Salvation Army Apts.

PD DISTRICT #67

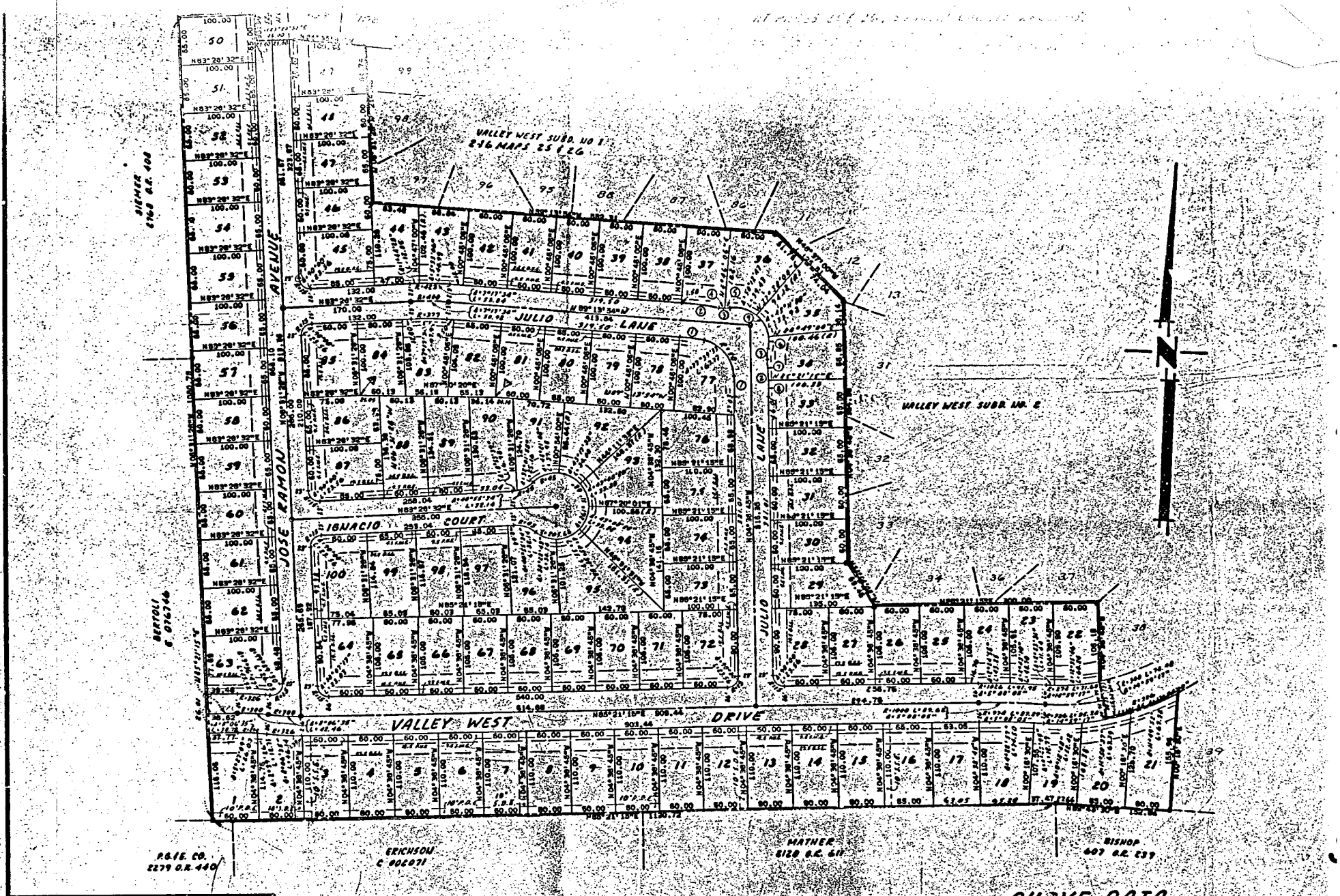
File No.	Res. No.	Ord. No.
3-1476		1611

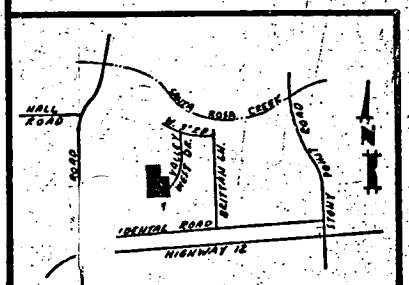
Location: West of Pierce Street, between Second Street and Montgomery Drive

Zone Designation: R-5-PD (High Rise Multiple Family Residential-Planned Unit Development) District

Adopted Plans:

