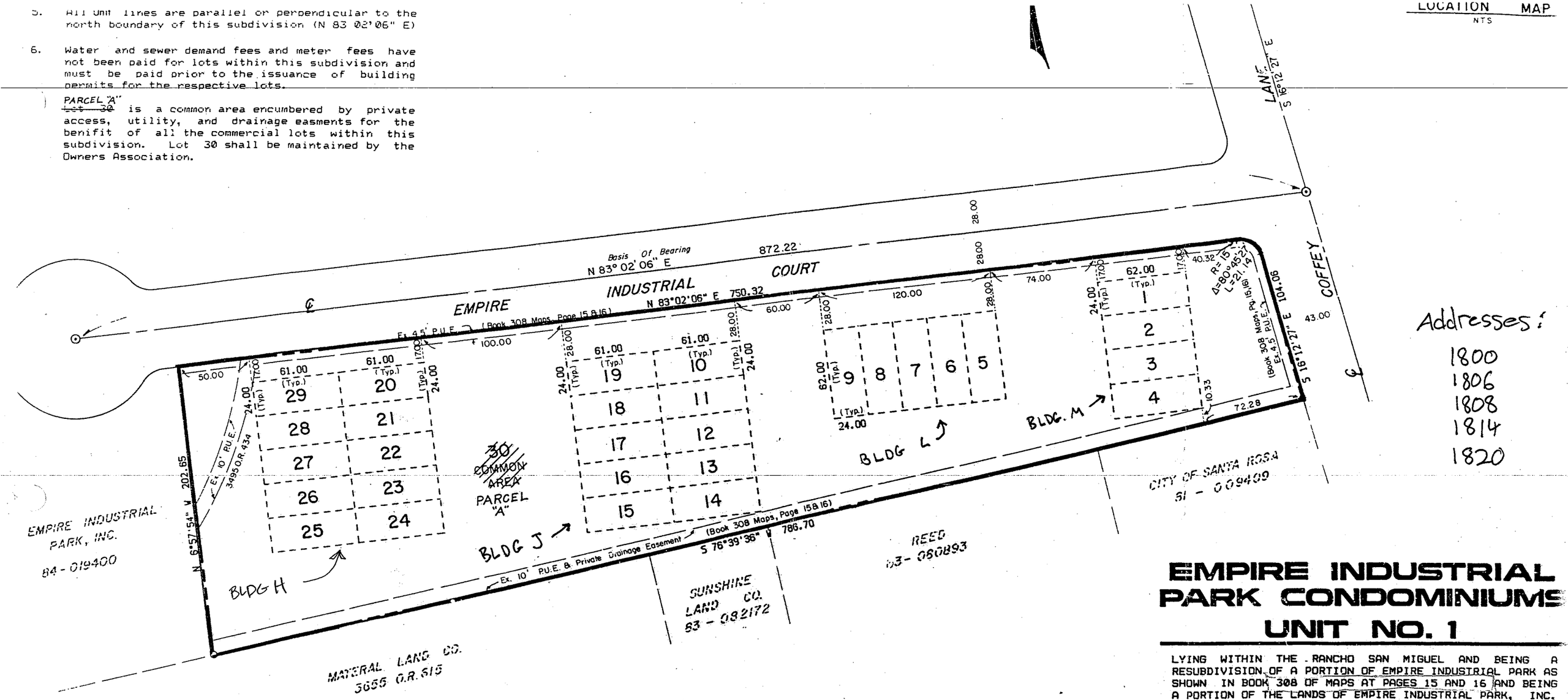
EMPIRE
INDUSTRIAL PARK
PHASE II

Addresses
1829
1824

5. All unit lines are parallel or perpendicular to the north boundary of this subdivision (N 83 02'06" E)

6. Water and sewer demand fees and meter fees have not been paid for lots within this subdivision and must be paid prior to the issuance of building permits for the respective lots.

PARCEL "A"
~~Lot 30~~ is a common area encumbered by private access, utility, and drainage easements for the benifit of all the commercial lots within this subdivision. Lot 30 shall be maintained by the Owners Association.



Addresses:
1800
1806
1808
1814
1820

EMPIRE INDUSTRIAL PARK CONDOMINIUMS
UNIT NO. 1

LYING WITHIN THE RANCHO SAN MIGUEL AND BEING A RESUBDIVISION OF A PORTION OF EMPIRE INDUSTRIAL PARK AS SHOWN IN BOOK 308 OF MAPS AT PAGES 15 AND 16 AND BEING A PORTION OF THE LANDS OF EMPIRE INDUSTRIAL PARK, INC. AS DESCRIBED IN DEED RECORDED AS DOCUMENT NO. 84-019400 OF OFFICIAL RECORDS.

COUNTY OF SONOMA
CITY OF SANTA ROSA STATE OF CALIFORNIA
~~30~~ 29 AIR SPACE UNITS
2.8 ACRES ±

BASIS OF BEARINGS: Centerline of Empire Industrial Court as shown on map of Empire Industrial Park filed in Book 308 of Maps at Pages 15 and 16.

