

PD DISTRICT NO. 98-002

Location: 3715 Nielsen Rd.

Project Name: Nielsen Ranch

Policy Statement Dated: 9-24-98 (amended) Attached None

Conditional Use Permit Dated: 9-24-98 (modified) Attached None

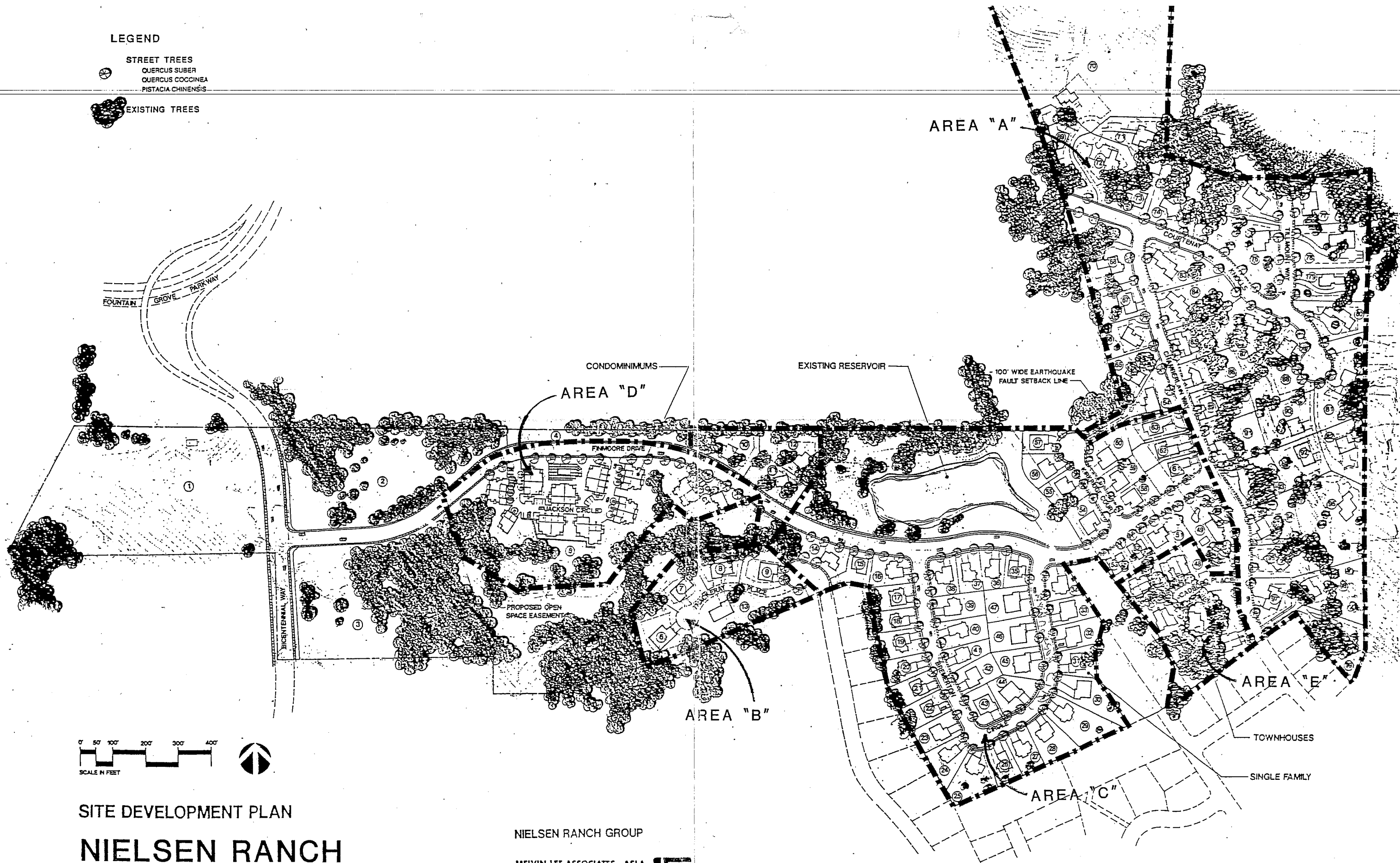
Development Plan Dated: July 9, 1991 (revised) Attached None

General Notes:

