RECEIVED

City of Santa Rosa
PLANNING & ECONOMIC DEVELOPMENT

REZONING CHECKLIST

ASSEMBLE PROJECT INFORMATION

Project Information

Project Name: Oakmont Village Association (OVA) Planned Development Policy Stateme

Site Address: Properties within Policy Statement 63-001 area

APPLICATION SUBMITTAL REQUIREMENTS

REQUIRED APPLICATION FORMS:

- ☑ Universal Application Form
- ☑ Indemnification Form
- ☑ Disclosure Form
- ☑ Copyright Release Form
- ☑ Electronic Signature Disclosure Form
- ☑ Property Owner Consent Form (in lieu of property owner signing Universal Application)
- ☑ Rezoning Checklist (Page 1 of this Form)

REQUIRED PROJECT INFORMATION:

Indicate below each of the required documents or plan set components that have been prepared and submitted for this application. **See instructions on the following page for those requirements.**

PROJECT DOCUMENTS:

- ☐ Preliminary Title Report (Required for Map Amendments only)
- ☐ Neighborhood Context Map (Required for Map Amendments only)
- ☑ Zoning Code Text Change (Required for Text Amendments only)

PROJECT PLAN SET COMPONENTS:

- ☐ Zoning and Existing Land Use Map (Required for Map Amendments only)

REQUIRED FEES:

Use the City's online Fee Schedule to determine your project's required Application Fee(s).

INSTRUCTIONS FOR APPLICATION REQUIREMENTS

ALL Required Project Information must comply with the City's Universal Digital File Standards.

PROJECT DOCUMENTS – All documents must reflect the document requirements. Use the document requirements to determine if you should include that document.

PROJECT PLAN SET COMPONENTS – All plans/sheets must reflect the plan sheet requirements. Use the plan sheet requirements to determine if you should include that plan set component.

REZONING INFORMATION & PROCESS

A Rezoning application can be filed to change the City's zoning map for a specified properties (Zoning Map Amendment) or to modify any procedure, provision, regulation, requirement, or standard applicable to land use or development indicated in the Zoning Code (Zoning Code Text Amendment). A rezoning application goes to the Planning Commission for a recommendation and the City Council for approval.

An amendment to the Zoning Code, or the Zoning Map may be approved only if all of the following findings are made, as applicable to the type of amendment.

- ✓ The proposed amendment is consistent with the goals and policies of all elements of the General Plan, and any applicable specific plan;
- ✓ The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City; and
- ✓ The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).
- ✓ Additional finding for Zoning Code amendments: The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.
- ✓ Additional finding for Zoning Map amendments: 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.

PROPERTY OWNER(S) CONSENT

[Required in lieu of Property Owner(s) signature on Application Form]
(Form 1A of 5)

Project Information:

Project Name: Oakmont Village Association (OVA) Planned Development Policy Statement

Site Address(es): Properties within Policy Statement 63-001 area

Assessor's Parcel Number(s): attached

Applicant Name: Christel Antone, General Manager

Brief Project Description: Please described the proposed use with information including operating hours and characteristics, or proposed development by describing changes to structures and site, or proposed structures:

Update Plannned Development Policy Statement for Oakmont Village Association (OVA) to include changing when a conditional use permit should be required under new designated requests.

Property Owner Information:

Contact Name: Christel Antone, General Manager, OVA

Mailing Address: 6637 Oakmnont Drive Suite A

City: Santa Rosa State: CA Zip: 95409

Phone: 707-539-0701 / 707-547-7153 Alternate Phone: 650-280-3265

Email Address: christel@oakmontvillage.com

I declare under penalty of perjury that I am the owner of said property or have written authority from property owner to file this application. I certify that all the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application.

PROPERTY OWNER'S SIGNATURE: Christel Antone **DATE:** 5/24/2023

City of Santa Rosa
PLANNING & ECONOMIC DEVELOPMENT

INDEMNIFICATION AGREEMENT

(Form 2 of 5)

PREPARE APPLICATION FORMS

Project Name and Address: Oakmont Village Association (OVA) Planned Development Policy Statement (Amendment)

As part of this application, the applicant agrees to defend, indemnify, and hold harmless the City of Santa Rosa, its agents, officers, councilmembers, employees, boards, commissions and Council from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void, or annul any approval of the application or related decision, or the adoption of any environmental documents or negative declaration which relates to the approval. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees that may be awarded to the prevailing party arising out of or in connection with the approval of the application or related decision, whether or not there is concurrent, passive or active negligence on the part of the City, its agents, officers, councilmembers, employees, boards, commissions and Council. If for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

The city of Santa Rosa shall have the right to appear and defend its interests in any action through its City Attorney or outside counsel. The applicant shall not be required to reimburse the City for attorney's fees incurred by the City Attorney or the City's outside counsel if the City chooses to appear and defend itself in the litigation.