MITCHELL AND HERYFORD
CONSULTING ENGINEERS AND LAND SURVEYORS
666 Seventh Street • Santa Rosa, California 95404 • (707) 546-134

LE COMPANY

AP№ 15-731-15, 18, 19 & 20 SHEET 2 OF 2 SHEETS 5

MAPS BOOK 376, PA

EMPIRE INDUSTRIAL COURT

STA. 6+13 STREET LIGHT PER CITY STD 602

STA. 7+69 ℄ 30' DRIVEWAY

EX. SEWER LATERAL

SIDEWALK- INSTALL PER CITY STD. 219

CHECK STD. 833

EX. SEWER LATERAL

EX. WATER SERVICE

STA. 6+13 ℄ 30' DRIVEWAY

SEE TYPICAL WALK LAYOUT FOR BLDGS. H. & J ON DRWG.

BUILDING H

MATCH LINE - SEE DRAWING No. C 3

TRASH ENCLOSURE- REFER TO ARCHITECTURAL DRAWINGS.

TRASH ENCLOSURE- REFER TO ARCHITECTURAL DRAWINGS

FACE OF WALL

5 @ 8'-0" SPACES - 40'

EXIST. 10' P.U.E.

EXIST. DI. TYP.

19' TYP.

50'

40.5'

4.5'

16'

24'

23'

22'

26'

10'

12'

15'

BROYDON J. RIHA, City Engineer

CHECKED BY PAI

DRAWN BY jwm

MATCH LINE - SEE DRAWING No. C4

BUILDING J

BUILDING L

SIDEWALK- INSTALL PER CITY STD. 219

CONC. TRANSFORMER PAD, PER PG.&E. SPECS.

TRASH ENCLOSURE - REFER TO ARCHITECTURAL DRAWINGS

9 SPACES @ 8'-0 OC = 72'

190.2'

EXIST. 10' P.U.E.

36.17'

BACK OF CURB TO MEET CORNER OF WALLS. ALIGN CURB PARALLEL TO P.L.

ALIGN BACK OF CURB W/ FACE OF WALL.

CONCRETE TRANSFORMER PAD. PER PG&E. SPECS.

1/C4 CONC. WALK

LEGEND:

SLEEVE & SIZE — 1"

STREET LIGHT

NOTES:

- SLEEVES WITH 16" EXTEND CONTRAC BLUE PA
- PARKING PER LAYO PERSONS ARCHITEC

EMPIRE INDUSTRIAL COURT

+3.00 +2.00 1+86 +1.00 +0.00

EX. SEWER LATERAL

EX. WATER SERVICE INSTALL 1" DBL. WATER METER PER CITY STD. 813. INSTALL 1" DBL. CHECK VALVE PER CITY STD. 827. SERVICE FOR 122.

EXTEND LATERAL FROM EXIST DUAL 8" FIRE SERVICE & INSTALL DETECTOR CHECK VALVE PER CITY STD. 833.

DUAL FIRE SERVICE

SEWER LATERAL

2. LATERAL FROM EXIST 8" FIRE SERVICE & INSTALL DETECTOR CHECK VALVE PER STD. 833.

DRIVEWAY - 30'

E LATERAL

SERVICE 1" DBL. METER PER STD. 813. 1" DBL. CHECK PER CITY STD. 827. FOR 122.

75.56 WAY - 30'

HT. - PER 202

SIDEWALK - INSTALL PER CITY STD. 219

4" 2.5' 5.5' 2.5' 17.5' 34' 2" 5' 5'-4" 5'

13' 5' 12' 24' 5' 13' 2' 6" 5' 16' 23' 14.5' 6.5' 24' 6" 1"

H 12' 12' 10 SPACES @ 9'-0" O.C. = 90' 102'

4' 6' 4' 4" 4" 4" 7'

19' TYP. 17' TYP. 66' 62'

BUILDING H

CONC. TRANSFORMER PAD, PER PG.&E. SPECS.

BUILDING L

12' 8' 5' 5' R=5' R=10' 10' 6'

TRASH ENCLOSURE - REFER TO ARCHITECTURAL DRAWINGS.

9 SPACES @ 8'-0 O.C. = 72'

R=5' 10' ALIGN CURB PARALLEL TO P.L. 43' 11' 5'-6" 6" FACE OF CURB

ENCLOSURE - REFER TO ECTURAL DRAWINGS

19' TYP. 14' TYP. 198.2'

EXIST. 10' P.U.E.

℄ COFFEY LANE

NOTES:

- SLEEVES FOR IRRIGATION SYSTEM SHALL BE INSTALLED WITH 16" OF COVER MINIMUM. ENDS OF SLEEVES SHALL EXTEND A MINIMUM OF 1 FT. INTO PLANTING AREAS. CONTRACTOR SHALL MARK CURB OR PAVING WITH BLUE PAINT TO INDICATE POINTS OF CROSSING

