

PD DISTRICT #¹⁰⁴~~98~~

File No.

Planning Commission

City Council

3-2315

Resolution #12870

Location: West of Farmers Lane and North of Bennett Valley Road

Zone Designation: C-1-P-PD (Restricted commercial - parking - Planned Unit Development) District.

Adopted: Rinker Preliminary Development. Plans dated August 8, 1977.

Conditions: See City Council Resolution No. 12870

Proposed Land Use: Shopping Center

See Also: 3-537

U. P. - 794

P. D. District #33 for preceeding

C-1-P-PD Zoning

See new zoning to
File C-1-P-PD
80-0095
No zoning
statement
SKL



RESOLUTION NO. 12870

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING PRELIMINARY DEVELOPMENT PLAN OF CERTAIN PROPERTY SITUATED WEST OF FARMERS LANE AND NORTH OF BLANNETT VALLEY RD.

WHEREAS, the General Plan identifies the area herein as Neighborhood Commercial; and,

WHEREAS, in order to develop said property in accordance with the General Plan a PD (Planned Development) is recommended by Community Development staff; and, WHEREAS, Section 552.6 of the Zoning Ordinance requires that the applicant submit a preliminary development to the Planning Commission for approval in principle in conjunction with the rezoning application; and

WHEREAS, the Design Review Board has reviewed said preliminary development plan and has forwarded recommendations to the Planning Commission; and,

WHEREAS, the Planning Commission has reviewed and considered the Rinker Preliminary Development Plan and Environmental Impact Report; and,

WHEREAS, after review and consideration of all evidence and testimony presented before the Council at public hearing herein, the Council does hereby concur with and adopt the recommendations of the Planning Commission; and,

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Santa Rosa approves the preliminary development for the C-1-P-PD (Restricted Commercial-Parking-Planned Unit Development) District and the adoption of the Rinker Preliminary Development on file in the Department of Community Development, File No. 3-2315, plans dated August 8, 1977, subject to the following conditions:

1. That the landscaping adjacent to Buildings D and E be increased.
2. That low profile luminaires (12-15 feet in height) be utilized in parking lot areas.
3. That the north side of the project adjacent and against Building C shall be further visually softened with landscaping.
4. That the existing radio station site should be incorporated into the project design.
5. That roof materials, elevations and lines for the building should be complete architectural statements and continuous with materials to be used. There should be no indication of false fronts. The line should be similar to total roofing concept as utilized in Montgomery Village, Town & Country Centers, etc. or other such areas, as an example of the "concept feeling".
6. Landscaping along the complete western property line should be very heavy, dense type screening. Additional area will be required for that type of landscaping.

IN COUNCIL DULY PASSED this 25th day of October, 1977.

CITY OF SANTA ROSA
P.O. Box 1078
Santa Rosa, CA. 95402

AYES: (3) Councilmen Jones, Poznanovich and Zatman

NOES: (2) Mayor Guggiana and Councilwoman Born

ABSENT: (0)

ABSTAIN:

OCT 24 1977

DEPARTMENT OF
COMMUNITY DEVELOPMENT

APPROVED:

Mayor

ATTEST: Assistant City Clerk

APPROVED AS TO FORM
CITY ATTORNEY

BY

HIGHWAY 12 OFF-RAMP

PROPOSED SIGNALIZED
INTERSECTION

EXISTING
BUILDING

B
BLDG.
108 S.F.
F.F. 193.0

C
BUILDING
405 S.F.
F.F. 192.0

SHOPS C
19,710 S.F.
F.F. 193.0

SHOPS B
4,128 S.F.
F.F. 199.0

MARKET
40,300 S.F.
F.F. 197.0

SHOPS A
2,319 S.F.
F.F. 201.0

G
BLDG.
2,470 S.F.
F.F. 198.0

H
BLDG.
1,900 S.F.
F.F. 200.0

FINANCIAL
1,300 S.F.
F.F. 198.0

PROPOSED SIGNALIZED
INTERSECTION

FARMERS LANE

EXISTING
3 WAY ARTERIAL STOP SIGN

BENNETT VALLEY ROAD

CITY OF SANTA
P.O. Box 10
Santa Clara, Cal.
AUG 18 1975
DEPARTMENT
CITY PLANNING DEPT.

