PD DISTRICT NO. 96-002

Location: Various

Project Name: Southwest PC 7

Policy Statement Dated: 10-1-96 (Attached) None

Conditional Use Permit Dated: _____ Attached (None)

Development Plan Dated: 10-1-96 (Attached) None

General Notes: Adopted Per Ordinance #3283

PD96-002

Hwy 12
Hwy 101
SELAND AVE
SUGAR BEAR LN
SUNSET AVE
GHES AVE
O ST
AVALON AVE
GOODMAN AVE
EMMY LOU CT
GRANDBERG CT
MONDAY CT
MCMASTER LN
NATHAN LN
SOUTH AVE
PAGE CT
ODELL LN
ROSE BUD CT
BIWAMA DR
LIANA DR
LEO DR
SCHLEE WAY
DAWSON CREEK LN
CHERIE WAY
RICHARDSON CT
FALETTO CT
FUNSTON DR
SANTINI CT
MATHWIG DR
JAMES CT
DEBBIE DR
MEEKLAND CT
SOUTHWOOD DR
IRONWOOD CT
BEACHWOOD DR
ARROWOOD DR
BAKER AVE
PINEWOOD DR
CHERRYWOOD DR
WHITEWO
ASHWOO
BARNETT ST
EARLE ST
BOYD ST
CARRINGTON ST
OLIVE ST
POPLAR ST
INGLEWOOD DR
PEACH CT
S A ST
BARHAM AVE
LOTUS CT
FLOWER AVE
BAKER OV
MILICENT WAY
RUTLEDGE AVE
PRESSLEY
FRAZIER AVE
MILLION ST
NEWHALL ST
ESPLANADA PL
ASTON WAY
FERDINAND CT
BEDFORD ST
LANSBUR

Exhibit "A" - - Assessor's Parcels within SWSR ANNEXATION 1-96

037-101-all
037-112-all
037-113-all
037-122-010
037-123-all
037-124-all
037-125-all
037-142-all
037-143-all
037-144-all
037-151-all
037-161-all
037-162-all
037-163-all
037-164-all
037-165-all
037-173-003 and 004
037-180-003, 004, 005, 008 thru 013, 022, 023, 025, 026, 031, 032, 035, 036, 040 and 041.
037-190-002, 012, 017, 018, 019, 028, 029, 030.
037-211-all
037-213-all
037-214-all
037-215-all
037-221-all
037-222-all
037-223-all
037-224-all
037-225-all
037-230-all

043-164-035

125-151-009, 013 thru 035, 037, 038, and 039.
125-161-010, 011, 013 thru -019, 021, 022, 023, and 026.
125-162-008 thru 014, 016, 017, 019, 020, 022, and 028.
125-171-002 thru-014
125-172-002, 003, 005 thru 013, 020, 022, 025 thru 028, 030 thru 033, 036, 037, 041 thru 044.
125-221-all
125-222-001 thru 005 and 008 thru 012.
125-231-all
125-252-009 thru 011
125-261-all
125-271-all
125-281-all
125-291-all
125-341-all
125-342-all
125-343-all

Northeast Roseland Planned Community District

Policy Statement

I. Residential Areas

The accompanying Development Plan identifies the "Residential Areas" as all areas without the "checkerboard square" shading pattern. All other shading patterns reflect contributing Historic Neighborhood properties and are part of the "Residential Areas" category of this Policy Statement.

1. Principle Permitted Uses

a. One single-family attached or detached dwelling per lot.

2. Accessory Uses & Structures

Accessory uses and structures, including, but not limited to decks, swimming pools, patio covers, etc., are permitted in accordance with the requirements of the Uniform Building Code, provided that no accessory use or structure shall be initiated or constructed prior to the main use or building nor on a separate lot from the main use or building.