EMPIRE INDUSTRIAL PARK

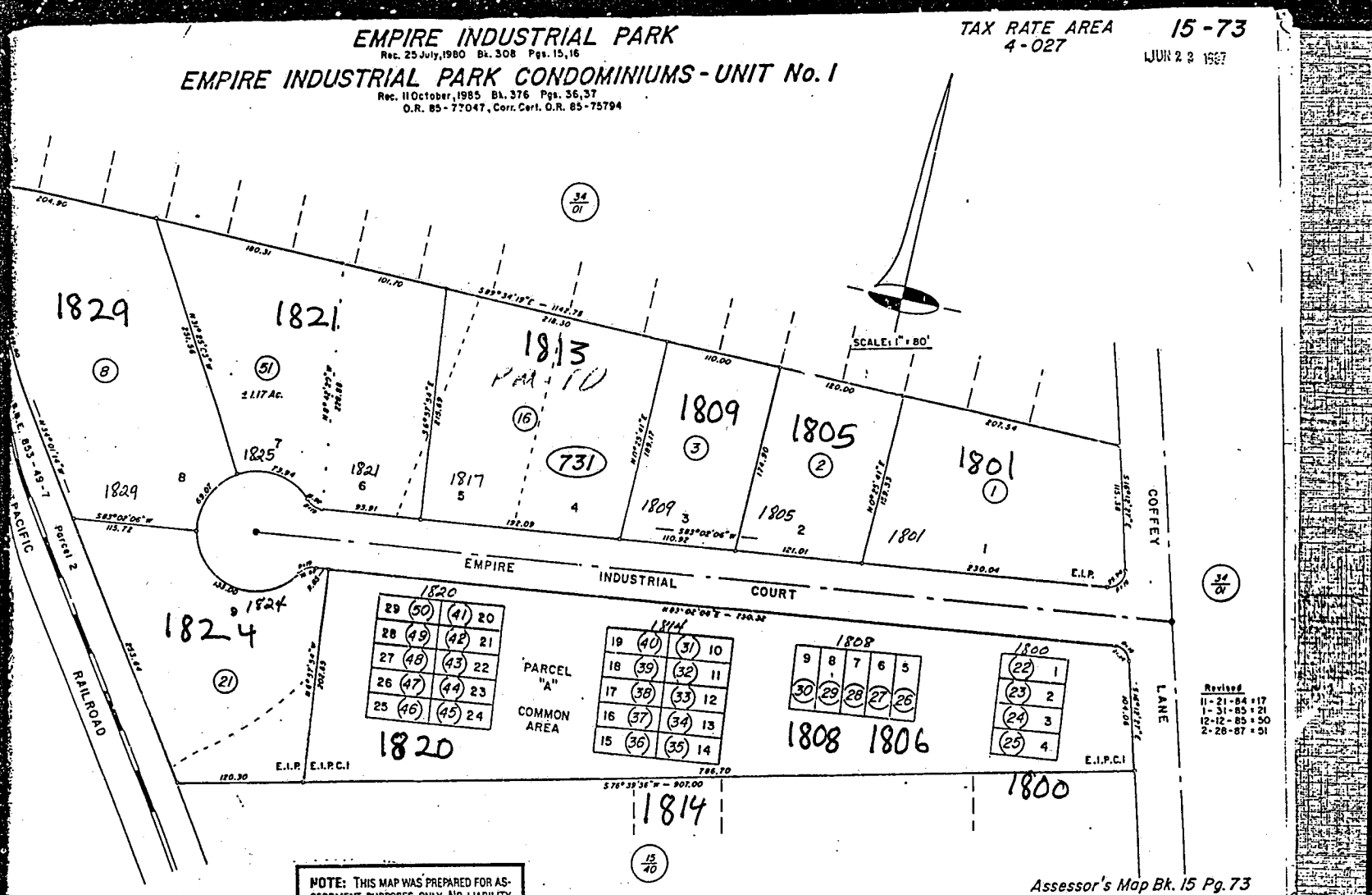
Rec. 25 July, 1980 Bk. 308 Pgs. 15, 16

EMPIRE INDUSTRIAL PARK CONDOMINIUMS - UNIT No. 1

Rec. 11 October, 1985 Bk. 376 Pgs. 36, 37
O.R. 85-77047, Corr. Cert. O.R. 85-75794

TAX RATE AREA 4-027 — 15-73

JUN 2 3 1987



Revised
11-21-84 : 17
1-31-85 : 21
12-12-85 : 50
2-28-87 : 51

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

Assessor's Map Bk. 15 Pg. 73
Sonoma County, Calif.

dwn. 12-12-85

173

EMPIRE INDUSTRIAL PARK CONDOMINIUMS
POLICY STATEMENT
MAY 16, 1984

LOCATION: Empire Industrial Court west of Coffey Lane

OWNER: AFCO Group

GENERAL PLAN DESIGNATION: Light Industry/Warehousing

CURRENT ZONING: PM (Planned Industrial)

EXISTING PROJECT: A subdivision of 15 lots on 8.65 acres. Lots vary in size from 20,000 square feet to over 52,000 square feet. The existing subdivision is fully developed with streets, sewer, water, storm drainage and lot grading. The only work remaining to be done is the installation of sidewalks, street lighting, trees. At the present time none of the individual lots have been developed.

PROPOSED ZONING: PM-PD

PROJECT OBJECTIVES:

A. To allow the sale of air space condominiums within the buildings to be constructed on each lot.

B. This will provide a variety of sizes of businesses which can locate within the development.

C. An opportunity for greater flexibility in buildout will be achieved.

DEVELOPMENT GUIDELINES:

A. Maximum Lot Coverage: 40%

B. Minimum Air Space Unit: 1,000 square feet

C. Setbacks:
Front: 15 feet
Rear: 20 feet along north property line; 0 feet adjacent to industrial property.
Side: 5 feet or - feet with required fire walls.