RINKER CO.

JAMES W. FOUG & ASSOCIATES, ARCHITECTS

PALO ALTO, CALIFORNIA

ORDINANCE NO. 2120

AN ORDINANCE AMENDING APPENDIX B OF THE SANTA ROSA CITY CODE - RECLASSIFICATION OF PROPERTY LOCATED AT THE NORTHWEST CORNER OF BENNETT VALLEY ROAD AND FARMERS LANE - FILE NUMBER 80-095 - ALPHA BETA PLAZA

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:

Assessor's Parcel Number 14-561-05 from the C-2-P-PD District to the C-2-P-PD (Planned Development) District. The Preliminary Development Plan, dated May 14, 1980, which is filed in the Department of Community Development, is hereby approved and shall govern all further development of the property; provided, however, that no fast food business shall be allowed to be constructed or maintained in Building "G" or anywhere else in the south-east corner of the shopping center. Any use permit issued for development of the property, in addition to any conditions deemed necessary and appropriate at the time of its issuance, shall be expressly conditioned to require that the sixty-foot setback from Bennett Valley Road be maintained, to prohibit any development within such existing slope area.

Section 2. The Council has reviewed the contents of the previous approved EIP for this project and has considered its contents with respect to this zone change. The Council finds that the herein approved development plan is a less intensive use than the currently approved development plan.

Section 3. 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.

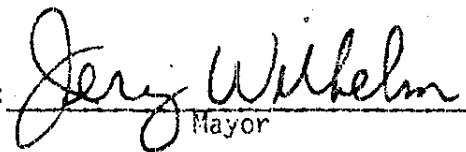
IN COUNCIL DULY PASSED this 16th day of September, 1980.

AYES: (5) Mayor Wilhelm, Councilmen Barone, Born, Guggiana and Healy

NOES: (0)

ABSENT: (0)

APPROVED:


Mayor

ATTEST:


Assistant City Clerk

APPROVED AS TO FORM



ORDINANCE NO. 1896

AN ORDINANCE AMENDING APPENDIX B OF THE STATE ROSA CITY CODE - ZONING -
RINKER COMPANY SHOPPING CENTER PROJECT

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:

Assessor's Parcels Nos. 14-561-03 and 14-561-04 from the C-1-P-PD (Restricted Commercial-Parking-Planned Unit Development) to the C-1-P-PD (Restricted Commercial-Parking-Planned Unit Development) District incorporating the Rinker Preliminary Development Plan on file in the Department of Community Development (File No. 3-2315, Plans dated August 8, 1977).

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 15th day of October, 1977.

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

NOES: (0)

ABSENT: (0)

APPROVED: /s/ CLEMENT GUGGIANA
Mayor

ATTEST: /s/ MARION MCCOMAS
Assistant City Clerk

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

NOV 17 1977

DEPARTMENT OF
COMMUNITY DEVELOPMENT

RESOLUTION NO. 4837

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
RECOMMENDING TO THE CITY COUNCIL REZONING TO THE PROPERTY SITUATED
AT THE WESTERLY CORNER OF FARMERS LANE AND BENNETT VALLEY ROAD
KNOWN AS ALPHA BETA PLAZA, SAID REZONING MODIFYING EXISTING
DEVELOPMENT PLAN

WHEREAS, after public hearing, the Planning Commission of the City of Santa Rosa believes that the present classification of property situated at the Alpha Beta Plaza, westerly corner of Farmers Lane and Bennett Valley Road in the C-1-P-PD District, is no longer appropriate, and that rezoning thereby amending the present development plan is an improvement to the present development plan is an improvement to the present classification of zoning and is in the public convenience, necessity and general welfare; and

WHEREAS, the Planning Commission finds and determines that the environmental effects of this project are adequately analyzed by the previously adopted environmental impact report for the overall shopping center project, and are fully mitigated by previous phases of the overall shopping center project.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Santa Rosa recommends to City Council rezoning of property situated at the northwest corner of Farmers Lane and Bennett Valley Road from C-1-P-PD District to C-1-P-PD District, said property more precisely described as Assessor's Parcel Number 14-561-05. The Development Plan is on file in the Community Development Department, dated May 14, 1980, identified as Exhibit "A" and subject to the following conditions:

1. That a sixty foot setback shall be maintained from Bennett Valley Road.
2. That no development shall occur within the existing slope.
3. That the proposed building is subject to Use Permit and Design Review Approval.