Proposed Land Use: Congregate Housing for Senior Citizens





CURVE DATA

O	R	Δ	L
1	500	3° 27' 48"	30.22
2	546	5° 11' 56"	49.54
3	45	18° 32' 49"	14.57
4	45	11° 50' 39"	9.04
5	45	7° 02' 10"	
6	45	17° 53' 08"	1
7	546	3° 12' 20"	30
8	546	1° 59' 36"	18.99

Bldg. Records

PROPERTY LINE

REMOVE EXISTING CONC. SLAB - 20' x 45'

5'-10"

100'-0"

REMOVE EXISTING DRIVE & PLACE WALK & CURB

15'-0"

BUILDING LINE

20'-2"

4'-0" WALK

GOMPO ROOF

6" ATTIC VENTS (10)

FIG. TREE

3' WALK

40'-0"

177.50'

BUILDING LINES

5'-0"

CONTOURS SHOWN, ARE EXISTING.

177.00'

176.50'

ROE TILE

PROPERTY LINES

100'-0"

CONC. SIDEWALK

5'-0"

GOMPO ROOF

3' WALK

CONC. WALK 5'-0"

20'-0"

9'-0" TYP.

SLOPE

120'-0"

COMBUSTION AIR SUPPLY

GOMPO ROOF

BLACK TOP PARKING AREA - 27 CARS.

SLOPE 1' IN 100'-0" ±

25'-0"

80'-0"

24" WALNUT

BUILDING LINES

12'-0"

CONC. WALK

15'-0"

46" REDWOOD TREE

PROPERTY LINES

200'-0"

PROPERTY LINES

EXISTING WALKS & CURBS

EXISTING WALK & CURB

Pierce St.

19" WALNUT

15" POWER POLE

21" WALNUT

REMOVE EXISTING DRIVEWAY & PLACE CURB & WALK

18" WALNUT

FIRE HYDRANT

SUMMARY STATEMENT

The Salvation Army
Senior Citizen Apartments
Santa Rosa, California

The Salvation Army, a California Corporation, wishes to provide low cost housing for senior citizens in Santa Rosa. Options are held on the properties where the project will be built.

215 units of housing will be built under Section 236 HUD/FHA. Residents will be 62 years of age or over, or disabled adults under 62. 175 of the units will be studios and 40 of the units will be one-bedroom apartments.

Rentals will be approximately $112 monthly for studios, and $123 for one-bedrooms. All utilities will be included except telephone. All units will be air-conditioned. 40% of the units will be rent subsidized, meaning that these tenants will only be allowed to pay 25% of their income for rent; the difference being met by Federal supplement.

The site location is most suitable. A shopping center only 200 yards away, a drug store, dry cleaners, barber shop, beauty shop, shoe repair shop. Medical and dental offices are located diagonally across the street. Santa Rosa Hospital is two blocks away. The site and the surrounding area are level.

The project will consist of two 10 story towers. There will be a dining/auditorium area (nutritional meals will be served) arts and crafts rooms, workshop rooms, administrative offices, social service offices, maintenance and laundry rooms and outdoor spaces for recreation.

Tenants will be encouraged to participate in group activities where possible and volunteer leadership and responsibility will be sought. The program services are intended to help the older persons develop potentials for useful citizenship and creativity and to make their lives rich and meaningful by the provision of group activities, social services, counseling, and interdenominational worship services.

Specifically, the program will provide group activities in art, music, literature, creative writing, community service, outings, films, singing, recreation, social services provided by public agencies and The Salvation Army, counseling for individuals having problems of health, housing, employment, finances, legal and interpersonal relationships.

ITEM NO. 8

EXHIBIT "A"

PREZONING POLICY STATEMENT FOR WEST SANTA ROSA ANNEXATION NO. 50

GOALS

-To use a variety of lot sizes representative of Ranges 1, 2, and 3 as set forth in Planning Commission Resolution No. 3267.

-To adequately buffer activities and uses that have an adverse affect on a residential environment.

-To ultimately provide a variety of lot sizes and shapes ranging from 5,000 to 9,500 and including ranges 1, 2, and 3 as per mixed lot policy. Percentage to be approximate as follows: 50% between 6,000 and 7,999 sq. ft., 25% 8,000 sq. ft. or larger and not more than 25% smaller than 6,000 sq. ft.

-To attempt to provide within more than one range a mix of housing prices.

-To attempt to provide some housing, dispersed through more than one range, that the median income consumer can afford.

PRINCIPLES

-Planning Commission Resolution No. 3267 is adopted as a guideline and as qualified by this Exhibit.