ARCHITECTURE:

A. General Guidelines

1. Building materials shall be consistent; "false" or "decorative" building facades shall not be permitted. Therer shall be a consistency between all building elevations, including colors, materials, and detailing. Al sides of the buildings(s) need not necessarily be the same and there may be a mixture of materials; there will be, however, a continuity of design throughout the building(s).

2. All buildings will be architecturally straightforward, with an honest expression of building materials. Metal buildings and manufactured stone will not be allowed.

3. Parapets and mechanical screens shall be designed as integral visual building elements.

B. Specific Building Design Guidelines

1. Concrete/Masonry Buildings.

a. Concrete buildings shall include formboarding, exposed aggregate, or sandblasted texturing, or painted surfaces which shall be consistent throughout the building.

b. Expansion joints, columns, pour strips and similar construction features shall be designed as integral visual building elements.

c. Masonry materials may be of brick, block, slumpstone, split-face concrete block, or natural stone so long as the finished texture and color is integral with the material units.

d. Masonry unit colors and grout colors shall be in the "earth tones" spectrum with coordination of unit and grout colors to minimize contrast.

2 Wood Frame Buildings.

Exterior materials may be cement plaster (stucco), masonry vener or solid wood board. Stucco walls to include detailing and fenestration so as to avoid flat, unrelieved surfaces.

C. Signing and Graphics
A master sign program shall be established for the project.

D. All buildings shall be designed by a licensed architect.

LANDSCAPING:

A. A master landscaping theme will be established for all the lots in the development.

B. The landscaping screen along the north property line adjacent to the existing residential units will be implemented.

C. Front landscaping will consist of bermed lawn areas in addition to street trees and shrubs.

D. All landscaped areas will be provided automatic irrigation systems.

E. All landscaping shall conform to the master landscape plan or alternate landscaping may be designed by a landscape architect for review by the Architectural Review Committee.

ARCHITECTURAL REVIEW COMMITTEE:

Proposed developments will be subject to approval of the Empire Industrial Park Architectural Review Committee. This committee will review proposed projects to determine their compliance with the CC & R's, and the general intent and spirit of the Architectural and Development standards of the total development, prior to review and consideration by the City's Deisgn Review Board. The Empire Industrial Park Architectural Review Committee shall transmit its findings to the City of Santa Rosa Design Review Board.

NOISE:

Noise levels will not be more than 65 DBA at the north property line.

MAINTENANCE:

A. A property owners association will be established for common area maintenance.

B. Project CC & R's will be reviewed by the City of Santa Rosa.

UTILITIES:

A. City utilities (sewer, water and storm drainage) are installed within the public right-of-way and public utility easements.

B. All uses will be required to connect to City sewer and water.

C. Drainage from developed lots will be conveyed to the public storm drain system.

D. The existing easements as shown on the recorded map are sufficient for such purposes.

ORDINANCE NO. 2391

AN ORDINANCE AMENDING APPENDIX B OF THE SANTA ROSA CITY CODE - RECLASSIFICATION OF PROPERTY LOCATED AT 1800-1829 EMPIRE INDUSTRIAL COURT, FILE NUMBER (79-0006)

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

Section 1. The Council of the City of Santa Rosa, based on the evidence and records presented, that planned development ("PD") treatment is appropriate for the reclassification of 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 PM (Planned Industrial) District to the PM-PD (Planned Industrial - Planned Unit Development) District is consistent with the Santa Rosa General Plan in that:

1. The zoning provides industrial land uses in conformance with the policy of the Land Use Element of the City's General Plan; and

2. Adequate City services can be provided for the proposed development.'

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 said Negative Declaration.

Section 2. All conditions required by law having been satisfied and all findings with relation thereto having been made, Appendix B of the Santa Rosa City Code is hereby amended by amending the "Zoning Map of the City of Santa Rosa", as described in Section 203, so as to change the classification of the hereinafter described property as follows:

Assessor's Parcel Nos. 15-371-01, 15-371-02, 15-371-03, 15-371-04, 15-371-05, 15-371-06, 15-371-07, 15-371-08, 15-371-09, 15-371-10, 15-371-11, 15-371-12, 15-371-13, 15-371-14, and 15-371-15, are changed to the PM-PD District. The Empire Industrial Court Condominium Policy Statement which is on file in the Department of Community Development, is hereby 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 deve-

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

AUG 29 1984

DEPARTMENT OF
COMMUNITY DEVELOPMENT

lopment permit is applied for, any development approval for this property shall be expressly conditioned to require the applicant to fulfill all conditions and requirements of the Engineering Advisory Committee Report, dated May 16, 1984, which report is on file in the Department of Community Development.

Section 3. This ordinance shall be in full force and effect on and after the 31st day following its adoption.

IN COUNCIL DULY PASSED this 28th day of August, 1984.

