

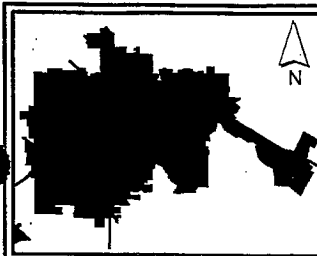
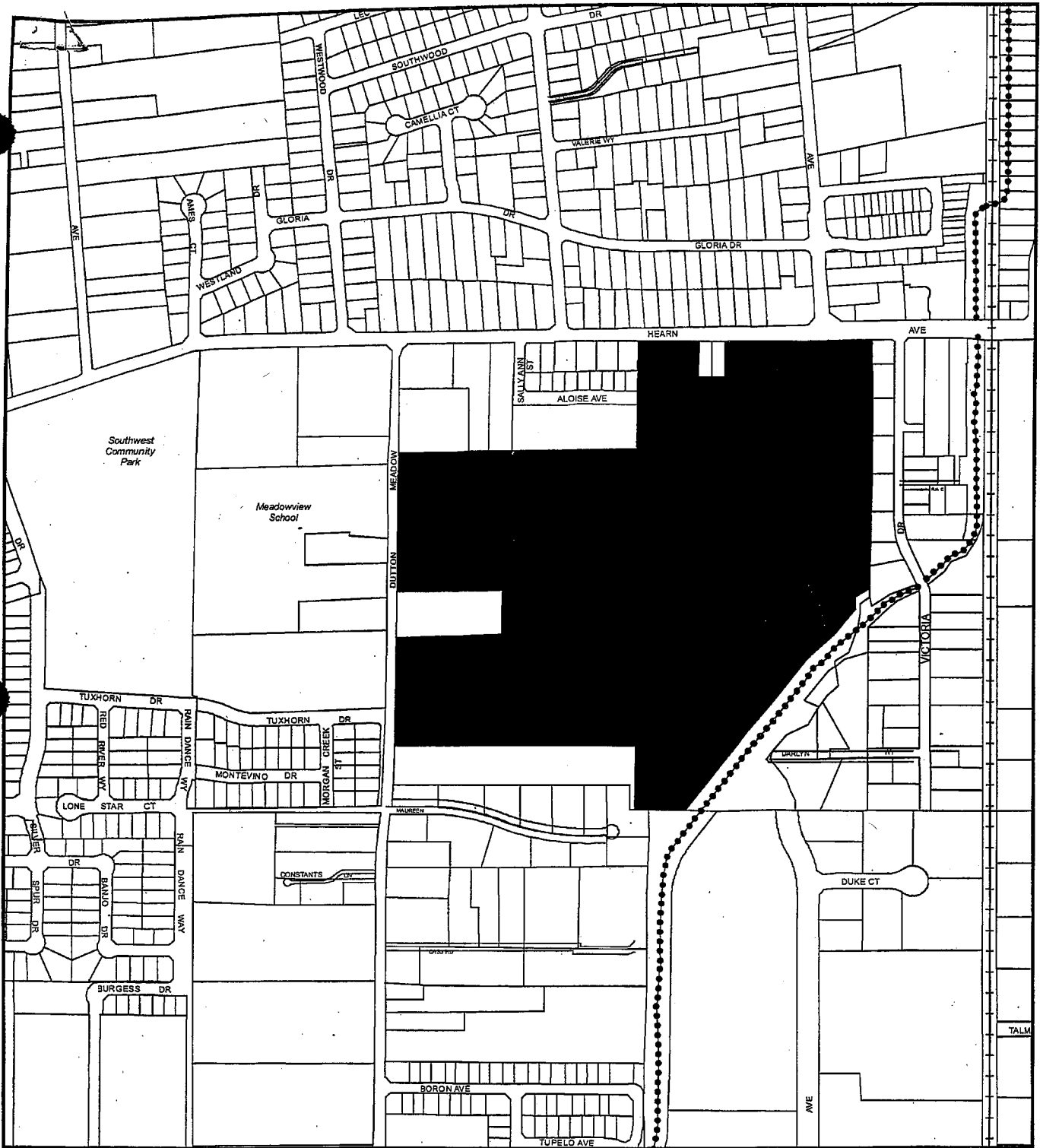
PD DISTRICT NO. 06-001Location: VariousProject Name: Dutton MeadowsPolicy Statement Dated: 12/16/05 Attached None

Conditional Use Permit Dated: _____ Attached None 1-9-03

Master
Development Plan Dated: 10/18/05 Attached None

General Notes:

All development is required to adopt
a C.U.P for prior to development



DUTTON MEADOW
2650 AND 1130 HEARN AVENUE
FILE NUMBER REZ01-029

December 16, 2005

PD No. _____

POLICY STATEMENT**Northpoint-Dutton Community Commons District****Revised October, 2005**

by Council Ordinance Number _____

Location: Approximately 56.3 acres of land generally situated south of Hearn Avenue between Colgan Creek to the east and Dutton Meadow to the west.