LEGEND

STREET TREES
 QUERCUS SUBER
 QUERCUS COCCINEA
 PISTACIA CHINENSIS

EXISTING TREES



0' 50' 100' 200' 300' 400'
 SCALE IN FEET



SITE DEVELOPMENT PLAN

NIELSEN RANCH

CITY OF SANTA ROSA SONOMA COUNTY CALIFORNIA

MAY 7, 1991 REVISED JULY 9, 1991 REVISED SEPT. 23, 1991 REVISED JANUARY 10, 1992

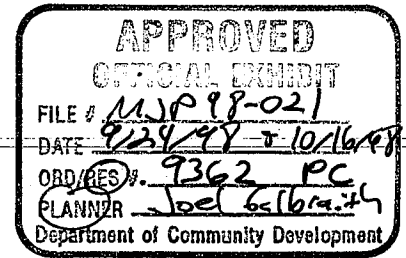
NIELSEN RANCH GROUP

MELVIN LEE ASSOCIATES • ASLA
 LANDSCAPE ARCHITECTS • PLANNERS
 1650 PACIFIC AVE. SAN FRANCISCO
 CALIFORNIA 94109-2569 (415) 441-8988



NOTE: PLOTTING OF UNITS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SHALL NOT BE CONSTRUED AS FINAL PLOTTING.

NIELSEN RANCH POLICY STATEMENT



January 23, 1992

Amended by Conditional Use Permit on October 7, 1997, September 24, 1998 and
October 16, 1998

Location: 3715 Nielsen Road (site is east of Mendocino Avenue, south of Fountaingrove Ranch Planned Community and north of the Lomita Heights and Buena Vista Subdivisions).

APN: Assessor's Parcel Nos. 040-041-017, 040-041-025, 040-04-026, 042-031-013, and 042-071-020.

Area: Plus 70 acres.

Proposed Zoning: PC (Planned Community) District.

I. Purpose

- A. To provide for a well-planned residential development that conforms to the General Plan and provides for a mix of detached and attached single-family residential uses and open space.
- B. To provide a well-planned residential development that is designed to retain major natural and visual resource features of the site in compliance with the subdivision Design Guide.

II. Principal Permitted Uses

Detached one-family dwellings.

III. Permitted Accessory Uses and Structures

- A. The following accessory uses and structures are permitted provided that no accessory use or structure shall be initiated or constructed prior to the construction of the main building or on a lot separate from the main building:
 - 1. Private garages and carports accessory to the principal residence.
 - 2. Private swimming pool accessory to a principal residence.
 - 3. The accommodation of not more than two roomers or boarders per dwelling.

-
4. ~~Other accessory structures and uses incidental and appurtenant to the principal permitted use.~~

IV. Uses Permitted by Conditional Use Permit

- A. Attached one-family dwellings, townhouses, condominiums, planned-unit developments.
- B. Churches, temples and lodges.
- C. Public or private schools.
- D. Public buildings, public utility structures, parks.
- E. Parking lots.
- F. Temporary subdivision sales offices.
- G. Private recreational facilities.
- H. Child daycare, community care, and health care facilities as provided for in the Zoning Code.
- I. Second dwelling units as provided for in the zoning Code.
- J. Home occupations.
- K. Height limit exceptions for towers, flag poles, gables, spires, cupolas, water tanks, fences, and like structures.

V. Planned Community Regulations

- A. Flag lots shall meet the following requirements:
 - 1. Flag lots for all single-family use shall provide two, on-site paved visitor parking spaces which shall be separate from garages and driveways. Visitor parking requirements shall be in addition to the main dwelling parking requirements of this policy statement. Parking requirements for second dwellings shall be in addition to the visitor and main dwelling requirements above.
 - 2. The front line of a flag lot shall be defined as the property line most nearly parallels to the public street excluding access strip, unless determined otherwise by the director of community Development. Yard setbacks shall be as set forth in this policy statement.
- B. District regulations for single-family residential lots as depicted on the Nielsen Ranch Development Plan as within "Areas A and B":
 - 1. Setback lines shall apply to main buildings, second dwellings, garages and carports, and required residential and guest parking. Minimum setback lines for main and second dwellings, detached garages, carports, and required uncovered residential parking spaces shall be as follows, except where a more restrictive setback is shown on the development plan.

-
- a. Front 20 feet
 - b. Rear 15 feet
 - c. Interior side 10 feet
 - d. Exterior side 15 feet

2. In no case shall a garage or carport when its front faces a street be less than 20 feet from the rear of a public sidewalk, a property line, or an adopted street plan line, whichever distance is greater.