3. Uses Permitted by Conditional Use Permit

a. Bed & Breakfast Inns
b Community care and health care facilities as provided for in the Zoning Code
c. Conversion from one use to another
d. Development plans for new projects
e Home occupations per the requirements of the Zoning Code
f. Multiple-family dwellings, including duplexes, triplexes, apartments, group dwellings, boarding and lodging houses, condominiums, stock cooperatives, community apartments, common wall and planned developments to densities allowed by the Northeast Roseland Planned Community Development Plan and the Southwest Area (General) Plan
g. Parking lots
h. Parks
i. Places of religious worship
j. Private recreational facilities
k. Public buildings, public utility structures
l. Schools
m. Second dwelling units as provided for in the Zoning Code
n. Temporary subdivision sales office

4. District Regulations

a. Minimum Lot Sizes: None

b. Minimum Lot Widths: None

c. Maximum Density: As set forth by the Southwest Area (General) Plan

d. Minimum Setbacks:

i. Setbacks on existing structures built within the County prior to annexation shall be deemed to be conforming setbacks if:

1. The building was constructed with proper permits issued by the County or the building was constructed prior to the time the County began issuing building permits; and
2. The structure meets the requirements of the Uniform Building Code in effect at the time of the construction; and
3. The structure does not constitute a hazard as a result of its construction quality and/or setbacks from adjacent development.

ii. Unless specifically approved by subsequent Development Plan approval, the following minimum setbacks shall apply to new construction, including additions:

Main Buildings:

Front Yard:	15 feet
From Garage Door Face:	20 feet
Side Yard:	5 feet
Rear Yard:	15 feet
Distance between Structures:	As required by the Uniform Building Code.

Accessory Buildings:

Side Yard	5 feet
Exterior Side Yard:	10 feet
Rear Yard:	5 feet
Front Yard:	20 feet

e. Main & Accessory Building Height (Maximum):

i. 35 feet for densities at or under 10 units per acre
ii. 45 feet for densities over 10 units per acre and non-residential uses
iii. 18 feet for all accessory buildings
iv. Height limit exceptions may be granted as provided in the Zoning Code

f. Lot Coverage (Maximum):

i. 50% for densities at or under 10 units per acre
ii. 60% for densities between 10.01 and 20.0 units per acre
iii. 75% for densities over 20 units per acre, and non-residential uses

g. Parking Requirements: As provided for in the Zoning Code.

II Mixed Residential-Light Industrial/Commercial Areas

The accompanying Development Plan identifies the "Mixed Residential-Light Industrial/Commercial Areas" with a "checkerboard square" shading/pattern. All other properties (with or without a shading pattern) are within the "Residential Areas" category of this Policy Statement.

1. Principle Permitted Uses

All principal permitted uses shall require a Conditional Use Permit, except re-occupancy of a building with a use listed in paragraph 3A, below, which is similar to or less intense than a previously approved use. The determination of what is a similar or less intense use shall be made by the Director of Community Development and shall be based on criteria including, but not limited to, the following:

a. Pedestrian and vehicular traffic; and
b. Parking requirements; and
c. Number of employees/clients; and
d. Nuisance factors, e.g., noise, odors, fumes, dust, dirt, litter, vibrations, etc.

2. Accessory Uses

Accessory uses and structures are permitted in accordance with the requirements of the Uniform Building Code, provided that no accessory use or structure shall be initiated or constructed prior to the principal use or structure nor on a separate lot from the principal use or structure.

a. Uses Permitted by Conditional Use Permit

a. Bed & Breakfast Inns
b. Clubs
c. Community care, and health care facilities as provided for in the Zoning Code
d. Conversion from one use to another
e. Development plans for new projects
f. Drive-in or drive-through facilities ancillary to other conditionally permitted uses allowed in this district
g. Home occupations per the requirements of the Zoning Code
h. Light manufacturing and light industrial/warehousing uses which will not be offensive or obnoxious by reason of emission of odor, dust, smoke, gas, light, noise, or vibration
i. Light auto service shops such as tune-ups, muffler shops, etc.. Paint, auto body, and heavy repair shops are not included
j. Live-Work units, e.g., units with a business and a place of residence which are compatible with one another
k. Lodges
l. Neighborhood commercial facilities consistent with the Southwest (General) Plan
m. Offices (Professional, non-medical)

n. Outdoor storage/Contractor's yard
o. Parking lots
p. Parks
q. Places of religious worship
r. Printing, publishing, or reproduction
s. Private recreational facilities
t. Public buildings, public utility structures
u. Research and development uses
v. Residential development including: Mixed use developments, multiple-family dwellings (duplexes, triplexes, apartments, group dwellings), condominiums, stock cooperatives, community apartments, common wall and planned developments to densities allowed by the Northeast Roseland Planned Community Development Plan, consistent with the Southwest Area (General) Plan
w. Schools
x. Second dwelling units as provided for in the Zoning Code
y. Second hand stores
z. Temporary subdivision sales offices
aa. Veterinary clinics and hospitals
bb. Warehouses/mini-warehouses
cc. Wholesale and bulk retail businesses