Zone: PD District

APN's: 043-071-007; -022; -023; -029,
043-191-016; -018; -019; -020; -021; -024,
043-200-004

General Plan: Low Density Residential, Medium Low Density Residential, Medium Density Residential, Community Shopping Center; Neighborhood Park; and Public/Institutional land use designations.

I. Purpose

- A. To provide for a PD, (Planned Development) that is in harmony with the Santa Rosa 2020 General Plan, in compliance with applicable Housing Allocation requirements, the provisions of the Santa Rosa Zoning Code and to provide development which implements The Santa Rosa Design Guidelines by the creation of defined neighborhoods that offer a variety of housing types to be served by interconnecting public streets with supporting pedestrian, bicycle and transit uses.
- B. To modify and supercede the adopted "Northpoint-Dutton Community Commons Policy Statement," dated August 22, 1996 by the adoption of a revised "PD" policy statement. The proposed policy statement modifications are to enhance the viability of the development area which was designated in the Southwest Area Plan as "Community Commons" and through these revisions, to render the provisions of the Northpoint-Dutton Community Commons Policy Statement consistent with the Santa Rosa Zoning Code revisions adopted on August 3, 2004 and revised March 1, 2005.

- C. To provide variety of development within the Dutton Meadows PD District by establishing Land Use Areas within the district, as shown on the "Development Area Plan Submittal – Dutton Meadows" (the "Development Plan") prepared by Trumark Companies dated June 10, 2005. Each Land Use Area includes its own development standards. The Land Use Areas, or "neighborhoods", are illustrated on pages 5a and 5b of the Development Plan (dated October 11, 2005) as phases of development.

II. Allowed Uses and Permit Requirements

Allowed Land Uses and Permit Requirements	P = Permitted Use, Zoning Clearance required MUP = Minor Use Permit required CUP = Conditional Use Permit required – = Not permitted S = See specific requirement in Zoning Code				
Land Use	Permit Required by Land Use Area*				
	LD/MLDR	MDR	O	MU	P

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Library/Museum	MUP	MUP	P	P	–
Meeting facility, public or private	MUP	MUP	MUP	MUP	–
Park/playground, public or quasi public	MUP	MUP	P	P	P
Private residential recreation facility	MUP	MUP	–	P	–
Public buildings	MUP	MUP	MUP	MUP	MUP
Public safety facility	MUP	MUP	MUP	MUP	–
School, public or private	MUP	MUP	MUP	MUP	–

RESIDENTIAL USES

Community care facility-6 or fewer clients	MUP	MUP	P	–	–
Community care facility-7 or more clients	MUP	MUP	MUP	MUP	–
Home Occupation	S	S	S	–	–
Live/Work Units	–	–	–	P	–
Multi-family dwellings	MUP	P	MUP	–	–
Residential accessory structures and uses	P	P	P	–	–
Residential component of a mixed use project	MUP	MUP	MUP	MUP	–
Rooming or boarding house	P	P	P	P	–
Rooming or boarding, accessory	P	P	P	P	–
Second dwelling unit	S	S	S	MUP	–
Single-family dwelling-attached, townhomes and/or Condominiums	CUP	P	CUP	P	–
Single-family dwelling-detached	P	–	–	–	–
Small lot residential project	CUP	CUP	–	–	–
Utility infrastructure	P	P	P	P	P

* Land Use Areas as depicted on pages 5a and 5b of the Development Plan:

LD/MLDR = Low Density and Low Medium Density Residential
MDR = Medium Density Residential
O = Office
MU = Mixed Use/Community Commons
P = Park

Allowed Land Uses and Permit Requirements	P = Permitted Use, Zoning Clearance required MUP = Minor Use Permit required CUP = Conditional Use Permit required -- = Not permitted S = See specific requirement in Zoning Code				
Land Use	Permit Required by Land Use Area				
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RETAIL TRADE