3. Setback lines for accessory structures, which shall in no case be in front of main dwellings, are as follows:

- a. Front 20 feet
- b. Rear 5 feet
- c. Interior side 5 feet
- d. Exterior side 15 feet

4. Maximum building heights:

- a. Main dwelling 35 feet
- b. Detached accessory structures . 16 feet

5. Solid wood fencing will be allowed only within the setback lines for accessory structures. Open wire or lines subject to the following condition:

Fence, hedges, and walls may be erected and maintained to a height not to exceed three feet in any required front and exterior side yard areas and to a height not to exceed six feet in any other location on the lot. Fence and wall height shall mean the vertical distance from the lowest adjoining grade to the top most portion of the fence or wall. All vision triangle regulations of the zoning code shall apply.

6. Maximum area of lot that may be covered by structures shall not exceed 40 percent. Driveways are excepted.

7. Off-street parking requirements for the main dwelling shall be two spaces. One of which must be covered, both of which must be located outside the required setback area. Tandem parking is not counted. An additional half space per dwelling for visitor parking is also required. Visitor parking may be tandem provided that the driveway is at least 16 feet wide and 20 feet deep. Visitor parking may also be located on the street in front of each dwelling provided that the street is at least 36 feet wide.

8. Lot development and construction requirements:

- a. Grading on residential parcels shall be limited to driveways, garage pads, on-site required visitor parking areas, and to under-structure areas.
- b. No lot grading or construction of accessory structures shall obstruct a natural or established drainage systems or course.
- c. All structures shall be designed and constructed to minimize lot grading and, where appropriate, utilize stepped building foundations and retaining walls.
- d. Oak trees and all other trees subject to the Santa rosa Tree Ordinance shall be protected from construction activities with barriers and fencing around tree canopy drip line areas.
- e. Driveway access to dwellings shall be designed to reduce grading impacts to trees. The use of retaining walls may be required to further reduce grading impacts to tree roots.
- f. All structures shall be designed and sited on lots to maximize the retention, where possible, of the significant trees of the site.

C. District Regulations for single-family residential lots as depicted on the Nielsen Ranch Development Plan as within "Area C":

1. Setback lines shall apply to main buildings, second dwellings, garages, carports, and required residential parking spaces. Minimum setback lines for main dwellings, second dwellings, and attached garages, carports, and required, uncovered residential parking spaces shall be as follows:
 - a. Front 20 feet
 - b. Rear 15 feet
 - c. Interior Side 5 feet
 - d. Exterior Side 15 feet
 - e. Lots 15-25 on the development plan shall have a minimum setback of 40 feet for the above indicated structures from the property line closes to the residences on Terra Linda Drive. On Lot 25 the 40 foot setback shall be measured from the rear corner of the property.
 - f. On Lot 29 a stairway leading to an attached deck shall have a minimum side setback of 3 feet.
2. In no case shall a garage or carport when its door faces a street be less than 20 feet from the rear of a public sidewalk, a property line, or an adopted street plan line, whichever distance is greater.
3. Minimum setback lines for detached accessory structures which shall in no case be in front of main dwellings are as follows:
 - a. Front 20 feet
 - b. Rear 5 feet
 - c. Interior side 5 feet

d. Exterior side 15 feet

4. Maximum Building Heights

- a. Main dwellings 35 feet
(Except Lots 16-24)
- b. Main dwellings on Lots 16-24 on the development plan: limited to one-storey
with a height not to exceed 25 feet.
- c. Detached accessory structures . 16 feet

5. Fences, hedges, and walls may be erected and maintained to a height not to exceed three feet in any required front and exterior side yard areas and to a height not to exceed six feet in any other location on the lot. Fence height and wall height shall mean the vertical distance from the lowest adjoining grade to the top most portion of the fence or wall. All vision triangle regulations of the Zoning Code shall apply.

6. Maximum area of lot that may be covered by structures shall not exceed 40 percent. Driveways are excepted.

7. Off-street parking requirements for the main dwelling shall be a minimum of two spaces. One of which must be covered, both of which must be located outside the required setback area. Tandem parking is not counted. An additional half space per dwelling for visitor parking is also required. Visitor parking may be tandem. Visitor may also be located on the street in front of each dwelling provided that the street is at least 36 feet wide.