3B. Nonconforming Uses

The Northeast Roseland Planned Community contains some industrial uses which are generally incompatible with residential uses. These industrial uses are considered inappropriate as they may result in the production of noise, dust, odors, vibrations or may present a hazard to residential development as a result of the usage or storage of chemicals or other hazardous substances.

a. Goal: The long term goal of this district is to provide for compatible mixed use development that provides both employment and residential living opportunities in close proximity to one another.

b. Continuation of Use: Existing uses which involve undesirable characteristics described above shall be considered nonconforming uses. These uses may continue to operate and may be leased or sold, however, an expansion of such uses shall not be permitted within this district.

c. Discontinuance of Nonconforming Uses: A nonconforming use shall be permanently discontinued and abated or brought into conformity with the regulations of this district as follows:

i. A nonconforming use shall be deemed to have ceased when it has been discontinued, either temporarily or permanently, for six consecutive months or more, whether or not the discontinuance was with the intent to abandon such use. For the purposes of this section, the active pursuit of a lease or sale of the business use (while the business use is not in operation) shall not be considered a cessation of the use; however, the City may require proof of "active pursuit" of a lease or sale of the business. Such proof may be in the form of a contract with a real estate

company or publications within a newspaper or trade journal offering the business for lease or sale.

ii. A nonconforming use of a structure shall not be resumed when the nonconforming use has ceased.

4. Performance Standards/District Regulations

a. Minimum Lot Sizes: None.

b. Minimum Lot Widths: None.

c. Maximum Intensity: As per Southwest (General) Plan.

d. Minimum Setbacks (All Structures):

i. Setbacks on existing structures built within the County prior to annexation shall be deemed to be conforming setbacks if:

1. The building was constructed with proper permits issued by the County or the building was constructed prior to the time the County began issuing building permits; and
2. The structure meets the requirements of the Uniform Building Code in effect at the time of the construction; and
3. The structure does not constitute a hazard as a result of its construction quality and/or setbacks from adjacent development.

ii. Setbacks on new buildings or additions to existing buildings shall be determined by Design Review and Conditional Use Permit.

e. Performance Standards:

Compliance with special conditions of approval relating to specific mitigation measures of environmental effects or impacts generated by uses permitted within this zoning category may be established and imposed by the Director of Community Development, the Planning Commission, or City Council. Such impacts may include, but are not limited to, noise, air pollution, aesthetic considerations, and compatibility with adjoining uses.

f. Building Height:

i. 55 feet maximum. Building heights shall be of compatible massing with surrounding buildings and uses as required by Southwest Area Plan policies CD-1.2.4 and CD-6.1.1 through 6.1.4.

ii. Height limit exceptions may be granted as provided in the Zoning Code.

g. Lot Coverage: As determined by Conditional Use Permit.

h. Parking Requirements: As provided for in the Zoning Code.

Design Guidelines & Procedures for the Northeast Roseland Planned Community District & it's Historic Neighborhoods

I Architecture & Site Planning Policies

A. Respect the scale and character of existing development. For example, building height, roof forms, and massing should be compatible with existing buildings in the neighborhood.
B. Encourage a variety of architecture. The design of new buildings need not mimic existing architectural designs, but should be compatible in general mass and form.
C. Avoid the use of "walls" that surround neighborhoods or specific development projects.
D. Protect, and where feasible, restore Roseland Creek.
E. Protect heritage and other mature trees, and historic buildings.
F. Encourage new residential development to incorporate pedestrian friendly architectural elements reminiscent of older neighborhoods such as the provision of front porches; the placement of parking behind the home or in a separate accessory structure; and the utilization of single, rather than double, width garage doors.
G. Maintain and where appropriate improve the visual quality along U. S. Highway 101 and the Northwestern Pacific Railroad Corridor by complying with Southwest Area Plan and City Design Review policies.