Alcoholic beverage sales	--	--	--	CUP	--
Artisan/craft product manufacturing	--	--	--	P	--
Bank, financial services	--	--	--	P	--
Bar/tavern	--	--	--	CUP	--
Building and landscape material sales-indoor	--	--	--	P	--
Building and landscape material sales-outdoor	--	--	--	MUP	--
Business support services	--	--	--	P	--
Child day care center-15 or more clients	--	--	--	CUP	--
Drive-through retail sales	--	--	--	CUP	--
Emergency Shelter	--	--	--	CUP	--
Extended hour retail (11:00 p.m. to 6:00 a.m.)	--	--	--	MUP	--
Gas station	--	--	--	CUP	--
General retail—Up to 29,000 sf. of floor area	--	--	--	P	--
Groceries, specialty foods 55,000 sf. or less	--	--	--	P	--
Health/Fitness facility	MUP	MUP	--	P	--
Medical service—clinic, lab, urgent care	--	--	P	P	--
Medical service—Doctor office	--	--	P	P	--
Night Club	--	--	--	CUP	--
Office-Accessory	--	--	P	MUP	--
Office-Business/service	--	--	P	P	--
Office-Government	--	--	P	MUP	--
Office-Processing	--	--	P	P	--
Office-Professional	--	--	P	P	--
Office supporting retail	--	--	--	P	--
Outdoor display and sales	--	--	--	CUP	--
Pharmacy, restaurant, café, coffee shop, counter ordering	--	--	--	P	--
Restaurant, café, coffee shop—Outdoor dining	--	--	--	MUP	--
Second hand store	--	--	--	MUP	--
Studio—Art, dance, martial arts, music, etc.	--	--	--	--	--
Similar uses determined by CD Director per criteria set forth in Zoning Code	--	--	MUP	MUP	--
Veterinary clinics and animal hospitals	--	--	--	MUP	--
Warehouse retail	--	--	--	CUP	--
Work/Live	--	--	--	MUP	--
Other Uses that are similar in nature and in intensity to those listed Policy Statement determined by the Director of Community Development to be consistent	MUP	MUP	MUP	MUP	MUP

- * Land Use Areas as depicted on pages 5a and 5b of the Development Plan:
- LD/MLDR = Low Density and Low Medium Density Residential
 - MDR = Medium Density Residential
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 - P = Park

III. Accessory Uses

Accessory uses, as set forth in Section 20-70.020(A) of the City of Santa Rosa Zoning Code, are permitted in all land use areas.

IV. Site Planning and Development Standards/District Regulations

- A. The disposition and allocation of uses, densities and development of transportation/circulation facilities shall be in conformance with the adopted Development Plan. Site development plans for properties within the boundaries of the Development Plan must graphically delineate proposed uses, densities, and integrate vehicular, bicycle and pedestrian circulation consistent with the Development Plan.
- B. District regulations shall be as set forth in the following table:

Development Feature	Requirement by Land Use District				
	LD/MLDR	MDR	O	MU	P
Minimum Lot Size	6,000 sq ft int. 7,000 sq ft cor. Smaller lots per CUP	None	6,000 sq. ft. int 7,000 sq. ft. cor	None	None
Maximum residential Density	LD=8 du/ac MLD=13 du/ac	18 du/ac	30 du/ac	30 du/ac	N/A
Setbacks, primary structures	<i>Minimum setbacks required. Lesser setbacks per CUP</i>				
Front	7 ft	As determined by Design Review, MUP, or CUP, except for Phase 3b as shown on the Dutton Meadows Master Development Plan shall be subject to additional restrictions (1)	15 ft.	As determined by Design Review, Minor Use Permit, or Conditional Use Permit, which ever may be applicable	None Required
Side-Interior	3 ft.; 0 ft. for attached and zero lot line units		5 ft.		
Side-Corner	7 ft.		15 ft.		
Rear	15 ft.		1-story bldg – 5' 2-story bldg – 10' 3-story bldg – 15'		

* Land Use Areas as depicted on pages 5a and 5b of the Development Plan:

LD/MLDR = Low Density and Low Medium Density Residential
MDR = Medium Density Residential
O = Office
MU = Mixed Use/Community Commons
P = Park