I have read and agree to all of the above.

Christel Antone, GM
Applicant (print name)

Christel Antone
Applicant (sign name)

ACKNOWLEDGMENT THAT COPYRIGHTED REPORTS UNACCEPTABLE

The applicant acknowledges, understands, and agrees that any soils, seismic hazard, landslide, geologic, natural hazard, or geotechnical report, study, or information submitted to the City by, or on behalf of, the applicant in furtherance of this application submitted by the applicant will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.

I have read and agree to all of the above.

Christel Antone, GM
Applicant (print name)

Christel Antone
Applicant (sign name)

DISCLOSURE FORM

(Form 3 of 5)

Project Title: Oakmont Village Association (OVA) Planned Development Policy Statement (Amendment)

(Include site address)

Please provide the name of each individual, partnership, corporation, LLC, or trust who has an interest in the proposed land use action. Include the names of all applicants, developers, property owners, and each person or entity that holds an option on the property.

Individuals: Identify all individuals
Partnerships: Identify all general and limited partners
Corporations: Identify all shareholders owning 10% or more of the stock and all officers and directors (unless the corporation is listed on any major stock exchange, in which case only the identity of the exchange must be listed.
LLCs: Identify all members, managers, partners, officers and directors.
Trusts: Identify all trustees and beneficiaries.
Option Holders: Identify all holders of options on the real property.

Full Name:	**Address:**
Christel Antone, GM	6637 Oakmont Drive Suite A, Santa Rosa CA 95409
Iris Harrell, HOA BOD member	6637 Oakmont Drive Suite A, Santa Rosa CA 95409

In addition, please identify the name of each civil engineer, architect, and consultant for the project.

Full Name:	**Address:**

Additional names and addresses attached: ☐ Yes ■ No

The above information shall be promptly updated by the applicant to reflect any change that occurs prior to final action.

I certify that the above information is true and correct: Christel Antone
Applicant

5/24/2023
Date

COPYRIGHT MATERIALS RELEASE

(Form 4 of 5)

Project Name and Address: Oakmont Village Association (OVA) Planned Development Policy Statem

To the extent that your application submittal packet includes plans or drawings prepared by a licensed, registered or certified professional, as defined pursuant to the California Health and Safety Code Section 19851 or Business and Professions Code Section 5536.25, such as a licensed engineer, architect or other design professional, the City must first obtain the signature release and permission of said professional prior to publication or reproduction of any such plans or drawings. Such drawings and plans may also be protected by copyright laws. The City of Santa Rosa hereby requests permission to reproduce and publish plans and drawings submitted with your application packet for purposes of more effectively and efficiently facilitating the entitlement review process, including making plans and drawings available on the City's website for public review and providing electronic reproductions to the City's review boards. The purpose of this request is limited solely to the purpose of facilitating the timely review of this application, and the plans and drawings will not be utilized by the City for other purposes. To assist the City in this process, please provide below the signatures of all of those who have prepared plans and drawings to be submitted with this application.

Engineer Name: N/A Phone: _____

Email Address: _____

ENGINEER /SURVEYOR'S SIGNATURE _____

Architect Name: N/A Phone: _____

Email Address: _____

ARCHITECT/DESIGNER'S SIGNATURE _____

Landscape Architect Name: N/A Phone: _____

Email Address: _____

LANDSCAPE ARCHITECT/DESIGNER SIGNATURE _____

ELECTRONIC/DIGITAL SIGNATURE DISCLOSURE

(Form 5 of 5)

Project Address: Oakmont Village Association (OVA) Planned Development Policy State

I understand and agree that (i) electronically signing and submitting any document(s) to the City of Santa Rosa legally binds me in the same manner as if I had signed in a non-electronic or non-digital form, and (ii) the electronically stored copy of my signature, any written instruction or authorization and any other document provided to me by the City of Santa Rosa, is considered to be the true, accurate and legally enforceable record in any proceeding to the same extent as if such documents were originally generated and maintained in printed form. I agree not to contest the admissibility or enforceability of the City of Santa Rosa's electronically stored copy of any other documents.

By using the system to electronically sign and submit any document, I agree to the terms and conditions of this Electronic/Digital Signature Disclosure.

