

P DDISTRICT NO. 225

Location: _____

Project Name: Burbank Gardens Neighbourhood

Zone: R-2-PD
R-3-PD

Policy Statement Dated: undated ^{re new} specific B Attached None

Development Plan Dated: _____ Attached None

Project Description:

Predominant land use = ~~res.~~ duplex
permitted w/ CUP on lots w/ 60' width &
6000sq area

225

PD DISTRICT #83

<u>File No.</u>	<u>Planning Commission</u>	<u>City Council</u>
3-2003	Resolution #3689	Ordinance #1789

Location: Burbank Gardens Neighborhood

Zone Designation: R-2-PD (two family residential - Planned Unit Development), R-3-PD (multiple family residential - Planned Unit Development) Districts.

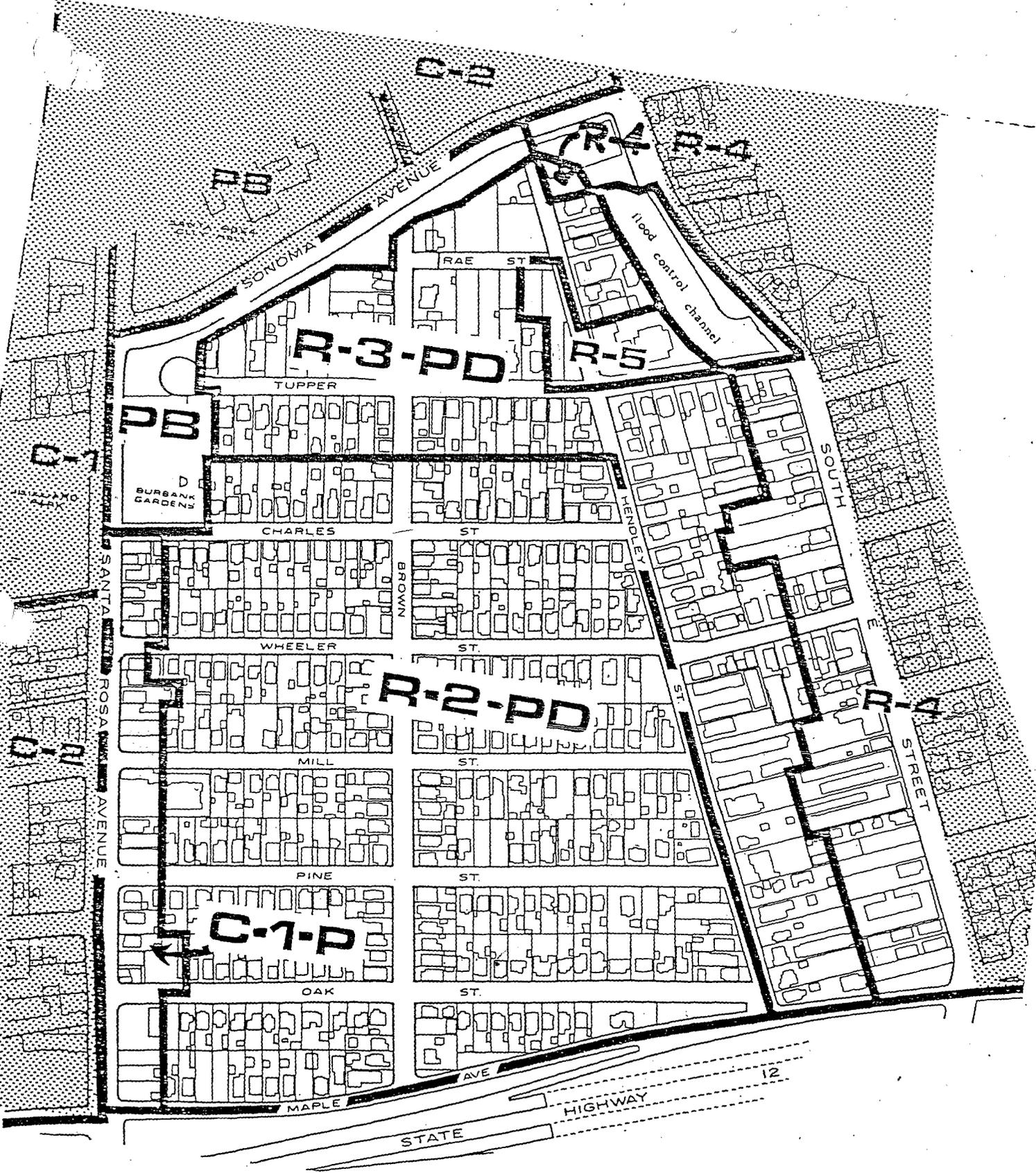
Adopted: Policy Statement P. C. resolution 3689, Exhibit B.