Development Feature	Requirement by Land Use District				
	LD/MLDR	MDR	O	MU	P
Garage/carport front	Garages/carports opening onto a public street shall have a minimum distance of 19 feet from the property line. Garages and/or carports opening on to private streets, alleys, or common driveways shall have a minimum separation distance as measured from the face of garage doors to the face of opposite facing garage doors of 25 feet for 2-story dwellings and 28 feet for 3-story dwellings		N/A		
Setbacks, accessory structures	Minimum setbacks for accessory structures. Lesser setbacks per CUP				
Front	7 ft.	As determined by Design Review, Minor Use Permit, or Conditional Use Permit, whichever may be applicable			
Side-Interior	3 ft.; 0 ft. for attached and zero lot line units				
Side-Corner	7 ft.				
Rear	5 ft.				
Alley	3 – 5 ft, or 19 ft. when used for parking with direct access to alley				
Lot Coverage	65%, excluding townhomes and other similar structures, which can be 100%	As determined by Design Review, Minor Use Permit, or Conditional Use Permit, whichever may be applicable	65%	As determined by Design Review, Minor Use Permit, or Conditional Use Permit, whichever may be applicable	None
Height Limit			35 ft.		
Primary Structures	45 ft.				
Accessory Structures	16 ft.				
Fences, walls, & hedges	Fences, hedges and walls may be erected three feet in any required front and exterior yard area and to a height not to exceed six feet in any other location on residential lots, unless otherwise approved by Minor Use Permit		None required		
	Requirement by Land Use District				

Development Feature	LD/MLDR	MDR	O	MU	P
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Landscaping	See Zoning Code Article 20-34 (Landscaping Standards)	
Parking	Studio and one-bedroom units: 1 covered space plus 0.5 visitor space per unit. Visitor space may be tandem or on-street abutting site, except on Northpoint Parkway	See Zoning Code Article 20-36 (Parking and Loading)
	Two-or more bedroom units: 2 spaces required; one of which must be covered plus 0.5 space per unit. Visitor space may be tandem or on-street abutting site, except on Northpoint Parkway	
Signs	See Zoning Code Article 20-38 (Signs)	

- (1) Setbacks for all residential development abutting the eastern-most property line separating Phase 3b from the adjacent Victoria Drive neighborhood shall be as follows:

- (a) A 10-foot setback to the first floor of primary structures adjacent to the eastern-most property line.
- (b) A 15-foot setback to the second floor of primary structures adjacent to the eastern-most property line.

V. Implementation

A. Park Land. - All lands designated as "Park" on pages 5a and 5b of the Development Plan shall be offered for dedication to the City of Santa Rosa prior to, or in conjunction with, approval of the first Tentative Map. The offer of dedication shall be in a recordable format.