Signature: Christel Antone Date: 5/24/2023

Title: General Manager Relationship to Project: Owner Rep

Company/Organization: Oakmont Village Association (OVA)

UNIVERSAL PLANNING APPLICATION

(Form 1 of 5)

Planning Entitlement Applications are filed with the Planning Division at the Planning and Economic Development Department. **Only applications with all required submittal items for each corresponding checklist will be accepted.** Applicants should contact the Planning Division regarding any questions with the checklist requirements prior to submitting an application. Email any questions to the Planning helpline at planning@srcity.org, or call 707-543-3200. You may also visit our website at srcity.org/ped for additional information and forms. **Please review the Planning Review Times and Process document linked here.**

Project Site Information:

Project Name: Oakmont Village Association (OVA) Planned Development Policy Statement (Amendment)
Zoning: Planned Development
General Plan Designation: Multiple
Site Address(es): Properties within Policy Statement 63-001 area
Assessor's Parcel Number(s): See attached
Total Property size in acres:

Applicant Information:

Contact Name/Organization: Christel M Antone, General Manager, OVA
Mailing Address: 6637 Oakmont Drive Suite A
City: Santa Rosa State: CA Zip: 95409
Phone: 707-539-0701 Alternate Phone: 650-280-3265
Email Address: christel@oakmontvillage.com

Application Representative Information (If different from applicant - this will be the primary contact):

Contact Name/Organization: Oakmont Board of Directors, member, Iris Harrell
Mailing Address: 6637 Oakmont Drive, Suite A
City: Santa Rosa State: CA Zip: 95409
Phone: 650-280-3265 Alternate Phone: 707-539-0701
Email Address: iris.harerell@oakmontvillage.com

Property Owner Information: *Property Owner Signature Required Below

Contact Name: Oakmont Village Association HOA - Christel Antone, General Manager
Mailing Address: 6637 Oakmont Drive, Suite A
City: Santa Rosa State: CA Zip: 95409
Phone: 707-539-0701 Alternate Phone: 650-280-3265
Email Address: christel@oakmontvillage.com

PROPERTY OWNER'S CONSENT – I declare under penalty of perjury that I am the owner of said property or have written authority from property owner to file this application. I certify that all of the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application.

PROPERTY OWNER'S SIGNATURE Christel Antone

Project Description:

Please provide a brief description of the proposed project below. A more detailed narrative may be required along with the application materials.

Update Plannned Development Policy Statement for Oakmont Village Association (OVA)

Please check each relevant application box below:

- ☐ Annexation Prezoning
- ☐ Conditional Use Permit
  - ☐ Minor ☐ Major
- ☐ Density Bonus
- ☐ Design Review
  - ☐ Concept ☐ Minor ☐ Reduced Review Authority ☐ Major
- ☐ Entitlement Extension
- ☐ General or Specific Plan Amendment
  - ☐ Text ☐ Diagram
- ☐ Hillside Development Permit
  - ☐ Minor ☐ Major
- ☐ Home Occupation
- ☐ Landmark Alteration Permit
  - ☐ Concept ☐ Minor ☐ Major
- ☐ Landmark Designation
- ☐ Modification of Final Map/Parcel Map
- ☐ Neighborhood Meeting
- ☐ Public Convenience or Necessity
- ☐ Public Information Services
  - ☐ Zoning Verification ☐ Subdivision Status
- ☑ Rezoning ☐ Map ☑ Text
- ☐ Sign
  - ☐ Permit ☐ Permit - Temporary ☐ Program ☐ Variance
- ☐ Temporary Use Permit
- ☐ Tentative Map
  - ☐ Minor ☐ Major
- ☐ Tree Removal
- ☐ Utility Certificate
- ☐ Vacation of Easement or Right of Way
- ☐ Waiver of Parcel Map
- ☐ Zoning Clearance