AYES: (4) Mayor Jeffries, Councilmen Barone, Born and Healy

NOES: (0)

ABSENT: (1) Councilman Burkart

ABSTAIN: (0)

APPROVED: _____
Mayor

ATTEST: Kathleen Albright
Assistant City Clerk

APPROVED AS TO FORM
CITY ATTORNEY
BY _____

RESOLUTION NO. 6138 FILE COP

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING THE TENTATIVE MAP FOR EMPIRE INDUSTRIAL PARK CONDOMINIUMS, LOCATED AT 1800-1829 EMPIRE INDUSTRIAL COURT - FILE NUMBER 79-0006

WHEREAS, an application has been submitted by Mitchell & Heryford requesting approval of a tentative map of Empire Indusrial Court more particularly described as Assessor's Parcel Numbers 15-731-10, 15-731-11, 15-731-12, 15-731-13, 15-731-14, and 15-731-15, dated February 27, 1985, and on file in the Office of the Department of Community Development; and

WHEREAS, the applicant was presented with the opportunity and did prepare proposed findings supported by evidence that said subdivision complies with the requirements of the Subdivision Ordinance of the City of Santa Rosa, Chapter 23 (City Code) and the Subdivision Map Act (Government Code Section 66410, et seq.); and

WHEREAS, the Planning Commission, heard the evidence and reviewed the proposed findings, if any, submitted by the applicant.

NOW BE IT RESOLVED, the Planning Commission does hereby determine that said subdivision of four lots and no more is in compliance with the requirements of the Subdivision Ordinance of the City of Santa Rosa, Chapter 23 (City Code), and the Subdivision Map Act (Government Code Section 66410, et seq.) based upon the following findings:

1. That the map and the design of the proposed subdivision are consistent with the Santa Rosa General Plan in that said subdivision would create THIRTY (30) industrial parcels in a General Plan area designated Light Industrial.

2. That the site is physically suitable for the type of development in that the parcels to be created are of a shape, size, and topographical characteristic which easily lends itself to a THIRTY (3) lot industiral subdivision.

3. That the site is physically suitable for the proposed density of the development in that it will accommodate thirty lots for industrial use.

4. That neither the design of the subdivision nor the proposed improvements are likely to cause substantial damage or substantially and avoidably injure fish or wildlife in their habitat in that the Environmental Coordinator has determined that the development would create no adverse environmental effects.

5. That neither the design of the subdivision nor the type of improvements are likely to cause serious public health problems in that no health or sanitary problems exist on the site or in the area.

6. That neither the design of the subdivision nor the type of improvements will conflict with easements of record nor easements established by judgment of a court of competent jurisdiction, required by the public

7. The proposed subdivision meets the industrial needs of the City and the public service needs which will be generated by the subdivision's users are within the available fiscal and environmental resources of the City.

8. The design of the proposed subdivision has to the extent feasible, provided for future passive or natural heating or cooling opportunities in the subdivision.

9. The proposed subdivision will not discharge waste into the City's sewer system that would result in a violation of any existing requirements prescribed by the California Regional Water Quality Control Board.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds and determines said tentative map would not be approved but for the applicability and validity of each and every one of the below conditions and that if any one or more of the below conditions are determined invalid, this tentative map would not have been approved without requiring other valid conditions for achieving the purposes and intent of such approval.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa approves the Empire Industrial Park Condominium Tentative Map dated February 27, 1985, and on file in the Department of Community Development, subject to the following conditions:

1. Compliance with the Engineering Advisory Committee Report dated April 10, 1985.

2. That the project Conditions, Covenants, and Restrictions shall be reviewed and approved by the City Attorney and the Department of Community Development prior to recordation of the final map and that said document shall include the following language:

   a. That no property owner shall subdivide his parcel.

   b. That no changes in lot lines, or unit lines if applicable, shall be permitted between adjacent parcels, without prior written approval from the City of Santa Rosa.

   c. That the City of Santa Rosa has the right, but not the duty, to enforce the CC&R's pertaining to the conditions stated herein.

3. That the final map shall contain on its face:

   a. That further subdivision (resubdivision) of any or all portions of this property is prohibited as a condition of tentative and final map approval.

   b. That building envelopes shall be considered as buildng setback lines.

4. That the developer shall enter into an agreement with the City which provides that the developer, his heirs, successors, and assigns shall defend, indemnify, and hold the City, its officers, employees, and agents harmless from any and all claims suits, and actions brought by any person and arising from, or in connection with, the design, layout, or constuction of any portion of this subdivision, or any grading done, or any public or private improvements constructed within, on or under, or in connection with this subdivision, whether on-site and off-site.

5. The approval of this project shall be subject to the latest adopted ordinances, resolutions, policies and fees adopted by the City Council at the time of the building permit review and approval.