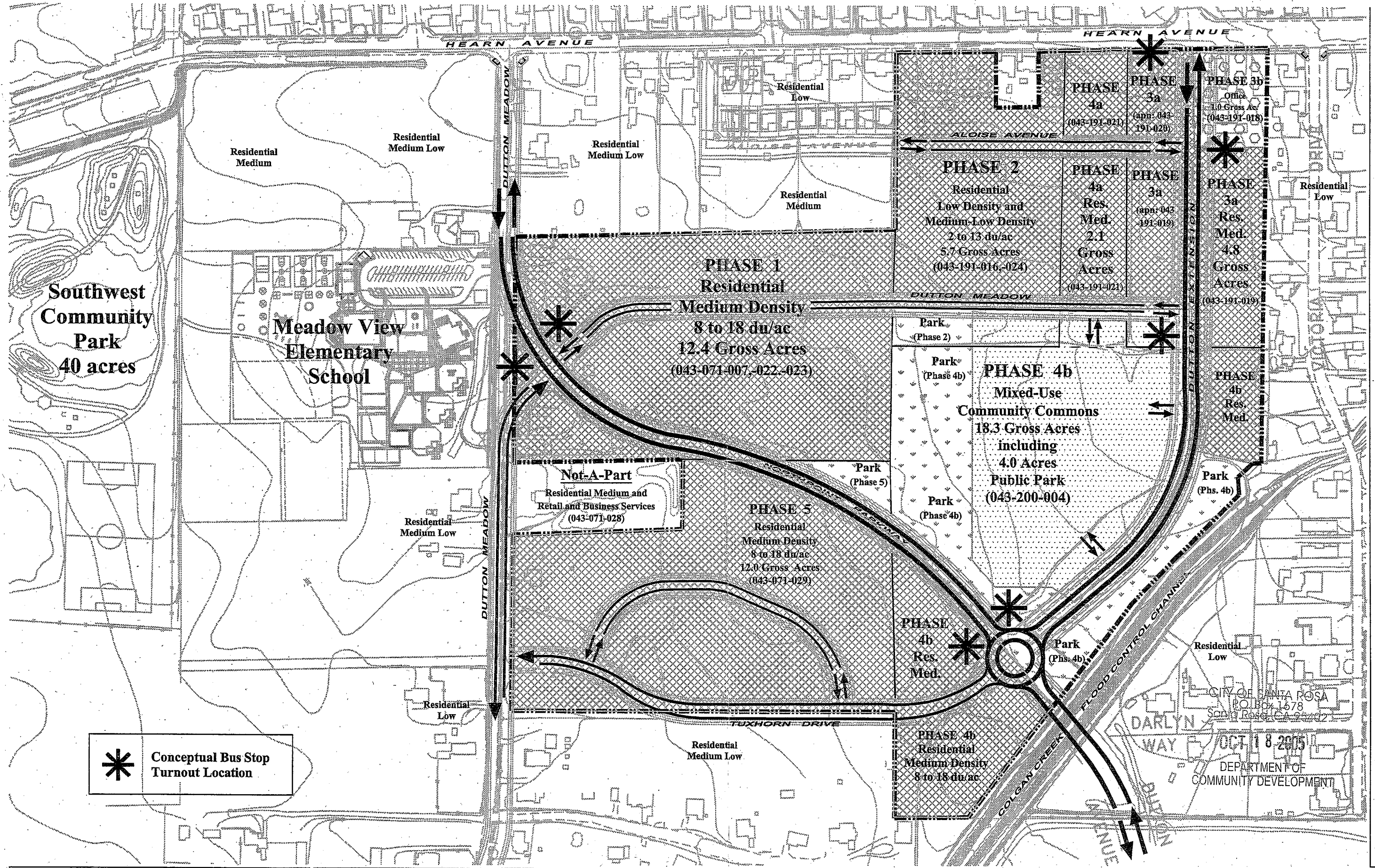
B. Allocated Housing

1. Basic Allocation Requirement. - All residential development within all land use areas depicted on the development Plan shall provide allocated housing units on site as set forth in the City of Santa Rosa Housing Allocation Plan (Section 21.02-050 of the Santa Rosa City Code). The allocated units shall be equal to 15 per cent of the total dwelling units with a development.
2. Land Dedication or Conveyance Alternative. - As an alternative to providing allocated units on site, a residential development may offer to dedicate or convey land to the City situated on site to meet its obligations under the City's Housing Allocation Plan, pursuant to Section 21-02.090 of that Plan.

3. The term "on-site" used in Sections 1 and 2, above, shall mean on land(s) located anywhere within the boundaries of the 56.32± acre "Dutton Meadow" Development Plan.

V. Modifications to the PD Policy Statement and Development Plan

Proposed modifications to the Northpoint-Dutton Community Commons Policy Statement and Development Plan shall be subject to public hearings and City Council action in the same manner as any other proposed change of zone and shall be considered against the original development plan and policy statement and conditions previously established, except that minor modifications which would not increase the approved density, change the approved use, or its conditions, change the general appearance of the original project and do not result in objections by affected parties within or adjacent to the Northpoint-Dutton Community Commons District and the Dutton Meadows Development Plan that have been legally noticed of the proposed minor modification(s), may be allowed by Conditional Use Permit and acted on administratively.



DUTTON MEADOWS
(Formerly: NORTHPOINT - DUTTON COMMUNITY COMMONS)

ORDINANCE NO. 3770

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING
CHAPTER 20 OF THE SANTA ROSA CITY CODE - RECLASSIFICATION OF
PROPERTY LOCATED AT 2650 DUTTON MEADOW AND 1130 HEARN AVENUE
(DUTTON MEADOWS) - FILE NUMBER REZ01-029