8. Lot development and construction requires:

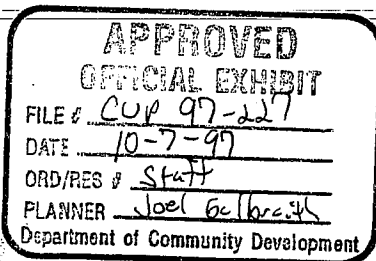
- a. Dwellings will be sited to utilize where possible, optimum exposure for solar panels.
- b. Roofing shall be of fire retardant materials.

D. District Regulations for Attached Single-Family Residential Dwellings Townhouse or Condominium Lots - "Areas D and E" except that single-family detached dwellings may also be allowed by Conditional Use Permit within area E.

- 1. Principal permitted uses - none. All uses require a Conditional Use Permit, excluding accessory uses and structures incidental to conditionally permitted uses. Accessory uses and structures include laundry and storage rooms, garages, carports and parking lots, and bike racks and the like. Bus shelters are excepted.
- 2. Off-street parking requirements shall be a minimum of one and one-half spaces per studio/one bedroom unit, one space of which will be covered. Units with two or more bedrooms require two and one-half spaces, one of which must be covered. The Parking and Loading design standards of the Zoning Code shall apply. Bicycle

parking facilities shall also be provided.

3. In no case shall a garage or carport when its front faces a public street be less than 20 feet from the back side of a public street be less than 20 feet from the back side of a public sidewalk, a property line or an adopted street plan line, whichever distance is greater.
4. Minimum setback lines for main dwellings and accessory structures shall be as follows:
 - a. Front 20 feet
 - b. Rear 15 feet
 - c. Interior Side 15 feet
 - d. Exterior Side 15 feet
5. Maximum building heights:
 - a. Main dwellings 35 feet
 - b. Detached accessory structures ... 16 feet
6. Fences, hedges, and walls may be erected and maintained to a height not to exceed three feet in any required front and exterior side yard areas and to a height not to exceed six feet in any other location on the site. Fence and wall height shall mean the vertical distance from the lowest adjoining grade to the top most portion of the fence or wall.
7. Maximum area of the lot that may be covered by structures shall not exceed 65 percent.
8. Oak trees and all other trees subject to the Santa Rosa Tree Ordinance shall be protected from construction activities with barriers and fencing around tree canopy drip line areas.
9. All structures shall be designed and sited to maximize the retention, where possible, of the significant trees of the site.
10. All roofing shall be of fire retardant materials.



CITY OF
SANTA ROSA

DEPARTMENT OF COMMUNITY DEVELOPMENT
100 Santa Rosa Avenue
Post Office Box 1678
Santa Rosa, CA 95402-1678
FAX 707-543-3218

Nielsen Ranch Policy Statement Amendment

October 6, 1997

CUP97-227

To correct an error in the Policy Statement dated January 23, 1992, the Policy statement is modified as follows:

1. Section V, C, 4, a, is modified to read, "Main dwellings (except Lots 16-24) 35 feet.
2. Section V, C, 4, b, is modified to read, " Main dwellings on Lots 16-24 on the development plan: limited to one-storey with a height not to exceed 25 feet.

October 7, 1997

James Hummer & Associates
703 Second Street, Suite 110
Santa Rosa, CA 95404



NIELSEN RANCH/LOT 25 -- 3436 HENDERSON CIRCLE, SANTA ROSA, CA
APN: 042-450-011 GENERAL PLAN: Very Low Density Residential FILE NO: CUP97-227
APPROVED USE: Two-story home on Lot 25

The Santa Rosa Department of Community Development has completed its review of your application. Please be advised that we have approved your Conditional Use Permit on the above date based on your project description and official exhibit dated October 6, 1997. The approval is contingent upon compliance with all the conditions listed below:

1. A building permit is required for any interior or exterior change, or for change of occupancy from one building group to another.
2. Comply with plans and policies, and all federal, state, and local codes, including access for people with disabilities.
3. Payment of any applicable Council-adopted fees at the time of building permit issuance.
4. Provide illuminated address numbers to meet City standards.
5. An Encroachment Permit is required for all work within the public right-of-way. Obtain permit from the Department of Public Works (543-3832).
6. This Conditional Use Permit shall be valid for duration of use, provided conditions are complied with and use has commenced within two years from approval date. If conditions have not been met or if an approved use has not commenced within two years from date of approval, this approval shall automatically expire and shall be invalid unless an application for extension is filed prior to expiration.

This approval is subject to appeal within ten (10) working days from the date of approval. If a building permit is obtained within the appeal period and an appeal is also received, it is possible a delay could result. If further information is required, please contact me at (707) 543-3256.