6. 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.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 23rd day of May, 1985, by the following vote:

AYES: 6 (ZENI, JONES, BAMBER, EVANS, OWEN, KATTE)

NOES: 0

ABSENT: 1 (LUCAS)

ABSTAIN: 0

APPROVED: Robert J. Zeni
CHAIRMAN

ATTEST: Joyce M. Gallagher
SECRETARY

(SRS/523:R-EIC-TM.1-.3)

RESOLUTION NO. 16905

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING AND ADOPTING A NEGATIVE DECLARATION FOR THE RECLASSIFICATION FROM PM TO PM-PD OF PROPERTY LOCATED AT 1800-1829 EMPIRE INDUSTRIAL COURT - FILE NUMBER (79-0006)

WHEREAS, the Environmental Coordinator conducted an Initial Study of the possible environmental effects of a proposed reclassification from PM (Planned Industrial) District to PM-PD (Planned Industrial - Planned Unit Development) District, for property located at 1800-1829 Empire Industrial Court, which property is also identified as Assessor's Parcel Numbers 15-371-01, 15-371-02, 15-371-03, 15-371-04, 15-371-05, 15-371-06, 15-371-07, 15-371-08, 15-371-09, 15-371-10, 15-371-11, 15-371-12, 15-371-13, 15-371-14, and 15-371-15. The Initial Study is dated May 11, 1984, and is on file in the Department of Community Development; and

WHEREAS, the Study did not identify any significant effects on the environment and the Environmental Coordinator determined that the use of a Negative Declaration would therefore be appropriate; and

WHEREAS, a Notice of Preparation of the proposed Negative Declaration was duly posted and comments from the public and interested persons were invited; and

WHEREAS, on June 14, 1984, the Planning Commission conducted a duly noticed public hearing concerning the possible environmental effects of the proposed reclassification from PM to PM-PD and the proposed use of a Negative Declaration, following which the Planning Commission recommended approval and adoption of the Negative Declaration to the City Council; and

WHEREAS, on 8-21-84 the Council of the City of Santa Rosa held a duly noticed public hearing on the proposed Negative Declaration and the proposed reclassification, at which time it considered the Initial Study, the findings and determination of the Environmental Coordinator, the proposed Negative Declaration, the public comments previously received, if any, the staff reports, written and oral, the recommendation of the Planning Commission, and the testimony and other evidence of all those wishing to be heard.

NOW, THEREFORE, BE IT RESOLVED, that the Council of the City of Santa Rosa, based on the materials and evidence presented, hereby adopts the findings and confirms the determination of the Environmental Coordinator that the project, as described, will have no significant effects on the environment.

BE IT FURTHER RESOLVED, that the Council of the City of Santa Rosa, based on the above findings and determination, hereby approves and adopts the Negative

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

AUG 23 1984

DEPARTMENT OF
COMMUNITY DEVELOPMENT

Declaration for the reclassification as above described, of the property located at 1800-1829 Empire Industrial Court, and also identified as Assessor's Parcel Numbers 15-371-01, 15-371-02, 15-371-03, 15-371-04, 15-371-05, 15-371-06, 15-371-07, 15-371-08, 15-371-09, 15-371-10, 15-371-11, 15-371-12, 15-371-13, 15-371-14, and 15-371-15.

IN COUNCIL DULY PASSED this 21st day of August, 1984.

AYES: (4) Mayor Jeffries, Councilmen Barone, Burkart and Healy

NOES: (0)

ABSENT: (1) Councilman Born

ABSTAIN: (0)

APPROVED: _____
Mayor

ATTEST: Kathleen Albright
Assistant City Clerk

APPROVED AS TO FORM
CITY ATTORNEY
BY _____

Res. 16905 P. 2/2

F I N A L R E P O R T

ENGINEERING ADVISORY COMMITTEE MEETING

TECHNICAL REPORT

DATE OF MEETING:	April 10, 1985
CASE PLANNER:	Ross Parkerson
PROJECT:	
NAME:	Empire Industrial Park Condominiums
PURPOSE:	Airspace Condominium Units
PROJECT DESCRIPTION:	Resubdivide existing lots to allow condominiums for 30 units
LOCATION:	1800-1829 Empire Industrial Court
APN:	15-731-10, 11, 12, 13, 14, 15
GENERAL PLAN LAND USE:	Light Industrial/Warehouse
ZONE CLASSIFICATION:	PM-PD
OWNER/APPLICANT: ADDRESS:	AFCO Group P.O. Box 3150 San Rafael, CA
ARCHITECT: ADDRESS:	Sohl & Palmer, AIA 1400 North Dutton Santa Rosa, CA
ENGINEER: ADDRESS:	Mitchell & Heryford 666 7th Street Santa Rosa, CA
FILE NUMBER:	79-0006

ENVIRONMENTAL REVIEW STATUS

Previous Action by City: NEGATIVE DECLARATION ISSUED APRIL 19, 1984

Date Posted: 4/20/84 - Date Cleared: 4/30/84, CITY COUNCIL ADOPTED NEGATIVE DECLARATION AUGUST 21, 1985

Environmental Review Document Issues Involving Consideration of Mitigation Measures:

1. USE PERMIT AND DESIGN REVIEW

BACKGROUND

A 15-lot subdivision was approved in 1979 and recorded, applicant requesting resubdivision for air space condominiums on six lots. CITY COUNCIL APPROVED REZONING TO PM-PD ON AUGUST 21, 1984.