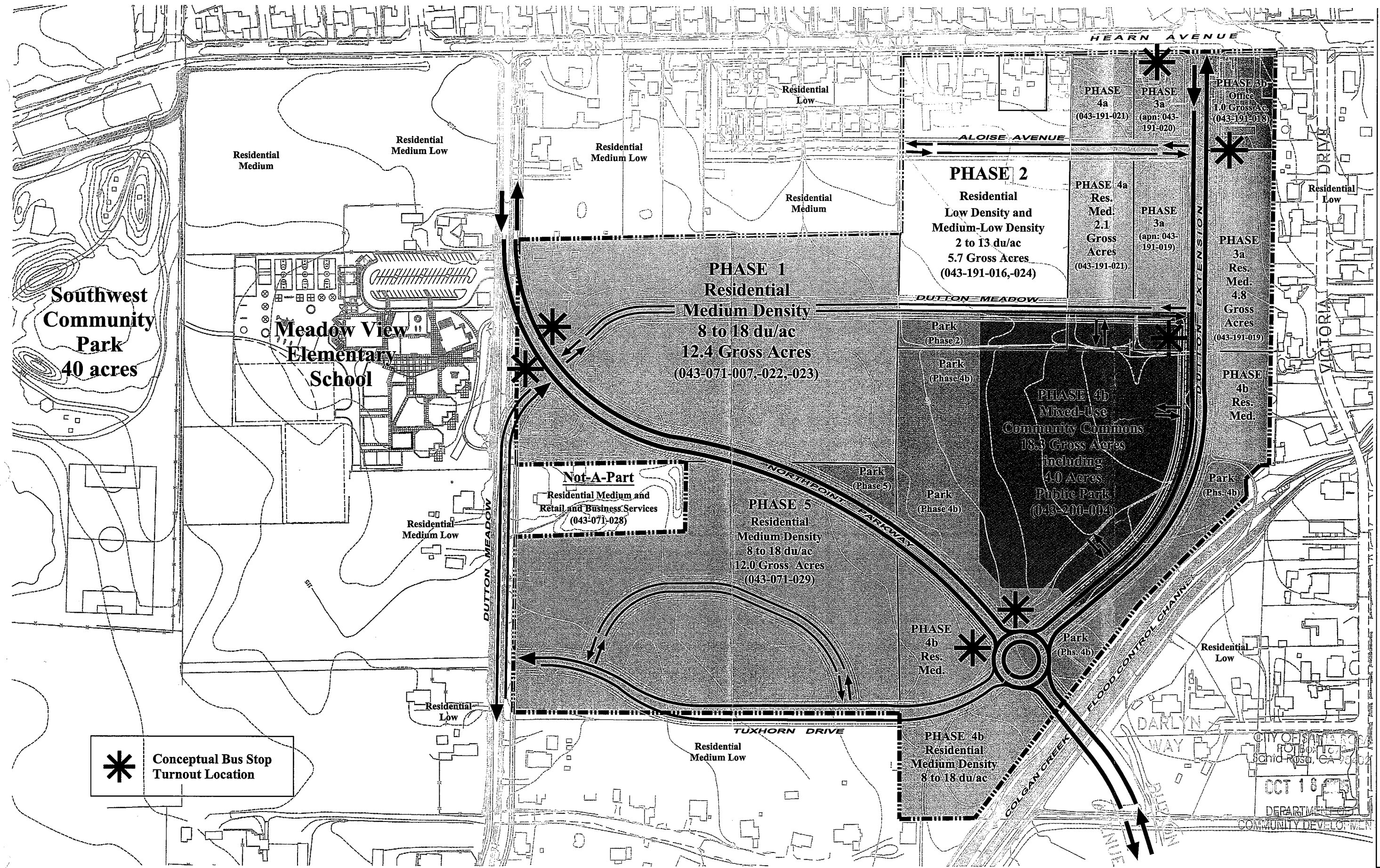
THE PEOPLE OF THE CITY OF SANTA ROSA DO ENACT AS FOLLOWS:

Section 1. The Council finds, based on the evidence and records presented that the reclassification to the PD District is appropriate for the property identified in Section 2, due to subject property's physical configuration and its location adjacent to established development.

