

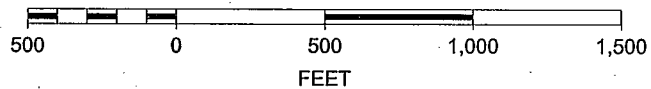
PD DISTRICT NO. 98-001BLocation: 1301 LUDWIG AVEProject Name: Air Center East - Phase IIPolicy Statement Dated: See 98-001 Attached NoneConditional Use Permit Dated: 4-3-01 ^{#10099} Attached None
Adopted 4-11-02Development Plan Dated: ~~4-11-02~~ Attached None

General Notes:

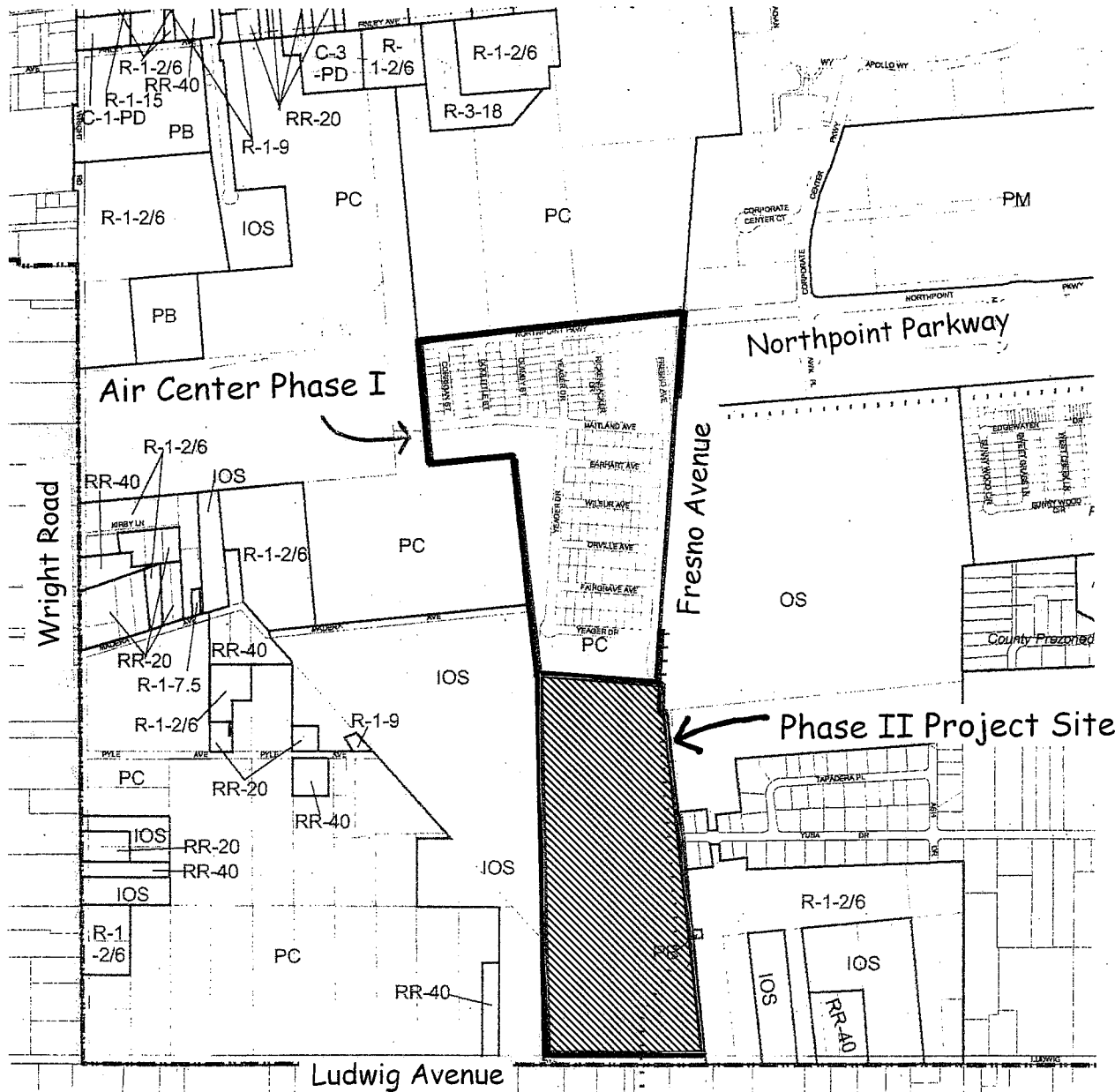
AIR CENTER EAST - PHASE II - PD98-001B



SCALE 1 : 7,762



PD 98-001B



AIR CENTER EAST PHASE II



CITY OF
SANTA ROSA

Community Development
Department

March, 2002

USE PERMIT PROVISIONS FOR AIR CENTER EAST PHASE II
April 3, 2001

I. Principally Permitted Uses

- a. Single Family Dwellings

II. Accessory Uses

- a. Private garages or carports accessory to a principal residence
- b. Private swimming pool accessory to a principal residence
- c. Other accessory structures and uses incidental to and appurtenant to the principal permitted use.