-The ranges are to be approximately equal in area and generally located as shown on the map marked Exhibit "A1."

-An appropriate buffer consisting of some combination of landscaping, walls or additional setback shall be provided along the P.G.&E. property line.

-The open space system will give consideration to, but not be committed to equestrian use and any open space trail system will give consideration to linking with the City's trail system.

-A landscape buffer, larger lots and back-up features will be developed along the freeway and each major arterial.

-Smaller lot sizes will normally be located nearest any common open space that may be provided.

-Public facility needs, such as schools, parks, etc., will be considered at the tentative map stage.

Microfilm 1-1935

-Lot sizes within each range will tend to be larger than the minimum, not necessarily in the ratio of the policy and generally at the median.

-Any open space or buffer areas may be required to be protected by open space easements.

-P.G.&E. is a quasi-public use permitted by use permit in the R-1 District. Any application for expansion should address any adverse environmental impacts.

-Agricultural uses are appropriate interim land uses within the zone.

POLICY STATEMENT

Salvation Army Congregate Housing Project

The following policy shall apply to the development and operation of the Salvation Army Congregate Housing Project situated west of Pierce Street between Second Street and Montgomery Drive.

Section 1 - Plans

1. The development shall be constructed according to site plans and elevations titled "Salvation Army Apartment Project" on file in the Planning Department office.

2. The plans are subject to review and approval of final development plans by the City Council.

3. Any significant modification of plans shall be reviewed by City Council.

4. Final determination of units allowed shall be based on a precise survey by a private licensed land surveyor.

Section 2 - Site Development

1. The development site consists of A. P. Nos. 9-094-05, 07, 11 and 13; 9-082-03 located south of Third Street known as the Dunn site.

2. No development shall be allowed on any part of the site except that shown on plans approved by the City.

3. All development including building, paved areas, landscaping, paths, the abutting creek and the adjoining public sidewalks, curbs and gutters shall be continuously maintained in a good condition.

4. Prior to issuance of a building permit, a map shall be filed reverting the existing lots to acreage.

Section 3 - Parking

1. A minimum of 38 off-street parking spaces shall be provided and maintained on the site.

2. A covenant shall be recorded providing that in the event the amount of parking provided proves inadequate additional parking shall be provided on the site when required by the City.

3. The parking spaces shall not be used for any purpose other than residents guests or employee parking.

4. The City reserves the right to limit or prohibit on-street parking on adjacent streets at any time it is determined necessary to avoid congestion and inconvenience to other properties in the area.

Section 4 - Site Occupancy

1. Corps activities not related directly to the project residents shall be limited to the area identified on the plans as that assigned to those activities.

2. Residency shall be limited to elderly (62 years of age or older), handicapped or disabled persons.

3. Any change in occupancy shall be subject to review by the City and subject to provisions of additional parking should the proposed change indicate a greater need.

Section 5 - Summary Statement

1. See Exhibit "A"

November 10, 1972

ORDINANCE NO. 1611

AN ORDINANCE AMENDING APPENDIX B OF THE SANTA ROSA CITY CODE
(Zoning - West of Pierce Street between Second St. & Montgomery Dr.)

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

Section 1. All conditions required by law having been satisfied and all necessary findings with relation thereto having been made, Appendix B of the Santa Rosa City Code is hereby amended by amending the "Zoning Map of the City of Santa Rosa" as described in Section 203, so as to change the zoning of the hereinafter described property as follows:

To R-5 PD District

Property west of Pierce Street between Second Street and Montgomery Drive, more precisely described as Assessor's Parcel Nos. 9-094-3, 4, 5, 7, 11 and 13 and 9-082-3

Section 2. This ordinance shall be in full force and effect from and after its adoption and publication or as soon thereafter as all precedents of law have been satisfied.