The Council further finds and determines that the reclassification of the subject property from the PD, OSC, CO, R-3-18, and R-1-6 Districts to the PD (Planned Development) District is consistent with the Santa Rosa General Plan in that:

- A. The rezoning is consistent with the Low Density Residential, Medium-Low Density Residential, Medium Density Residential, Office, Neighborhood Park, Retail and Business Service and Mixed-Use Community Shopping Center General Plan land use designations.
- B. The Development Plan furthers the General Plan Goals and Policies in that:
 - 1. The project would produce a livable neighborhood by establishing a mix of residential uses around and within a Community Commons consisting of anchor retail, office, mixed uses and a neighborhood park.
 - 2. The project would maintain a diversity of neighborhoods and varied housing stock to satisfy a wide range of needs in that a variety of housing will be provided consistent with the Santa Rosa Housing Allocation Plan.
 - 3. The project would promote mixed use sites and centers south of Hearn Avenue in that the Dutton Meadows development Plan provides for a mix of rental housing built above future Community Commons retail uses and Live/Work housing built in conjunction with office uses.
 - 4. The project would provide a convenient and attractive commercial center in that the future Dutton Meadows Community Commons will be subject to Design Review and compliance with the Santa Rosa Design Guidelines.
 - 5. The project would preserve and enhance Santa Rosa's scenic character, including its natural waterways in that it would contribute to the restoration of the abutting reach of Colgan Creek flood control channel with landscaping and pedestrian and bike ways.

6. The project would maintain and enhance the diverse character of Santa Rosa's neighborhoods in that each phase of the Dutton Meadows will include differing housing types integrated by a system of interconnected streets, pedestrian and bike paths.
 7. The project would meet the housing needs of all Santa Rosa residents in that the project will comply with Santa Rosa's affordable housing policies and with the City's Housing Allocation Plan.
 8. The project will provide a safe, efficient, free-flowing circulation system in that the Dutton Meadows project will result in the construction of new streets that will serve the development and also provide key links in the backbone circulation system of Santa Rosa's Southwest Area.
 9. The project will reduce traffic volumes and speeds in its future neighborhoods in that access to primary residential areas will be from smaller, neighborhood streets and will be designed to implement applicable policies of the Design Guidelines.
 10. The project would develop a safe, convenient and continuous network of pedestrian sidewalks and pathways that link neighborhoods with schools, parks, shopping and employment areas in that the Dutton Meadows Master Plan is designed to promote an integrated circulation system linking pedestrians and cyclists to the planned neighborhood park, shopping center, to the abutting future creek trail system, and to schools and parks.
- C. The rezoning is within the scope of the previously certified Southwest Area Plan Final Environmental Impact report and the certified Dutton Meadows Project Final Subsequent Environmental Impact report as modified by the Addendum to the Dutton Meadows Project Environmental Impact Report.
- D. The EIR identified significant environmental impacts and Section 15091 and 15093 of the California Environmental Quality Act (CEQA) require the City to make one or written findings for the each of those significant effects, accompanied by a brief explanation of the rationale for each finding. As described in Section 1.2 of the *Dutton Meadows Project Draft Subsequent EIR* (Draft SEIR), the environmental review of the project tiers from three programmatic EIRs: the *Southwest Santa Rosa Area Plan Final EIR*, the *Southwest Santa Rosa Redevelopment Plan Final EIR*, and the *Santa Rosa 2020: General Plan Final EIR*. Potential impacts from the Dutton Meadows Project that were adequately addressed in those previous EIRs were not evaluated further in the Draft SEIR, but were incorporated by reference into the Draft SEIR. Findings and statements of overriding consideration were adopted for these impacts at the time the Plans were approved. The findings for these EIRs that are applicable to the Dutton Meadows Project are included in the



DUTTON MEADOWS
(Formerly: NORTHPOINT - DUTTON COMMUNITY COMMONS)

findings for the Dutton Meadows Project and summarized in the attached table (Dutton Meadows EIR Findings).

1. The Dutton Meadows EIR findings are attached that identify the significant impacts, mitigation measures and includes a finding and explanation for each of the significant impacts identified in the Dutton Meadows Project Final Subsequent Environmental Impact Report.
 2. The City Council adopts a Mitigation Monitoring Program included as a part of the Dutton Meadows Project Final Subsequent Environmental impact report and shall be included as conditions of approval for each development within Dutton Meadows.
 3. A Statement of Overriding Considerations was adopted for this rezoning that states the specific reasons that support the rezoning based upon the final EIR and other information in the record stating the benefits of the project.
 4. All records regarding the Dutton Meadows are available at the Department of Community Development, Room 3, Santa Rosa City Hall.
- E. The rezoning from a PD, R-1-6, OSC, PD and the R-3-18 Districts to a PD district will promote the development of a distinctive project of the highest quality as evidenced by the following:
1. The project will enhance natural amenities including Colgan Creek in that the Dutton Meadows Development Plan includes provisions for the rehabilitation of Colgan Creek flood control channel as part of the project's park development.
 2. The project will create new amenities including open space, a public park and a centralized community shopping center.
 3. The project will create diversity in its proposed mix of housing types and densities by the planned development of attached single-family, multi-family and live/work units consistent with the city's Housing Allocation Plan.
 4. The project will contribute to the protection of the quality of living for areas surrounding the proposed planned development in that higher densities are oriented to the more intense use Community Commons area and will be developed in compliance with the Design Guidelines.