MAJOR APPLICATION CONSIDERATIONS:

Results of Special Studies for This Application: NONE

NONE

DETERMINATIONS	YES		NO
General Plan Consistency	X		
Zoning Ordinance/Proposed Zoning Class/Surrounding Land Use Consistency	X		
Subdivision Design Guide Consistency	X		
Compliance with Flag Lot Policy		N/A	
Compliance with Santa Rosa Condominium Criteria		N/A	
Definition of Building Envelopes		N/A	
Conformance with Santa Rosa Creekside Setback Ordinance		N/A	
Bikeway Plan Consistency		N/A	
City Parking Ordinance Consistency	X		
STREET CONSTRUCTION/CIRCULATION/PARKING			
Conformance with Guidelines for Minimum Travelway Widths	X		
Conformance with Area-Wide Circulation System		N/A	
Conformance with City Private Street Criteria		N/A	
Emergency Vehicle Access to Satisfaction of Fire Dept.		N/A	
STORM DRAINAGE			
Community Storm Drain System Available/Sufficient to Support Application	X		
WATER			
City Water/Fire Protection System Available/Sufficient to Support Application	X		
SEWAGE DISPOSAL			
Community Sewer System Available/Sufficient to Support Application	X		

RECOMMENDED CONDITIONS OF APPROVAL

A. PLANNING

1. LOT LINE ADJUSTMENTS AND/OR MERGERS SHALL BE RECORDED BETWEEN LOTS APN: 15-731-10, 11, 12, 13 AND 14 TO ELIMINATE PROPERTY LINES CROSSING BUILDING ENVELOPES. THIS SHALL BE ACCOMPLISHED WITH THE FILING OF THE FINAL MAP.

B. PUBLIC WORKS

Street Construction/Circulation/Parking

1. Sidewalk shall be required on Coffey Lane and Empire Industrial Court. Sidewalk shall be 5' wide located adjacent to the curb on Empire Industrial Court and behind a 4' planter strip on Coffey Lane. Other street improvements are existing. Existing right-of-way is adequate.

2. A Use Permit shall be required for any reduction of parking standards as established by the Parking Ordinance.

3. The applicant shall be obligated for the cost of all street/access way improvements.

Storm Drainage

1. Drainage facilities and drainage easements shall be provided to the satisfaction of the City Engineer and/or the Chief Engineer of the Sonoma County Water Agency. Improvement plans will be submitted directly to the Sonoma County Water Agency for approval by the Chief Engineer.

2. All storm water runoff shall be collected and conducted via an underground drainage system to the nearest approved downstream facility.

3. Off-site drainage flows shall be intercepted at the project boundary via an approved storm drain facility, or as approved by the City.

4. Lot drainage and private storm drain facilities shall be approved by the Chief Building Official or his designated representative.

5. Concentrated flows shall not be permitted to cross sidewalks.

6. THE ON-SITE STORM DRAINS SHALL BE PRIVATE AND SHALL CONNECT TO THE EXISTING PUBLIC STORM DRAIN IN EMPIRE INDUSTRIAL COURT OR THE PRIVATE STORM DRAIN ALONG THE SOUTHERLY PROPERTY LINE. INSTALLATION SHALL BE

PER THE GRADING PLANS APPROVED WITH BUILDING PERMITS PREVIOUSLY ISSUED FOR THE SITE.

Water

1. Water facilities shall be in conformance with the City of Santa Rosa Sewer and Water Utility Maintenance Policy (City Council Resolution 14853).

2. Prior to the filing of the final map, the following requirements shall be met:

   a. Cash in the amount required by the City Engineer shall be advanced to cover tie-in work by City forces.

   b. Cash shall be paid for all connection fees or the final map annotated to indicate that the fees have not been paid by the developer.

3. Any tentative maps for future development shall include the design concept for the proposed water system for review and recommendation by the Engineering Advisory Committee.

4. Each building shall be master metered.

5. THE EXISTING WATER MAIN IN EMPIRE INDUSTRIAL COURT IS ADEQUATE TO SERVE THE PROJECT. WATER LATERALS ARE CURRENTLY STUBBED TO THE LOTS AND NO CUTTING OF THE STREET WILL BE NECESSARY.

Sewage Disposal

1. Sewer facilities shall be in conformance with the City of Santa Rosa Sewer and Water Utility Maintenance Policy (City Council Resolution Number 14853).

2. Prior to filing the final map, the following requirements shall be met:

   a. Cash shall be paid for all connection fees or the final map annotated to indicate that the fees have not been paid by the developer.

   b. Cash in the amount required by the City Engineer shall be advanced to cover tie-in work by City forces if, in the City Engineer's judgment, City must perform tie-in work.

3. Any tentative maps for future development shall include the conceptual design for the proposed sewer system for review and recommendation of the Engineering Advisory Committee.

4. Separate sewer laterals shall be installed for each building cluster.

5. THE EXISTING SEWER MAIN IN EMPIRE INDUSTRIAL COURT IS ADEQUATE TO SERVE THE PROJECT. SEWER LATERALS ARE CURRENTLY STUBBED TO THE LOTS AND NO FURTHER CUTTING OF THE STREET WILL BE NECESSARY.

Electricity Service and Street Lights

1. Electrical facilities shall be supplied, installed, and maintained in the subdivision in accordance with the underground electrical improvement requirements in effect at the time the final map is filed or improvement plans are approved by the City Engineer. Existing electrical facilities which are on the proposed rights of way, roadway, walkways, easements, etc., shall be removed, relocated, or undergrounded prior to the construction of the proposed improvements at no cost to the City of Santa Rosa.

2. The developer shall install, or cause to be installed by the electrical utility, or shall fund a street lighting system which will be City-owned and which shall qualify for whichever CPUC rate schedule adopted by City Council as of the date of final map approval. CPUC approved schedule No. LS-2-A is the applicable schedule until changed by Council action.