IN COUNCIL DULY PASSED this ~~21st~~ day of ~~November~~, 197~~2~~

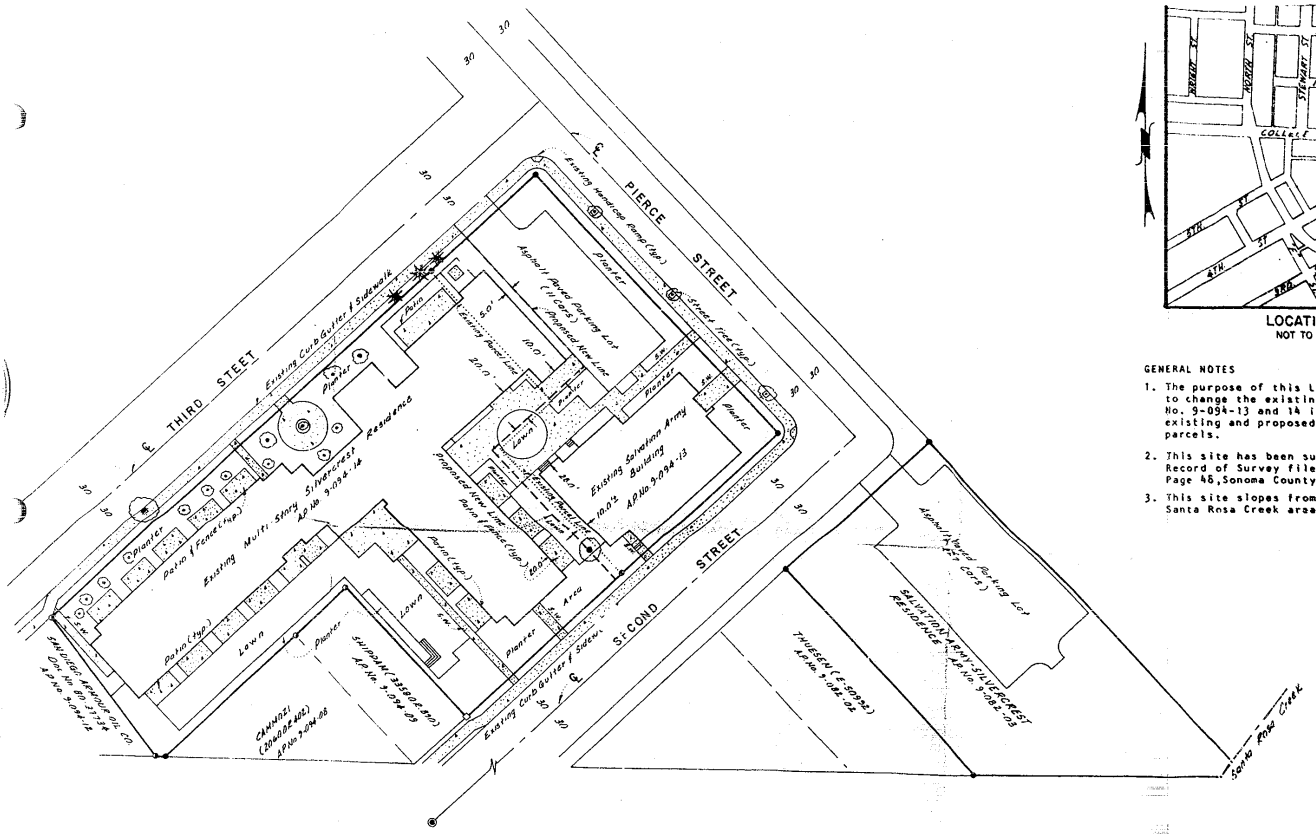
AYES: (5) Mayor Guggiana, Councilmen Downey, Jones, Poznanovicy & Zatman

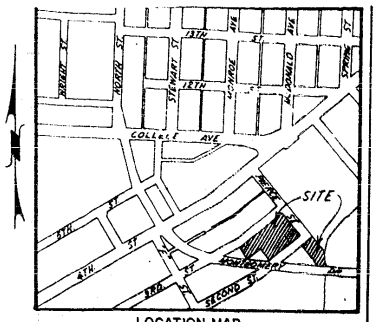
NOES: (0)

ABSENT: (0)

APPROVED: /s/ Clement R. Guggiana
~~Mayor~~

ATTEST: /s/ Marion McComas
Assistant City Clerk





LOCATION MAP
NOT TO SCALE

GENERAL NOTES

1. The purpose of this Lot Line Adjustment is to change the existing lot line between A.P. No. 9-094-13 and 14 in order to avoid the existing and proposed structures on these parcels.
2. This site has been surveyed as shown on that Record of Survey filed in Book 185 of Maps Page 48, Sonoma County Records.
3. This site slopes from 0-5% except in the Santa Rosa Creek area.

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

JUN 10 1982

DEPARTMENT OF COMMUNITY DEVELOPMENT

PROPOSED LOT LINE ADJUSTMENT

BETWEEN THE LANDS OF THE SALVATION ARMY (1899 O.R. 60) AND THE SALVATION ARMY SILVERCREST RESIDENCE (2822 O.R. 277) AND (2863 O.R. 922), SONOMA COUNTY RECORDS.

I, RAY CARLSON, A LICENSED LAND SURVEYOR IN AND FOR THE STATE OF CALIFORNIA, DO HEREBY STATE THAT THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AS REQUESTED BY THE SALVATION ARMY IN MARCH, 1982.