DULY AND REGULARLY ADOPTED by the Planning Commission of the City of Santa Rosa on the 24th day of July, 1980, by the following vote:

AYES: 5 (Cooper, Katte, La Cornu, Peletz, Zeni)

NOES: 0

ABSENT: 2 (Burkart and Holmes)

APPROVED: /s/ WENDE COOPER
CHAIRMAN

ATTEST: /s/ JAMES K. BURNS
SECRETARY

RESOLUTION NO. 4838

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A USE PERMIT FOR W.R. GRACE DEVELOPMENT CORPORATION FOR A RETAIL SHOP BUILDING AT THE WESTERLY CORNER OF BENNETT VALLEY ROAD AND FARMERS LANE, IDENTIFIED AS BUILDING "G" ON THE REVISED DEVELOPMENT PLAN, DATED MAY 14, 1980

WHEREAS, the Planning Commission of the City of Santa Rosa has duly considered the above-referenced use permit application; and

WHEREAS, the Planning Commission finds and determines that the environmental effects of this project are adequately analyzed by the previously adopted environmental impact report for the overall shopping center project, and are fully mitigated by previous phases of the overall shopping center project; and

WHEREAS, the Planning Commission finds that the granting of this use permit meets the requirements of the Santa Rosa Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that a use permit for W.R. Grace Development Corporation for a retail shop building (Building "G") is approved, subject to the following conditions:

1. Compliance with all standards, codes, and ordinances of the City of Santa Rosa.
2. All conditions as specified by the Department of Public Works.
3. That all work be done according to approved plans on file at the Department of Community Development and as submitted to the Building and Code Compliance Division for a building permit.
4. Design Review approval and standard conditions, including landscaping:
 - a. All landscaping must be continuously maintained in accordance with the approved plans.
 - b. All street trees shall be installed prior to occupancy in accordance with the Department of Recreation and Parks specifications.
5. Grading and Drainage:
 - a. That grading and drainage of the site shall be as per the approved plans and as approved by the Building and Code Compliance Division of the Department of Community Development.
 - b. Site drainage shall be to the curb, under the sidewalk, and as approved by the Department of Community Development.

6. All exterior signs shall receive design review approval prior to obtaining a building permit for the installation of those signs.
7. That all roof appurtenances and accessory mechanical equipment shall be totally screened from public view by an approved architecturally designed element.
8. That any outdoor storage of materials or refuse bins/cans shall not be allowed on the outside area of the building. The design of the enclosed storage areas shall be approved by the Department of Community Development.
9. This approval is granted for a period of one (1) year only, but may be renewed at the end of the one year period as provided by Chapter 9, Article 7, of the Planning Commission Policies for use permit approvals and Article 1, Section 307, of the Zoning Ordinance for design review approvals.

BE IT FURTHER RESOLVED that the Planning Commission finds and determines that this entitlement to use would not be granted but for the applicability and validity of each and every one of the above conditions, and that if any one or more of the above said conditions are invalid, this entitlement to use would not have been granted without requiring other valid conditions for achieving the purposes and intent of such approval.