In addition to any other conditions that are deemed appropriate or necessary at the time a use permit or other development permit is applied for, any development approval for this property shall be expressly conditioned to require the applicant to fulfill all of the following condition:

Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North Coast Region, in effect at the time, or thereafter, that the building permit(s) for this development, or any part thereof, are issued.

Section 3. Environmental Determination. The Council has reviewed and considered the approved and adopted the Dutton Meadows Subsequent Environmental Impact Report for this project and determines the following:

- A. The proposed reclassification is consistent with the with the goals and policies of all elements of the General Plan,
- B. The proposed reclassification would not be detrimental to the public interest, health, safety, convenience, or welfare of the City;
- C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the Dutton Meadows Final EIR was certified for this project.
- D. The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designations and anticipated land uses/developments.
- E. A Statement of Overriding Considerations has been adopted for the significant unavoidable impacts identified in the Dutton Meadows Final EIR.
- F. Whereas the City Council finds that the significant adverse impacts on the environment were documented by the Final Dutton Meadows EIR and that Section 15091 of the California Environmental Quality Act requires the City to make certain findings prior to approving a project with an EIR that identified significant impacts.

Section 4. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance is for any reason held to be invalid and/or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

5. The project is designed for the accommodation of non-auto oriented modes of transportation including pedestrian walkways, bicycle paths and transit stops, in that all of these transportation modes have been included as design determinants of the Dutton Meadows Development Plan.
- F. The rezoning will allow the development compatible with the surrounding neighborhood in that the Dutton Meadows Development Plan and Policy Statement provide for a phased development with density allocations consistent with the General Plan and all development would be subject to the Design Guidelines.
 1. The Zoning authorizes a mix of residential, commercial/retail, office and live/work Use in conformance with the Land Use Element of the City's General Plan, which designates the site for Low Density Residential Land Use.
 2. Adequate City services can be provided for the proposed development.

Section 2. All conditions required by law having been satisfied and all findings with relation thereto having been made, Chapter 20 of the Santa Rosa City Code is amended by amending the "Zoning Map of the City of Santa Rosa," as described in Section 20-64.020, for property situated at 2650 Dutton Meadow from the 1130 Hearn Avenue District to the PD District including a Policy Statement and Development Plan October 18, 2005, said property more precisely described as: Assessor's Parcel Numbers 043-071, 022, 023,-029,-043-191-016,-018,-019,-020,-021,-024, and 043-200-004 subject to the following conditions.

1. Developments within the Dutton Meadows shall incorporate mitigations measures included in the Final Dutton Meadows EIR. A mitigation monitoring plan shall be adopted as a part of the approval of each development within Dutton Meadows.
2. As Dutton Meadows is residential development exceeding 15 acres, each phase within Dutton Meadows is required to construct housing units or provide land for affordable housing as required by the City's Housing Allocation Plan.
3. Prior to the approval of any development within Dutton Meadows, the land for the neighborhood park shall be offered for dedication to the City of Santa Rosa.
4. As streets are constructed within Dutton Meadows, the developer and/or property owners shall install a 32 square foot sign on each street frontage indicating the future land uses adjacent to the newly constructed street, i.e. neighborhood park, low income housing, shopping center.

Section 5. Effective Date. This ordinance shall take effect on the 31st day following its adoption.

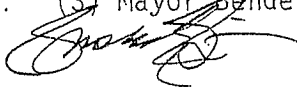
IN COUNCIL DULY PASSED AND ADOPTED this 14th day of March, 2006


AYES: (4) Councilmembers Condron, Martini, Rabinowitsh, Sawyer

NOES: (0)


ABSENT: (0)

ABSTAIN: (3) Mayor Bender; Councilmembers Blanchard, Pierce

ATTEST:  City Clerk

APPROVED:  Mayor

APPROVED AS TO FORM:


City Attorney