III. Conditionally Permitted Uses

- a. Community Care facilities
- b. Home Occupations
- c. Private Recreational Facilities
- d. Public or Private Schools
- e. Public Utility Structures
- f. Temporary subdivision sales offices
- g. Accessory dwelling units

IV. Minimum Lot Size: 3,500 square feet

V. Minimum Lot Width: 40 feet

VI. Maximum Building Height: 35 feet

VII. Maximum Lot Coverage: 65%

VIII. Setbacks: Principal Structure

- a. Front Yard: 10 feet (Garages and Carports Min. 20')
- b. Rear Yard: 10 feet
- c. Side Yard: Interior: 5 feet
Exterior: 10 feet
- d. Streetside Second Story elements shall be setback from first floor level per the Design Guidelines for Air Center East Phase II dated December, 1999.

IX. Setbacks: Accessory Structures

- a. Front Yard: 15 feet
- b. Rear Yard: 5 feet
- c. Interior Side Yard: 5 feet
- d. Exterior Side Yard: 10 feet (Garages and Carports Min. 20')

X. Parking:

Two spaces per unit, one of which must be covered, both of which must be located outside of required setback areas. Tandem parking is allowed. An additional ½ space per unit for visitor parking shall be provided, and may be tandem or located on street.

December, 1999

DESIGN GUIDELINES

for

AIR CENTER EAST - PHASE II

Purpose

The purpose of these guidelines is to provide direction to developers, architects, landscape architects and others regarding the type and appearance of housing that will be constructed within the Air Center East Phase II Subdivision. The goals of the Air Center East Planned Community are to create a new neighborhood that contains some of the characteristics of older more traditional neighborhoods and to create a pedestrian oriented atmosphere on the streets within the subdivision.

Procedure

A Design Review application shall be submitted to the Department of Community Development for review and approval prior to any application for building permits within the subdivision. If lots are sold independently to individual homeowners, Design Review shall be informal as part of the Building Permit application process and shall not require a Design Review application; however, general compliance with the following Design Guidelines is required.

Design Guidelines

Variety

- There shall be a mix of one and two story homes within the project. One story homes shall be interspersed (rather than clustered or grouped) throughout the development.
- One story homes are encouraged on the larger corner lots.

Building Design

- Building designs shall be oriented to the streets with the goal of creating a pedestrian oriented atmosphere. Entry/living areas of home shall have the dominant element of the streetscape. Garages shall be setback or recessed from other portions of the home. Use of single car garage doors is encouraged.
- Building entry elements should be brought forward rather than recessed. Front porches or similar entry elements are encouraged.
- Buildings shall be designed for corner lot configurations. Each streetside elevation shall be the same level of architectural detailing and use the same siding materials. Large generally flat and windowless walls are discouraged. Each streetside elevation of any second floor should be setback further than the ground floor. Living spaces should orient to both streets. Wrap-around front porch elements, increased window glazing, bay windows, and other architectural features are highly encouraged.

Landscaping

- Front yard and planter strip landscaping shall be required to be installed prior to occupancy of the home.
- A minimum of two trees shall be planted in the front yard of each interior lot. At least one of the two trees shall be planted in the planter strip. On corner lots a minimum of three trees shall be planted in the front and exterior side yard areas. At least one tree shall be planted in the planter strip on each street frontage.
- Planter strips shall be landscaped with plant materials and shall not be filled in with rocks, wood chips or pavement.
- A water efficient landscape is required.

RESOLUTION NO. 10099

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
APPROVING A CONDITIONAL USE PERMIT FOR AIR CENTER EAST - PHASE II
LOCATED AT 1301 LUDWIG AVENUE - A PORTION OF ASSESSOR'S PARCEL
NUMBER 035-141-021 - FILE NUMBER MJP99-038

WHEREAS, the Planning Commission of the City of Santa Rosa has duly considered the above-referenced Conditional Use Permit for Air Center East - Phase II; and

WHEREAS, the Planning Commission finds that the approval of the Conditional Use Permit meets the requirements of the Santa Rosa Zoning Code and implements the PC (Planned Community) zoning by establishing minimum yard setbacks and parking requirements for the project.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission finds the following:

A. The proposed Conditional Use Permit is consistent with the Santa Rosa General Plan.

BE IT FURTHER RESOLVED that a Conditional Use Permit Provisions Exhibit for Air Center East - Phase II, located at 2335 Northpoint Parkway, attached hereto and made a part of, is approved subject to the following conditions:

1. Subject to conditions of the Development Advisory Committee report dated April 3, 2002, revised to delete the final paragraph of Engineering Condition 14 requiring that a near side bus turnout be constructed along the Fresno Avenue frontage of the 3.9 acre park parcel north of Street "C", as the bus turnout was previously installed during construction of Air Center East Phase I.
2. All development shall be subject to the Design Guidelines for Air Center East Phase II, dated December, 1999, which are attached hereto and made a part of this resolution.
3. All development shall comply with the regulations set forth in the Use Permit Provisions for Air Center East Phase II, dated April 3, 2002, attached hereto and made a part of this resolution.
4. Air Center East Phase II shall include 2nd dwelling units with 15% of the homes in the subdivision, with said 2nd dwelling units to comply with the requirements of Zoning Code Article 6 as may apply.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 11th day of April 2002, by the following vote:

Ayes: (6) (Blanchard, Cisco, Johnson, Taylor, Thomas, Swinth,)
Noes: (0)
Abstentions: (0)
Absent (1) (Carlile)

APPROVED:

VICE CHAIRMAN

ATTEST:

EXECUTIVE SECRETARY