JOEL GALBRAITH
City Planner

c: Butler Chamberlain Nielsen Ranch, 655 Skyway Road, Suite 230, San Carlos, CA 94070
Senior Building Inspector
Building Division

Sent to

Andrew Nicholson - 3318 Ter Linda

John Kozolowski - 3326

Sullie Collins - 3314 " "

Bernice Jensen - 3316 Conifer



CITY OF
SANTA ROSA

DEPARTMENT OF COMMUNITY DEVELOPMENT

100 Santa Rosa Avenue

Post Office Box 1678

Santa Rosa, CA 95402-1678

FAX 707-543-3218

October 7, 1997

NIELSEN RANCH - LOT 25 - 3436 HENDERSON CIRCLE - APPROVAL OF A TWO-STORY RESIDENCE

On October 7, 1997, the Department of Community Development approved a conditional use permit to modify the approved Policy Statement for Nieslen Ranch. The approved policy statement allows only one-story homes on Lots 16 - 25. The proposal by the applicant is to modify the policy statement to allow a two-story home on Lot 25. Lots 16 - 24 would be limited to one story. The two story home on Lot 25 is already under construction. A building permit was issued as it was City staff's understanding that Lot 25 had always been proposed by the applicant and approved as a two story home.

It is the Department of Community Development's position that the listing of Lot 25 as one-story was done in error and, therefore, approved the request to modify the policy statement to allow a two story home on Lot 25.

This decision is subject to appeal to the Planning Commission within 10 working days from October 7, 1997. An appeal must be filed in writing by October 21, 1997 by 4:30 p.m. at City Hall, Room 3.

For further information please contact me at 543-3256.

Sincerely,

JOEL GALBRAITH
City Planner

RESOLUTION NO. 9362

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE
PERMIT FOR NIELSEN RANCH POLICY STATEMENT MODIFICATION - LOCATED AT
3411 BALDWIN WAY - FILE NUMBER CUP98-134

WHEREAS, an application was filed with the Department of Community Development requesting the approval of a Conditional Use Permit for a modification to the Nielsen Ranch Policy Statement to allow single family detached dwellings within Area "E", to be located at 3411 Baldwin Way, also identified as Sonoma County Assessor's Parcel Number(s) 042-460-001; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the application at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, the Planning Commission has considered the application, the staff reports, oral and written, the General Plan and zoning on the subject property, the testimony, written comments, and other materials presented at the public hearing; and

WHEREAS, the Planning Commission has considered the approved and adopted a Mitigated Negative Declaration for this use and project.

NOW, THEREFORE, BE IT RESOLVED, that after consideration of the reports, documents, testimony, and other materials presented, the Planning Commission of the City of Santa Rosa finds and determines:

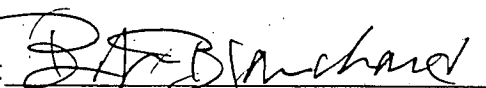
1. That the proposed use is consistent with the General Plan in that single family dwellings are consistent with the Low Density Residential Land Use Designation.
2. That the proposed use and project, as conditioned, will not constitute a nuisance or be injurious or detrimental to the public health, safety, or welfare, or to persons or property in the vicinity of the proposed use and project.

BE IT FURTHER RESOLVED, that this Conditional Use Permit is subject to all applicable provisions of the Zoning Code, including Section 20-02.259 (Revocation).

DULY AND REGULARLY ADOPTED by the Planning Commission of the City of Santa Rosa on the 24th day of September, 1998, by the following vote:

AYES: 3 (CUMMINGS, DIAS AND BLANCHARD)
NOES: 2 (JOHNSON, CARLILE)
ABSENT: 2 (DENIETOLIS, EDWARDS)
ABSTAIN: 0

APPROVED:


CHAIRMAN

ATTEST:


SECRETARY



Nielsen Ranch Policy Statement Amendment

April 8, 2010

CUP07-057

To clarify the Policy Statement regarding attached housing in Area D, revise Section V, D, 4, as follows:

Minimum setback lines for attached dwellings and accessory structures, *as measured from the exterior boundary of the bulk parcel*, shall be as follows:

- a. Front: 20 feet
- b. Rear: 15 feet
- c. ~~Interior Side: 15 feet~~ (omit)
- d. Exterior Side: 15 feet

All interior side setbacks shall comply with Section 20-32.050B (Hillside Development – Site Planning and Development Standards) of the Municipal Code, as amended.