II Historic Preservation Areas

A. The Northeast Roseland Planned Community Development Plan identifies five historic neighborhoods for which special design considerations must be given:

i. Goodman Avenue Neighborhood
ii. Dutton Avenue Neighborhood
iii South Olive Park Neighborhood
iv. Avalon Avenue Neighborhood
v. West Avenue Neighborhood

B. Purpose of Review

The main purpose of historic review is to maintain the existing neighborhood character based on considerations of architectural history, architecture, and design.

C. Procedures for Historic Neighborhood Review/Design Review

i. Applications for new development and applications to change the exterior appearance of any existing building on, adjacent to, or opposite from a contributing historic neighborhood property shall be reviewed by the Cultural Heritage Board.
ii. All other applications shall be reviewed by the Department of Community Development or the Design Review Board in accordance with the procedures set forth in the City's Design Review Guidelines.
iii. Guidelines for review are found in the Design Review Guidelines, which may include specific guidelines for each neighborhood area.

SWSR ANNEXATION 1-96
NORTHEAST ROSELAND

Exhibit "B"

N

CITY OF Santa Rosa
DEPARTMENT OF COMMUNITY DEVELOPMENT

MIXED RESIDENTIAL-LIGHT INDUSTRIAL/COMMERCIAL AREAS NORTHEAST ROSELAND PLANNED COMMUNITY

N

CITY OF SANTA ROSA

MIXED RESIDENTIAL-LIGHT INDUSTRIAL/COMMERCIAL AREAS NORTHEAST ROSELAND PLANNED COMMUNITY

N

CITY OF SANTA ROSA

ORDINANCE NO. 3283

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA PREZONING THE PARCELS INCLUDED WITHIN PROPOSED SOUTHWEST SANTA ROSA ANNEXATION NUMBER 1-96 - FILE NUMBER 96-0167-00

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

Section 1. The Council finds, based on the evidence and records presented, that the ~~Planned~~ Community (PC) prezoning classification is appropriate for the properties identified in Section 2 and such classifications are consistent with the Santa Rosa General Plan (Southwest Area Plan) in that:

1. The annexation boundary is a logical extension of the City boundary because it is contiguous with the existing City limits and is within the urban boundary.

2. The property is situated within the Parks/Recreation, Office, Retail & Business Service, General Industry/ Residential, Residential: Low Density, Residential: Medium-Low Density, Residential: Medium Density and Residential: Medium-High Density designations as shown on the Land Use Diagram of the City's Southwest Area Plan (General Plan), which designations permit parks, recreation, schools and other public/quasi-public buildings, retail, service uses as well as residential development at various densities ranging from 2 to 30 dwelling units per acre and open space/sensitive species/wetland preservation and protection.

3. The proposed prezoning classification is consistent with the Southwest Area Plan in that it implements the policies of the plan, specifically the land use, circulation, historic preservation, community design, and community service and facility goals, objectives, and policies identified in the Planning Commission staff report.

4. Adequate City services can be provided for the proposed annexation as evidenced by the Plan for Providing Services.

Section 2. All conditions required by law having been satisfied and all findings with relation thereto having been made, the "Zoning Map of the City of Santa Rosa" as described in Section 20-02.287 of the Santa Rosa City Code, is amended so as to place the PC (Planned Community [Northeast Roseland]) prezoning classification on Sonoma County Assessor's Parcels listed in Exhibit "A" (Graphically depicted on Exhibit "B") attached hereto.

Section 3. In accordance with the provisions of Section 20-02.287 of the Santa Rosa City Code, the prezoning classifications set forth in Section 2 of this ordinance shall become the zoning classification of each parcel of real property therein identified upon the completion of the parcel's

Section 4. This ordinance shall take effect on the 31st day following its adoption.

IN COUNCIL DULY PASSED AND ADOPTED this 1st day of October, 1996.

