

PD DISTRICT NO. 432

Location: _____

Project Name: South Dutton / Bellevue Ranch

Policy Statement Dated: 8/23/96 Attached None

Conditional Use Permit Dated: _____ Attached None

Development Plan Dated: _____ Attached None

General Notes:

Part of SWSR 5-94

Ordinance # 3288

A 3D diagram of a triangular prism. A vertical axis is labeled with the letter 'z'.



POLICY STATEMENT / DEVELOPMENT STANDARDS

for SOUTH DUTTON/BELLEVUE RANCH

August 23, 1996

Development Standards

A) Purpose

The purpose of this section is to provide overall general development standards for the Bellevue Ranch Project. These standards are a mixture of existing City zoning standards as well as proposed development standards that represent more flexibility in design alternatives.

B) General Provisions

- 1) All references to the City Zoning Code pertain specifically to the City of Santa Rosa, Chapter 20 of the City Code in effect at the time of adoption of this Policy Statement.
- 2) Unless otherwise noted, the development standards and regulations set forth in this planning document shall be applied in lieu of those related standards and regulations contained in the City's Zoning Code.
- 3) All construction within the boundaries of the PC District shall comply with all applicable provisions of the Uniform Building Code and other mechanical, electrical and plumbing codes of the City of Santa Rosa.
- 4) Uses which produce or cause significant adverse amounts of vibration, odor, smoke fumes or particulates and which are detrimental to other neighboring uses or the occupants of such use, are prohibited.
- 5) Existing uses within the boundaries of the PC District shall be permitted to continue as legal non-conforming uses, subject to the approval of the Community Development Director and applicable codes of the City of Santa Rosa.
- 6) The continued use of the land for agricultural purposes and other similar uses including all necessary structures and appurtenances shall be permitted.
- 7) Any land use not specifically provided for by the Bellevue Ranch Planned Community District shall not be permitted.
- 8) The specific location of roads, roadway improvements, utilities, buildings, parking, landscaping and other elements of the PC District, shall be determined as part of individual site development approvals (i.e., such as

Tentative Map and design review approvals). Minor deviations in such locations as described or illustrated by the Development Plan may be considered consistent with the Plan, subject to the approval of the Community Development Director.

- 9) If any regulation, condition, program or portion of this PC District is held invalid or unconstitutional by any court, such portion shall be deemed a separate, distinct and independent provision and the invalidity of such provision shall not affect the validity of the remaining provisions hereof.
- 10) The individual acreage figures shown in the statistical summary are accurate to within 10% of the acreage as shown. Modifications that may result from precise planning, such as the Tentative Map, will not require a change to the PC District provided that the total number of residential units in the PC District does not exceed that specified by the Southwest Area Land Use Plan.
- 11) Where feasible, temporary construction access shall be provided through undeveloped areas in order to minimize disruption of established residential areas and damage to public streets.

C) Definitions

Lot Coverage: Lot coverage shall mean the maximum area of a lot, expressed as a percentage of a lot's total area, that may be encumbered by structures over 12 inches in height.

D) Development Standards

Low Density Residential (2-8 Dwelling Units Per Acre) Areas

1) Purpose and Intent

The land designated for this type of residential use is meant to serve the particular housing segment of the community where densities do not exceed 8 DU per acre. The development standards provided below will apply to all areas shown as LD, Low Density, on the Development Plan for this PC District.

② Principal Permitted Uses

Conventional and small lot subdivisions, including detached zero lot line, patio homes and attached single-family homes.

Duplex, triplex and fourplex units on lots so long as the overall density of the project does not exceed 8 DU per acre.

Planned unit developments, including detached and attached single-family residences and townhomes.

3) Temporary Uses Permitted

Mobile home security residence and/or builder's office during construction.

Model homes, temporary real estate offices and signs within subdivisions.

4) Accessory Uses Permitted

Accessory buildings and uses incidental and appurtenant to any permitted use, provided that no accessory use or building be initiated or constructed prior to the main use of the building or on a separate lot from the main use or building.

5) Uses Permitted by a Conditional Use Permit

Community care and health facilities as provided for in Sections 20.03.785 through 20.03.790 of the City's Zoning Ordinance.