3. The street lighting design shall be submitted as part of the improvement plans. STREET LIGHTS SHALL BE INSTALLED ON EMPIRE INDUSTRIAL COURT. AN ADDITIONAL STREET LIGHT SHALL BE INSTALLED AT THE SOUTH END OF THE COFFEY LANE FRONTAGE.

Telephone Service/Cable TV

1. Cable television and telephone service shall be supplied to the lots in the project in accordance with such underground electrical requirements in effect at the time the final map is filed or improvements are constructed.

C. BUILDING

1. Lot grading shall be in accordance with the Uniform Building Code, 1982 Edition, Chapter 70-Appendix. A lot grading plan shall be submitted as part of the improvement plans.

2. Prior to issuance of a grading permit, grading plans shall be submitted showing trees in the proposed subdivision and the elevation at the base of the trees where any cutting and filling operations are anticipated. No trees shall be removed, damaged, or excessively pruned unless in accordance with applicable City ordinances. Grading shall be subject to the review and approval by the Department of Community Development and shall comply with City Grading Guidelines.

3. Dust control shall be provided during construction to the satisfaction of the Chief Building Official and the City Engineer.

4. All earth cut or trenching spoils shall be disposed of to an off-site location, or such spoils shall be disposed of on-site as per an approved grading plan.

5. A soils investigation shall be required.

D. FIRE

1. Access and fire protection improvements within the development shall be installed prior to the issuance of any Building Permits for the (lots/units) created by this project. These access and fire protection improvements shall be understood to be those related improvements included within the City Engineer/Building Official approved architectural and/or improvement plans. A note shall appear on any project final map informing future project lot owners of City access and fire protection improvement requirements prior to City issuance of Building Permits.

2. AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE REQUIRED.

E. TRAFFIC

THERE ARE NO TRAFFIC REQUIREMENTS FOR THIS PROJECT AT THE PRESENT TIME.

F. POLICE

THERE ARE NO POLICE DEPARTMENT REQUIREMENTS FOR THIS PROJECT AT THE PRESENT TIME.

G. RECREATION AND PARKS

1. Required landscaping improvements shall be bonded as approved by the City Engineer. All such landscaping, walkways, irrigations, street trees, and fencing shall be installed prior to final City acceptance of the project improvements.

2. Street trees for this project shall be LONDON PLAN TREES as required by the Department of Recreation and Parks.

3. Street trees shall be planted at a rate of one 15 gallon tree for every 30' of street frontage. All street trees shall be planted in accordance with City Standards and Specifications for Planting Parkway Trees.

4. Concrete curbing shall be required for landscape areas abutting streets/access ways.

H. GENERAL

1. The formation of a property owners association shall be required. The documents creating the association and the covenants, conditions, and restrictions governing the association shall be submitted to the City Attorney's Office and the Department of Community Development.

2. All final maps shall comply with all pertinent policies of the City of Santa Rosa.

3. All underground improvements including sewer lines, water lines, storm drains, public utility facilities, and house services shall be installed, tested, and accepted prior to the paving of any project streets.

4. Easements for sewer, water, storm drains, and public utilities as required shall be shown on the final map. All required (public/private) easements or dedications of fee ownership for utility or access purposes shall be reviewed upon the submittal of project improvement plans and shall be subject to the approval of the City Engineer prior to recordation of the final/parcel/building permit.

5. All Engineering and Inspection fees shall be paid in accordance with the latest adopted City Council resolutions in effect on date of approval of the final map.

6. The final map shall be tied to the City of Santa Rosa Coordinate System unless the City Engineer's office determines otherwise.

7. A maintenance bond in the amount of 10% of the cost of public improvements shall be posted prior to acceptance of the public improvements by the City of Santa Rosa. The maintenance bond shall run for a period of one year from the date of acceptance of the public improvements by the City of Santa Rosa.

8. All of the conditions and recommendations in this report shall be performed by the developer at the developer's expense, unless specifically noted otherwise.

9. Any public or private improvements installed prior to the recordation of the final map shall be done at the sole risk of the developer. In the event the project tentative map expires, the existence of any project improvements shall not prejudice the City in either its approval of a subsequent tentative map or in the attachment of conditions to such approval.

10. The approval of this project shall be subject to the latest adopted ordinances, resolutions, policies, and fees, including but not limited to traffic signal participation fees adopted by the City Council at the time of the Building Permit review and approval.

11. The conditions contained in this report supersede any conflicting statements or graphics contained in the project (development plan/policy statement).

12. A condominium plan shall be submitted for review and approval by the City and shall be recorded in conjunction with the final map.

Committee Members

Representative of City Engineer	MARK LANDER
Representative of Planning Director	CHARLES J. REGALIA
Representative of Chief Building Official	MAURICE MAGSAMEN

Charles J. Regalia

CHARLES J. REGALIA
Senior Planner

The Engineering Advisory Committee is an administrative committee designed to inform the Planning Commission of technical aspects of various matters which the Commission is to consider. The above report of the Committee in no way constitutes approval or denial of the item under discussion. Final approval or denial is by the Planning Commission and/or City Council, and may or may not be subject to terms of the above report.

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