DULY AND REGULARLY ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA on this 24th day of July, 1980, by the following vote:

AYES: 5 (Cooper, Katte, La Cornu, Peletz, Zeni)
NOES: 0
ABSENT: 2 (Burkart and Holmes)
ABSTAIN: 0

APPROVED: /s/ WENDE COOPER
CHAIRMAN

ATTEST: /s/ JAMES K. BURNS
SECRETARY

81

RESOLUTION NO. 12899

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SANTA ROSA RATIFYING ~~THE~~ SINGLE EIR FOR REZONING
APPLICATION NO. 3-2315 - RINKER COMPANY

WHEREAS, pursuant to Santa Rosa City Code Section 27.131, the decision making body shall ratify or disapprove a Single EIR if a hearing by said body is required for approval of a project; and

WHEREAS, in conjunction with its hearing and recommendations regarding Rezoning 3-2315, the City Council has also reviewed and considered the environmental matters regarding said project; and

WHEREAS, after receiving and considering the report and findings of the Environmental Coordinator, the City Council hereby adopts and incorporates said findings as a basis to ratify the Single EIR.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Santa Rosa ratifies the Single EIR for Rezoning 3-2315, Rinker Company.

DULY PASSED BY COUNCIL the 15th day of November, 1977.

AYES: (4) Mayor Guggiana, Councilmen Jones, Poznanovich and Zatman

NOES: (1) Councilwoman Born

ABSENT: (0)

ABSTAIN:

APPROVED /s/ CLEMENT GUGGIANA

ATTEST /s/ MARION McCOMAS

APPROVED AS TO FORM
CITY ATTORNEY

CSA BY.....

80-0095

APPROVAL OF USE PERMIT NUMBER: 11-4465
 APPLICANT: Rinker Company
 LOCATION: NW Corner of Farmers Lane and Bennett Valley Road
 ASSESSOR'S PARCEL NUMBERS: 14-561-03 and 14-561-04

Previous Use Permit

WHEREAS, the Council of the City of Santa Rosa has rezoned said property to the C-1-P-PD (Restricted Commercial-Parking-Planned Unit Development) District in association with a conceptual development plan; and

WHEREAS, the Design Review Board has duly considered said application and granted preliminary design approval; and

WHEREAS, the Planning Commission of the City of Santa Rosa has duly considered said application; and

WHEREAS, the Planning Commission finds that the granting of this use permit meets with the requirements of the City Zoning Code.

NOW, THEREFORE, BE IT RESOLVED that the Use Permit Number 11-4465 is approved subject to the following conditions:

1. Compliance with standards, codes and ordinances of the City of Santa Rosa.
2. Compliance with the recommendations of the Department of Public Works, which include:
 - a. Installation of curb and gutter on Bennett Valley Road, sidewalk on Farmers Lane and Bennett Valley Road frontage, with handicap ramp and driveway approach.
 - b. Install one-half street section on Bennett Valley Road.
 - c. Install street lights on Bennett Valley Road.
 - d. Dedicate any necessary right-of-way and necessary storm drain easements.
 - e. Water main extension in accordance with Fire Prevention Bureau requirements.
 - f. Sewer and water connection fees payable prior to the issuance of a building permit.
 - g. Existing on-site sewer main (Bennett Valley Trunk) can serve development. Manholes on existing sewer to be adjusted to grade within development. Install a complete traffic signal on Neotomas. Modify structural capacity of existing sewer as necessary, based on amount of fill placed. Install storm drainage to complete system crossing property.
 - h. Encroachment permit required for all proposed work in public right-of-way. Plans for public improvements to be prepared by a registered civil engineer or approval of the City Engineer. The City Engineer's approval of plans will be required prior to the issuance of a building permit. Execution of utility line extension agreement is required.
3. That all work be done according to approved plans on file in the Department of Community Development.
4. ~~Landscaping and Irrigation~~
 - a. ~~Any areas proposed for landscaping~~ plan shall be provided with adequate water facilities.
 - b. Prior to issuance of a permit for occupancy a final landscape plan and irrigation system shall be approved by the Department of Community Development.
 - c. Landscaping shall be completed within one year and continuously maintained in accordance with the approved plan.
5. That all exterior lighting be shown and specified on plans submitted in conjunction with final design approval.
6. That grading and drainage of the site shall be as per the approved plans as approved by the Department of Community Development.
7. That the parking area be drained, hard surfaced, and provided with striping.

