

PD DISTRICT NO. 04-007

Location: 2707 Francisco Ave.

Project Name: NWSR 3-97 (NORTH VILLAGE & WOODBRIDGE)

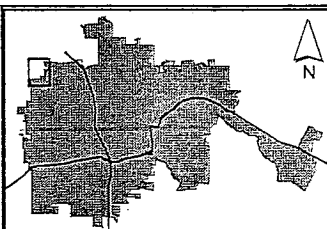
Policy Statement Dated: 8-24-04 Attached None

Conditional Use Permit Dated: 5-18-04 Attached None

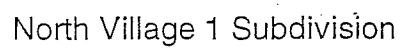
Development Plan Dated: 5-18-04 Attached None

General Notes:

Standards for NORTH VILLAGE and WOODBRIDGE
and "Remaining Lands" ; Review section on
expansions and additions



NWSR 3-97



 CITY OF
SANTA ROSA
COMMUNITY DEVELOPMENT
DEPARTMENT

May 18, 2004
June 11, 2004 (rev.)



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

JUN 15 2004

DEPARTMENT OF
COMMUNITY DEVELOPMENT

POLICY STATEMENT - "PC" DISTRICT NWSR 3-97

Location: East side of Fulton Road, south and west of Francisco Avenue

APN's: 34-022-03; -04; -05; 34-024-35; 34-030-12; -13; -14; -30; -44; -46; -47; -49; -50; -52; -53; -59; -60; -63; -65; -67; -68; -70; -71; -72; -81; 59-010-45.

Site Size: 155 ± acres

General Provisions:

1. This Policy Statement is accompanied by a Development Plan pursuant to Zoning Code Section 20-03.740 (C) prepared by Carlile/Macy Associates entitled "Site Plan/Development Plan", and dated May 18, 2004. The "description of infrastructure" and the "Site Features Map" required by Zoning Code Section 20-03.740(A) are incorporated into the "Site Plan/Development Plan".
2. All references to the Zoning Code are to the City of Santa Rosa Zoning Code dated December, 1997 ("Reprint" dated January, 1998).

Principal Permitted Uses:

1. One single family dwelling unit (detached or "duet") per lot;
2. One Second Dwelling Unit per lot;
3. One duplex, triplex or fourplex per lot, if such units are shown or referenced on an approved Development Plan or Tentative Subdivision Map;
4. Temporary subdivision sales offices;
5. Public Schools;
6. Public Parks.

Accessory Uses - The following accessory uses and structures are permitted, provided that no accessory use or structure shall be constructed prior to the construction of the main building or on a lot separate from the main building:

1. Private garage accessory to a principal residence;
2. Private swimming pool accessory to a principal residence;

3. The accommodation of not more than two roomers or boarders per dwelling unit.
4. Other accessory structures and uses incidental and appurtenant to the principal permitted use.

Uses Permitted by Conditional Use Permit:

1. One duplex, triplex or fourplex per lot, if such units are not shown or referenced on an approved Development Plan and/or Tentative Subdivision Map;
2. Multi-family dwelling units, either rental or individually owned
3. Churches;
4. Private Schools;
5. Public Buildings, public utility structures;
6. Parking lots;
7. Private recreational facilities for which a membership charge may be made, but which are not open to the general public except through authorized programs of the City of Santa Rosa Department of Recreation and Parks;
8. Child Day Care Center
9. Community care and health care facilities as provided for in Article 33 of the Zoning Code;
10. Home occupations;
11. Small neighborhood convenience center, pursuant to General Plan Policy LUL-J-3;
12. Other uses determined by the Department of Community Development as being similar to those uses set forth in this Section.

District Regulations:

1. "North Village" Land Use Area:
 - A. General provision - the maximum and minimum requirements set forth in this Section may be varied by Conditional Use Permit.
 - B. Minimum lot size:
 - (1) Single family, duplex, triplex or fourplex residential uses – per Development Plan.
 - (2) Multi-family residential uses - established by Conditional Use Permit.
 - (3) Other uses - 5,000 square feet
 - C. Minimum lot width, measured at front setback line:
 - (1) Single family – per Development Plan
 - (2) Duplex, triplex or fourplex – per Development Plan or, if not depicted on the Development Plan, established by Conditional Use Permit
 - (3) All other uses – established by Conditional Use Permit.