Day care centers.

Home occupations.

Parks.

Places of religious worship.

Public building, public utility structures.

Second dwelling unit as provided for in Sections 20-03.111 through 20-03.119 of the City's Zoning Code.

6) Site Development Standards

6.1) Conventional Subdivision

Where a Tentative Map designates the use as a conventional subdivision, the following rules and regulations shall apply.

Minimum lot size:	Interior lots 5,000 square feet Exterior lots 6,000 square feet
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Minimum lot width:	None
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Maximum density:	5 DU per acre
Setback requirements:	Minimum setbacks - front yard 20 feet if garage is facing street. If the garage is set back further than 20 feet, then the minimum front yard setback for other portions of the main dwelling is 12 feet.

Garages with side entrances (not facing the street) may be located 10 feet from the front property line. Corner lots are subject to Vision Triangle Ordinance section 20-05.820.

Side yard - 1 story - 5 feet

Side yard - 2 story - 10 feet

Corner lot side yard - 10 feet

Rear yard - 15 feet

Accessory buildings:

Side yard - 3 feet

Corner lot side yard - 10 feet

Front yard - 20 feet
(except detached garages -
see setbacks listed above)

Rear yard - 3 feet

Maximum building heights:

Main building - 35 feet

Accessory buildings - 16 feet
(detached)

Maximum lot coverage:

50 percent

Parking Requirements

Four parking spaces shall be provided for each single-family house, one of which must be covered and on-site with the balance either on-site or off-site on a public or private street. The latter three spaces may be tandem or compact. Except as provided for above, provisions of Chapter 20-04 (Parking Space Requirements) shall apply to single-family homes.

The Planning Commission, by resolution, may allow fewer than four spaces for each single-family dwelling unit when the development's design incorporates non-automobile modes of transportation as specified in the Santa Rosa General Plan; for example, pedestrian and bicycle pathways or transit facilities. Conversely, the Planning Commission may require more than four parking spaces when the development's design is oriented solely toward motor vehicle transportation.

Parking Requirement - Second Unit

One additional on-site parking space shall be provided for a second dwelling unit which may be covered or uncovered and may be tandem and compact.

Parking Requirement - Multi-Family Units

For duplexes, triplexes and fourplexes, one parking space shall be provided for each one bedroom unit which must be covered; and two parking spaces for each two or more bedroom unit, one of which must be covered. Tandem parking or street parking may supply the uncovered spaces.

Vision Triangle

In all cases, structures shall meet the provisions of the Vision Triangle Ordinance Section 20-05.820.

6.2) Small Lot Subdivisions

Where a tentative map designates the use as a small lot subdivision, the following rules and regulations shall apply.

Procedure

When a Tentative Map has designated the use as a small lot subdivision, the following procedures shall apply.

- a) Prior to submitting formal applications for approval of a small lot subdivision, schematic conceptual drawings, including proposed Building Setbacks and Development Standards, shall be submitted to the Department of Community Development for concept review by the Design Review Board.
- b) Following completion of concept review by the Design Review Board, applications for approval of a development plan and proposed Tentative Map may be submitted to the Department of Community Development for consideration by the Planning Commission.
- c) Planning Commission Action - the Planning Commission shall hold a public hearing on such applications and approve, approve with or without modifications and/or conditions, or deny the Development Plan and Tentative Map. The Planning Commission's decision shall be final unless appealed to the City Council.
- d) Multiple Family Design Review - if the project includes duplexes, triplexes or fourplexes, final design review approval by Design Review Board is required.

Development Standards

Lot sizes required:

In all developments, lot configurations may include, but are not limited to, zero lot line lots, angled Z lots, zipper lots, alternate width lots, quad lots, and motor court lots. The minimum lot size is 2,000 square feet.

Standards for Allowable Unit Square Footage

Allowable house size shall be based on lot square footage for the single-family lots only. Actual house sizes, as well as lot sizes, in a proposed development plan may vary so long as the averages shown in the table below are maintained. House size refers to the gross living area of the primary dwelling only (storage sheds, garages, carports, covered patios, and second dwelling units are not included in the gross living area).