AYES: (5) Mayor Wright; Councilmembers Berto, Condron, Pedgrift and Wiggins

NOES: (0)

ABSENT: (0)

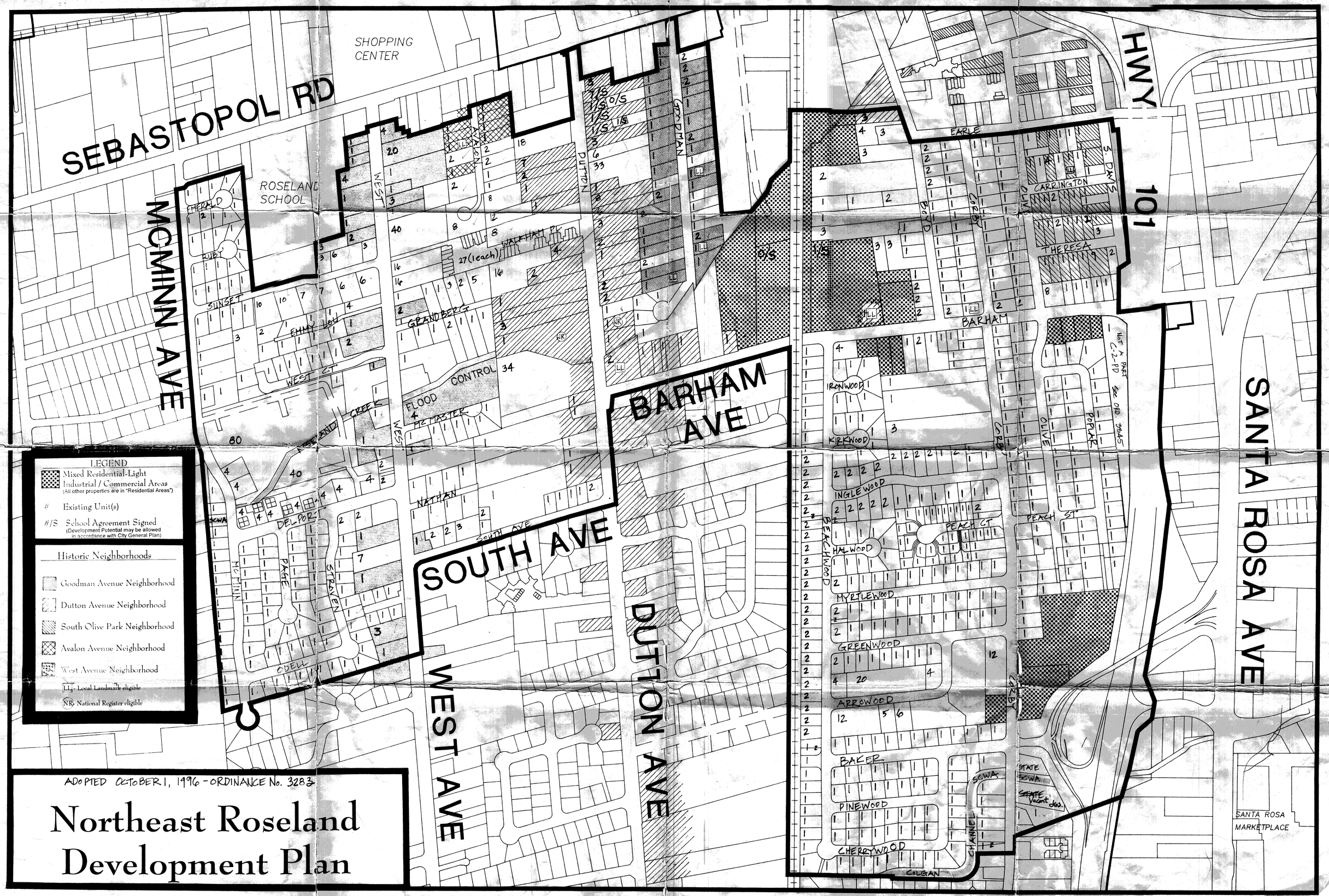
ABSTAIN: (0)

APPROVED: _____
Mayor

ATTEST: _____
Assistant City Clerk

APPROVED AS TO FORM:

_____
City Attorney



ADOPTED OCTOBER 1, 1996 - ORDINANCE No. 3283

Northeast Roseland Development Plan