- D. Maximum lot coverage:
- (1) Single family – per Development Plan (walkways, sidewalks and driveways not included in coverage calculation).
 - (2) Duplex, triplex or fourplex – per Development Plan or, if not depicted on the Development Plan, established by Conditional Use Permit
 - (3) Public School, Public Park – 100%.
 - (4) All other uses – established by Conditional Use Permit.
- E. Setbacks:
- (1) All Permitted uses – per Development Plan
 - (2) All Conditionally Permitted uses and Permitted uses not delineated on the Development Plan – established by Conditional Use Permit.
- F. Building Heights:
- (1) Main buildings - 35 feet
 - (2) Accessory structures - 16 feet, except when a Second Dwelling Unit is constructed over an accessory structure, in which case the maximum height shall be 28 feet.
- G. Off-Street Parking:
- (1) Single family, Second Dwelling Units, duplexes, triplexes and fourplexes - 1 covered space per dwelling unit
 - (2) Multi-family uses
 - (a) Studio/1-bedroom units - 1.5 spaces per unit, one of which must be covered
 - (b) 2-bedroom units - 2.0 spaces per unit, one of which must be covered
 - (c) 3- or more bedroom units - 2.5 spaces per unit, one of which must be covered
 - (3) Other uses - as established by Conditional Use Permit
- H. Open Space: Private and public open space shall be provided as shown on the proposed Tentative Subdivision Map and/or Development Plan. Further, such private space shall contain a private community building accessible by pedestrian pathways from all of North Village.
- I. Flag Lots: as established by Conditional Use Permit or as shown on an approved Tentative Subdivision Map or Development Plan.
- J. Other requirements: the following shall be governed by the requirements of the R-1-6 Zone District:
- (1) fences, hedges and walls
 - (2) Yard setbacks and permitted uses for accessory structures.

2. "Woodbridge" Land Use Area:

- A. General provision - the maximum and minimum requirements set forth in this Section may be varied by Conditional Use Permit.
- B. B. Procedure:
- (1) Prior to, or in conjunction with, a Tentative Map application for any portion of the "Woodbridge" land use area, a "Subsequent Development Plan" shall be prepared and filed with the Department of Community Development.
 - (2) The Subsequent Development Plan shall reflect the accompanying Development Plan and shall set forth minimum lot standards, building setbacks, building heights, off-street parking and other applicable developmental standards.
 - (3) The City of Santa Rosa Planning Commission shall hold a public hearing on the Subsequent Development Plan and shall approve, approve with modification(s) and/or condition(s), or deny the Subsequent Development Plan. The Planning Commission decision shall be final unless appealed to the City Council.
 - (4) If the proposed development includes duplexes, triplexes or fourplexes, Design Review approval shall be required, pursuant to the City of Santa Rosa Design Review procedures.
 - (5) If not processed and approved in conjunction with the Subsequent Development Plan, the Tentative Map may be filed and processed pursuant to standard City of Santa Rosa Tentative Map procedures.
- C. Lot configuration: lot configurations may include, but are not limited to: zero lot line lots, angled "Z" lots, "zipper" lots, alternate width lots, quad lots, flag lots, and motor court lots.
- D. Standards for Allowable Unit Square Footage: For single family detached developments, allowable house size shall be based on lot size for single-family lots only. Actual house sizes, as well as lot sizes, in a proposed development may vary as long as the averages shown in the table below are maintained. House size refers to the gross living area of the primary dwelling unit only (storage sheds, garages, carports, covered patios, and Second Dwelling Units are not included in the gross living area).

Average Lot Size	2,000	3,000	4,000	5,000	6,000
Average House Size	1,300	1,800	2,200	2,500	2,800

Note 1: Interpolation between lot size and house size shall be permitted

Note 2: Multi-family dwelling units are not subject to this Section

- E. Subsequent expansions or additions: Provisions for subsequent expansions or additions to dwelling units and the construction of Second Dwelling Units not shown on the Development Plan may be

incorporated into the Subsequent Development Plan. If not so incorporated, such expansions and/or additions may be permitted by Conditional Use Permit, approved by the Director of Community Development, provided any proposed expansion is in compliance with the provisions of this subsection and any setbacks shown on the Final Subdivision Map.

J. Building Heights:

- (1) Main buildings - 35 feet
- (2) Accessory structures - 16 feet, except when a Second Dwelling Unit is constructed over an accessory structure, in which case the maximum height shall be 28 feet.

K. Flag Lots: as established by Conditional Use Permit or as shown on an approved Tentative Subdivision Map or Development Plan.

L. Other requirements: the following shall be governed by the requirements of the R-1-6 Zone District:

- (1) fences, hedges and walls
- (2) Yard setbacks and permitted uses for accessory structures.

3. "Remaining Lands."

All lands within NWSR 3-97 other than the Jack London School property and the "North Village" and "Woodbridge" Land Use Areas are designated "Remaining Lands" in this Policy Statement and on the Development Plan. Development of Remaining Lands shall be subject to the provisions of this Policy Statement defining Principal Permitted Uses, Accessory Uses and Uses Permitted by Conditional Use Permit. The minimum lot size, minimum lot width, maximum building coverage, building setbacks, building heights for main and accessory structures, off-street parking and other requirements shall be established by Conditional Use Permit for each development approved within the Remaining Lands.

Implementation/Procedures

1. Maximum density - Residential density shall be calculated on a gross acreage basis, as specified by the Santa Rosa General Plan.

2. Modifications

A. Minor modification(s) to the Development Plan or the Policy Statement, may be approved by Community Development Department staff through the granting of a Conditional Use Permit, if such modification(s) are consistent with the purposes and general character of this PC district.

B. Major modifications to the Development Plan or Policy Statement, including changes in the extent or nature of land use areas, may be approved by the Planning Commission after Public Hearing, through

- the granting of a Conditional Use Permit, if such modification(s) are consistent with the purpose and general character of this PC District.
- C. Other modifications other than those described in A and B above, shall be considered a Zone Change, and shall be processed pursuant to the applicable Zone Change provisions of the Zoning Code.