Average Lot Size	Under 2,000	Under 3,000	Under 4,500	Under 5,000	Under 6,000
Average House Size	1,000	1,200	1,600	1,750	2,200

Note 1: Interpolation between lot size and house sizes not shown in the table is permitted.

Note 2: Multi-family units are not subject to this section.

Minimum lot width: None

Maximum density: 8 DU per acre

Subsequent expansions or additions:

Subsequent expansions or additions to dwelling units and the construction of second dwelling units not shown on the Development Plan 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.

Setback requirements: No minimum yard requirements except that all single-family lots shall provide a minimum of 400 square feet of usable private open space.

Front yard setbacks shall be varied.

Garages or carports, when the entrance faces the street, shall be not less than 20 feet from property line.

Maximum building height: 35 feet

Maximum lot coverage: 65 percent

Parking Requirements - General

Four parking spaces shall be provided for each single-family house, one of which must be covered and on-site with the balance either on-site or off-site on a public or private street. The latter three spaces may be tandem or compact. Except as provided for above, provisions of Chapter 20-04 (Parking Space Requirements) shall apply to single-family homes.

The Planning Commission, by resolution, may allow fewer than four spaces for each single-family dwelling unit when the development's design incorporates non-automobile modes of transportation as specified in the Santa Rosa General Plan; for example, pedestrian and bicycle pathways or transit facilities. Conversely, the Planning Commission may require more than four parking spaces when the development's design is oriented solely toward motor vehicle transportation.

Parking Requirement - Second Unit

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Parking Requirement - Multi-Family Units

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Vision Triangle

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SANTA ROSA, CALIFORNIA
AUGUST 23, 1996

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7.2

ORDINANCE NO. 3288

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA PREZONING THE PARCELS INCLUDED WITHIN PROPOSED SOUTHWEST SANTA ROSA ANNEXATION NUMBER 5-94 - FILE NUMBER 94-0436-00

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 prezoning classifications consisting of PB (Public Building), PC (Planned Community- South Dutton/Bellevue Ranch), C-2-PD (General Commercial-Planned Development), C-3-PD (Heavy Commercial-Planned Development), R-4 (Residential/Professional Office), R-3-18, R-3-20, R-3-30 (Multiple Family Residential), R-2 (Duplex Residential), R-1-2/6 (Small Lot Single Family Residential), IOS (Interim Open Space), RR-40 (Interim Rural Residential), RR-20 (Rural Residential), and R-1-9, R-1-7.5, or R-1-6 (Single Family Residential) are 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, Public/Institutional, Office, Retail & Business Service (Community Commons), General Industry/Residential, Residential-Low Density/Open Space, Residential-Low Density, Residential-Medium-Low Density, and Residential-Medium 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 .025 to 30 dwelling units per acre and open space/sensitive species/wetland preservation and protection.
3. The proposed prezoning classifications (in particular the proposed Planned Community prezoning for South Dutton/Bellevue Ranch) are consistent with the Southwest Area Plan in that it implements the policies of the plan, specifically the land use, circulation, and community service and facility goals, objectives, and policies identified in the Planning Commission staff report.
4. The proposed Rural Residential (RR-20 and RR-40) prezoning classifications are consistent with the Southwest Area Plan (Policy CSF-2.1.3) in that they implement mitigation measure 3.1.7-4 of the Southwest Area Plan Final Environmental Impact Report and provide for rural residential and limited agricultural uses within the Residential, Low Density land use designation.
5. The proposed Single Family Residential (R-1-6, R-1-7.5 and R-1-9) and Multiple [Two-Family] Residential (R-2) prezoning classifications are consistent with the Southwest Area Plan (Policy CSF-2.1.3) in that they recognize existing single family uses and implement mitigation measure 3.1.7-4 of the Southwest Area Plan Final Environmental Impact Report.