See Also: 7-1953



43

51



225 a
#83

EXHIBIT "A"

APPENDIX B . . . BURBANK GARDENS R-2-PD/R-3-PD ZONE

The properties presently zoned R-2 and R-3 shall be zoned R-2-PD and R-3-PD respectively utilizing standard zoning regulations except where in conflict with the following policy statement which shall take precedence.

POLICY STATEMENT

PURPOSE:

The purpose of this zoning district, consistent with the goals and policies of the Housing Element of the Santa Rosa Area General Plan is to promote the viability of the residential neighborhood while maintaining a housing type mix and protecting property values.

STANDARDS:

1. The predominant land use within the neighborhood shall continue to be single-family residential.
2. Duplex residences may be permitted by use permit and design review in accordance with the following standards:
 - a. Duplex units may be constructed on parcels 60 feet in width and 6000 feet in area or greater.
 - b. Duplex units located on corner lots shall apply split frontage design so as to provide frontage to both streets and appear as single-family units.
 - c. Duplex units shall utilize common access ways wherever possible.
 - d. Duplex units shall, insofar as practicable, be designed to be compatible with the neighborhood or utilize an appropriate historical architectural design.

3. Development in multiple family zones (R-3) is permitted to densities established by the following criteria:
 - a. Development shall, insofar as practicable, be designed to be compatible with the neighborhood or utilize an appropriate historical architectural design.
 - b. Parking facilities, including guest parking, shall be easily accessible in order to encourage off-street parking.
4. Development utilizing access to alleys may be permitted only after the entire alley is paved.

ORDINANCE NO. 1780

AN ORDINANCE AMENDING APPENDIX B OF THE SANTA ROSA CITY CODE
(Zoning-Burbank Gardens Neighborhood Study Area)

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

Section 1. All conditions required by law having been satisfied and all necessary 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 zoning of the hereinafter described property as follows:

Property located within the Burbank Gardens Neighborhood Study area generally bounded by "E" Street, Maple Avenue, Santa Rosa Avenue and Sonoma Avenue as follows:

1. Rezone Santa Rosa Avenue frontage to C-1-P
2. Rezone Burbank Gardens Park Area to PB Zone
3. Rezone the existing R-2 zoned areas to R-2-PD with a policy statement
4. Rezone existing R-3 zoned areas to R-3-PD with policy statement

Section 2. This ordinance shall be in full force and effect from and after its adoption and publication or as soon thereafter as all precedents of law have been satisfied.

IN COUNCIL DULY PASSED this 7th day of October, 1975

AYES: (5) Mayor Zatman, Councilmen Guggiana, Jones, Downey & Poznanovich

NOES: (0)

ABSENT: (0)

APPROVED: /s/ MURRAY A. ZATMAN
Mayor

ATTEST: /s/ MARION MCCOMAS
Assistant City Clerk

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF PROPERTY SITUATED WITHIN THE BURBANK GARDENS NEIGHBORHOOD

WHEREAS, after public hearing, the Planning Commission of the City of Santa Rosa believes that the present classification of property situated in the Burbank Gardens Neighborhood is no longer appropriate and that rezoning is required for the public convenience, necessity and general welfare.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends to City Council rezoning of property within the Burbank Gardens Neighborhood as shown on the attached Exhibits A and B.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 14th day of August, 1975, by the following vote:

AYES: Chairman Weil and Commissioners Foster, Franchetti and Godsey.

NOES: Commissioner Born

ABSENT: Commissioners Hilliard and Dias

ABSTAIN: None

APPROVED WILLIAM J. WEIL
Chairman

ATTEST LOREN P. MATTHIAS
Secretary Pro Tempore

I hereby certify that the foregoing resolution is a true and correct copy of a resolution duly and regularly adopted by the Planning Commission of the City of Santa Rosa at a regular meeting thereof held August 14, 1975.

Cecilia L. Casper