8. Site drainage shall be to the curb under the sidewalk.
9. That signing shall be as designated on the approved plans, and any additional signs shall be approved only upon application to the Department of Community Development.
10. That all exterior signs shall receive Design Review approval prior to obtaining a building permit for erection of those signs.
11. That the project receive final design approval prior to issuance of building permit.
12. That all roof appurtenances and accessory mechanical equipment shall be totally screened from public view by architecturally design screening approved by Design Review.
13. That any outdoor storage of materials or refuse bins or cans shall be maintained within a completely screened structure or area, the design of which is to receive approval by Design Review.
14. Final building plans submitted to the Department of Community Development shall be in sufficient detail to reflect the proposed finished appearance as indicated by colored renderings or other exhibits on file in the Department of Community Development.
15. In accordance with Article 10 of the Zoning Ordinance, this permit is subject to appeal for a period of 15 days from the date of approval. If a building permit is obtained within this period, the owner should be aware of the possibility of a delay in the event that a legitimate appeal is received during this period.
16. If not implemented or accomplished within one year from the date of approval, this use permit shall automatically expire and shall be invalid.
17. This use permit is granted for a period of one year only, but may be renewed at the end of that one year period as approved by Chapter 9, Article 7 of the Planning Commission Policy Manual.
18. Building F must be a savings and loan institution, and separate use permits will be required for each of the remaining five structures.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 23rd day of February, 1978, by the following vote:

AYES: Commissioners Roland, Andrews, LaCornu and Crossover.

NOES: None.

ABSENT: Chairman Godsey.

ABSTAIN: Commissioners Cooper and Sennett.

APPROVED: CRAIG ROLAND

ATTEST: JAMES K. BURNS
Secretary

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 February 23, 1978.

Donna M. Kelley

RESOLUTION NO. 4042

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
RECOMMENDING TO THE CITY COUNCIL REZONING OF CERTAIN PROPERTY
SITUATED WEST OF FARMERS LANE AND NORTH OF BENNETT VALLEY ROAD

WHEREAS, the General Plan identifies the area herein, more particularly described in Exhibit "A" as Neighborhood Commercial; and,

WHEREAS, in order to develop said property in accordance with the General Plan, a PD (Planned Development) is recommended by Community Development staff; and,

WHEREAS, Section 552.6 of the Zoning Ordinance requires that the applicant submit a preliminary development to the Planning Commission for approval in principle in conjunction with the rezoning application; and

WHEREAS, the Design Review Board has reviewed said preliminary development plan and has forwarded recommendations to the Planning Commission; and,

WHEREAS, the Planning Commission has reviewed and considered the Rinker Preliminary Development Plan and Environmental Impact Report.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Santa Rosa recommends to the City Council rezoning of said property from the C-1-P-PD (Restricted Commercial-Parking-Planned Unit Development) District and the adoption of the Rinker Preliminary Development Plan attached hereto as Exhibit "A", subject to the following conditions:

1. That the landscaping adjacent to Buildings D and E be increased (Exhibit "A").
2. That low profile luminaires (12-15 feet in height) be utilized in parking lot areas.
3. That the north side of the project adjacent and against Building C shall be further visually softened with landscaping (Exhibit "A").
4. That the existing radio station site should be incorporated into the project design.
5. That roof materials, elevations, and lines for the building should be complete architectural statements and continuous with materials to be used. There should be no indication of false fronts. The line should be similar to total roofing concept as utilized in Montgomery Village, Town & Country Centers, etc. or other such areas, as an example of the "concept feeling".
6. Landscaping along the complete western property line should be very heavy, dense type screening. Additional area will be required for that type of landscaping.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 22nd day of September, 1977, by the following vote:

AYES: Chairman Godsey, Commissioners Andrews, Roland, Crowmover

NOES: None

ABSENT: None

ABSTAIN: Commissioners Cooper and Senneff

APPROVED JOHN A. GODSEY
Chairman

ATTEST JAMES K. BURNS
Secretary

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 September 22, 1977.

Margaret A. Wheeler