6. The proposed Interim Open Space (IOS) prezoning classification is consistent with the Southwest Area Plan (Policy CSF-2.1.3) in that it implements mitigation measure 3.1.7-4 of the Southwest Area Plan Final Environmental Impact Report. Furthermore, the IOS prezoning is consistent with the Residential, Low Density/Open Space land use designation in that it protects land that may have wetlands and sensitive species from premature urban development while allowing for limited residential and agricultural uses.
7. The proposed C-2-PD (General Commercial-Planned Development) prezoning classification is consistent with the Southwest Area Plan (Policy CSF-2.1.3) in that it implements mitigation measure 3.1.7-4 of the Southwest Area Plan Final Environmental Impact Report. Furthermore, the C-2-PD prezoning is consistent with the Community Commons land use designation in that it requires the development of a master plan for all properties within the district to establish an integrated center for commercial and multi-family residential development.
8. The proposed C-3-PD (Heavy Commercial-Planned Development) prezoning classification is consistent with the Southwest Area Plan (Policy CSF-2.1.3) in that it implements mitigation measure 3.1.7-4 of the Southwest Area Plan Final Environmental Impact Report. Furthermore, the C-3-PD prezoning is consistent with the General Industry/Residential land use designation in that it requires the development of a development plan for each property to assure compatible development of residential and light industrial uses. The District also allow for the establishment of live-work uses consistent with Land Use policy LU-1.3.4.
9. The proposed Public Building (PB) classification is consistent with the Public/Institutional designation of the Southwest Area Plan and recognizes land owned by the Bellevue Union School District for future construction of a new elementary school as well as properties owned by the Sonoma County Water Agency used for flood control purposes.
10. The proposed South Dutton/Bellevue Ranch Planned Community District will promote a distinctive project of the highest quality in that the proposed Development Plan and Policy Statement provides for the potential for a diverse mix of housing densities; and the potential for an accommodation of non-auto oriented modes of transportation (pedestrian walkways, bicycle paths, and transit stops).
11. The proposed Multiple Family Residential (R-3-18, R-3-20, and R-3-30) prezoning classifications are consistent with the Southwest Area Plan in that they provide for multiple family development in and near the designated Community Commons, Medium-low, and Medium density land use areas.
12. The proposed Professional Office/Residential (R-4) prezoning classification is consistent with General Plan Vision 2020 policy [H-1d] which provides for existing residential uses within non-residential land use designations. As this property is a single family dwelling within an Office land use designation, the R-4 zoning allows for the existing

use but also allows development of office uses in the future consistent with the Office land use designation.

13. Adequate City services can be provided for the proposed annexation as evidenced by the Plan for Providing Services prepared by the applicant for the Sonoma County Local Agency Formation Commission and reviewed by the City staff.

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 20-01.010 of the Santa Rosa City Code, is hereby amended so as to place the following prezoning classifications on the following identified properties (Graphically depicted on Exhibit "A" attached hereto):

1. Sonoma County Assessor's Parcels numbered 043-072-012 and -013; and 043-191-001, -004, and -014 are prezoned to the City's IOS (Interim Open Space) District.
2. Sonoma County Assessor's Parcels numbered 043-071-027 and -030; 043-072-003 and -007; 043-084-018, -021, and -022; 043-111-003; 043-112-060; 043-121-010; and 043-122-003; are prezoned to the City's RR-40 (Interim Rural Residential) District.
3. Sonoma County Assessor's Parcels numbered 043-083-004 through -015; 043-084-003, -005, -008 through -012, -014, -015, -016, -019, and -020; 043-112-014, -020, -029, -030, -031, -043, -055, and -061 are prezoned to the City's RR-20 (Rural Residential) District.
4. Sonoma County Assessor's Parcels numbered 043-072-016, -018, -019, and -021; 043-111-009 and -010; 043-112-004; and 043-200-001 are prezoned to the City's R-1-9 (Single-Family Residential) District.
5. Sonoma County Assessor's Parcels numbered 043-084-001 and -002; and 043-192-009 through -013 are prezoned to the City's R-1-7.5 (Single-Family Residential) District.
6. Sonoma County Assessor's Parcels numbered 043-191-002, -003, and -007; and 043-192-006 through -011, and -016, and -017 are prezoned to the City's R-1-6 (Single-Family Residential) District.
7. Sonoma County Assessor's Parcels numbered 043-071-010, -025, -026, and -030; 043-111-002 and -012; 043-112-018, -022, ~~-032~~, -032, -033, -044, -056, and -057; 043-192-013; -023, -024, and -025 as well as the identified portions of the following parcels: 1) the remaining (northerly) portions of parcels 043-071-013 and -020 that are not prezoned to the R-3-20 district; 2) the westerly 544.39 feet of parcel number 043-122-011; and 3) the northerly 350 feet of parcel number 043-191-005; are prezoned to the City's R-1-2/6 (Small Lot Single-Family Residential) District.

8. Sonoma County Assessor's Parcel numbers 043-083-003; 043-084-006 and -007; 043-111-011; 043-112-042; and 043-192-012 are rezoned to the City's R-2 (Multiple [Two]-Family Residential) District.
9. The southerly 250 feet of Sonoma County Assessor's Parcel number 043-200-004 and the northerly 224.96 feet of Sonoma County Assessor's Parcel number 043-121-006 are rezoned to the City's R-3-18 (Multiple-Family Residential) District.
10. The southernmost 210 feet of Sonoma County Assessor's Parcel numbers 043-072-013 and -020 are rezoned to the City's R-3-20 (Multiple-Family Residential) District.
11. The easterly 400 feet of Sonoma County Assessor's Parcel number 043-122-011 is rezoned to the City's R-3-30 (Multiple-Family Residential) District.
12. Sonoma County Assessor's Parcel number 043-191-015 and the southerly 224.50 feet of Sonoma County Assessor's Parcel number 043-121-006 are rezoned to the City's R-4 (Professional Office/Residential) District.
13. Sonoma County Assessor's Parcels numbered, 043-071-004 and -005; 043-111-001, -005, -006, and -007; 043-112-007; 043-121-001, and -011; 043-122-002; and the remaining portion of parcel 043-122-013 not within the C-3-PD district are rezoned to the City's PC (Planned Community [South Dutton/Bellevue Ranch]) District.
14. Sonoma County Assessor's Parcels numbered 043-072-007, -022, -023, -028, and -029; as well as the identified portions of the following parcels: 1) the southerly 369.2 feet of parcel number 043-191-005; and 2) the northerly 904.67 feet of parcel number 043-200-004 are rezoned to the City's C-2-PD (General Commercial-Planned Development) District.
15. Sonoma County Assessor's Parcels numbered 043-112-005, -026, -034, -035, -049, -050, -052, -053, -058, and -059; and the northwestern corner (272.2 feet by 490 feet) are rezoned to the City's C-3-PD (Heavy Commercial-Planned Development) District.
16. Sonoma County Assessor's Parcel numbered 043-071-008 and -009, 043-083-016, 043-084-023; 043-192-021; and 043-200-005 are rezoned to the City's PB (Public Building) District.

Section 3. The Northpoint-Dutton Community Commons District Preliminary Development Plan and Policy Statement dated August 20, 1996, are on file in the Department of Community Development, are hereby approved and the same shall govern all development of the property within this C-2-PD (General Commercial-Planned Development) District.

Section 4. The Cass-Dutton Residential/Light Industrial District Preliminary Development Plan and Policy Statement dated August 22, 1996, are on file in the Department of Community Development, are hereby approved and

the same shall govern all development of the property within this C-3-PD (Heavy Commercial-Planned Development) District.

Section 5. The South Dutton/Bellevue Ranch Planned Community District Preliminary Development Plan and Policy Statement dated August 23, 1996, are on file in the Department of Community Development, are hereby approved and the same shall govern all development of the property within this PC (Planned Community) District.

Section 6. In accordance with the provisions of Section 20-02.287 of the Santa Rosa City Code, the rezoning 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 annexation to the City of Santa Rosa.

Section 7. This ordinance shall take effect on the 31st day following its adoption.

IN COUNCIL DULY PASSED AND ADOPTED this 29th day of October, 1996

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

NOES: (0)

ABSENT: (0)

ABSTAIN: (0)

ATTEST:

Gayle Petersen
Assistant City Clerk

APPROVED:

Richard Wright
Mayor

APPROVED AS TO FORM:

Rae
City Attorney