63

PC DISTRICT NO. 63-001

Location: Sonoma Highway

Project Name: Oakmont

Policy Statement Dated: _____ **Attached** **None**

Conditional Use Permit Date: _____ **Attached** **None**

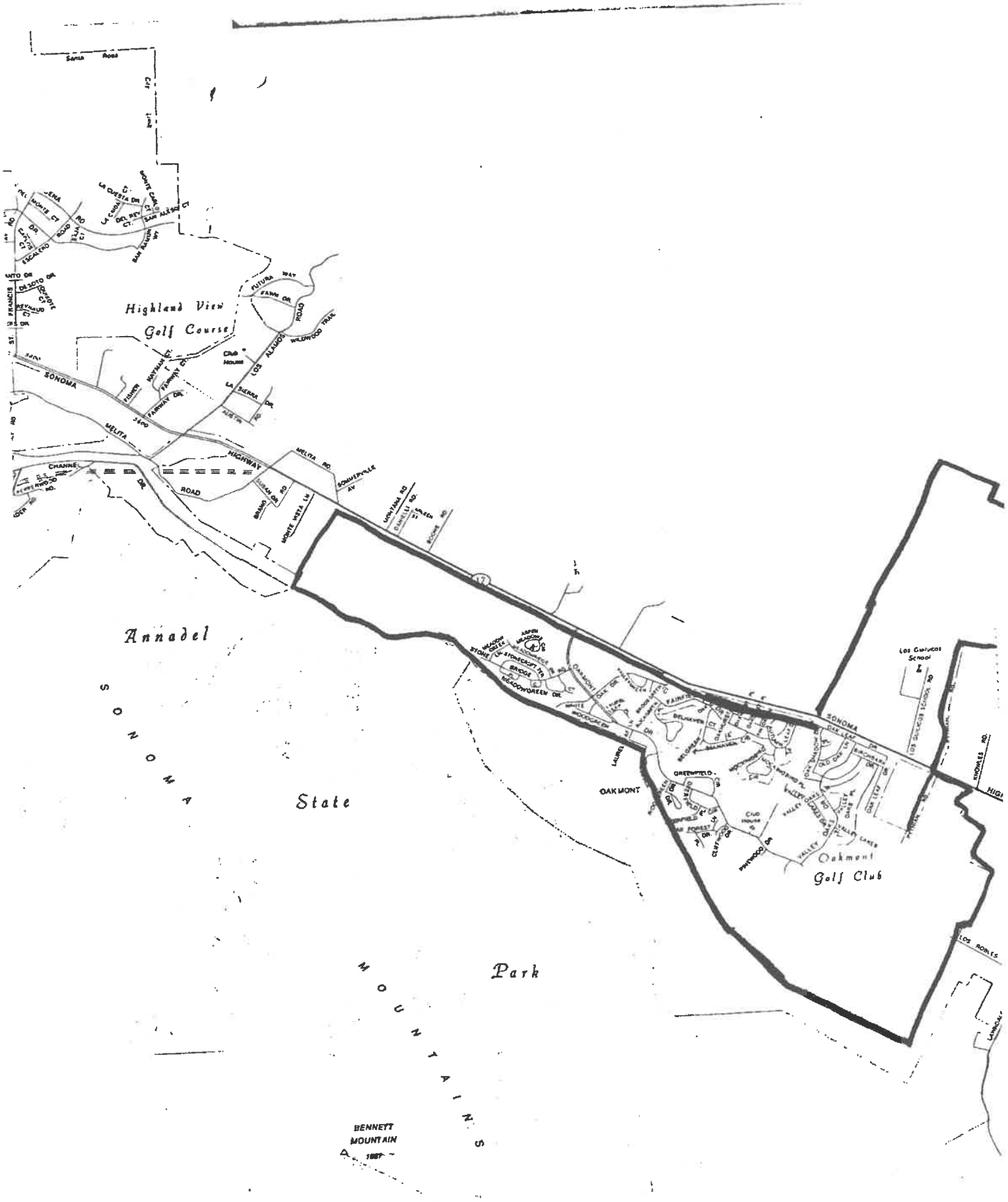
Development Plan Dated: _____ **Attached** **None**

Project Description:

_____

_____

_____


Highland View
Golf Course
Club House
SONOMA
HIGHWAY
MELITA
ROAD
Annadel
State
Park
MOUNTAINS
BENNETT
MOUNTAIN
1887
OAK MONT
Oakmont
Golf Club
Los Guilucos
School
LOS ROBLES

d) Off-street parking:

One garage or carport for each dwelling unit.

One parking space for each two (2) guest rooms in any boarding or lodging house.

One parking space for each 300 square feet of office space.

One parking space for each 200 square feet of floor sales space.

One parking space for each four (4) seats in any restaurant.

One parking space for each unit an any motel.

One parking space per six (6) seats in places of public assembly.

The Planning Commission may establish parking requirements for uses it determines to be similar under Section 481 d).

FROM 11-20-62 ZONING CODE

ARTICLE 9. PC OR PLANNED COMMUNITY DISTRICT

Section 490. PC Uses and Restrictions. The use of land, building and structures on any property classified PC is subject to this Article as well as to the general regulations and requirements of this Appendix. No uses are allowed in such district, except those specifically listed below in this Article, and then only as limited by the use permit, height limits, lot or site requirements, parking, and other restrictions listed in the following sections.

Section 491. Uses Allowed:

a) Uses Allowed Without Use Permit:

All uses require a use permit.

b) Uses Requiring Use Permits:

All uses permitted in the R-1, R-2, R-3, R-4, C-1, and C-2 Districts, when the area is of sufficient size to contain a planned community. Additional similar uses, including C-3 uses, which are, in the opinion of the Planning Commission, proper uses to be included in the total development within a particular PC District.

Applicant must furnish maps showing: topography of land; proposed street system and lot design; areas to be dedicated or reserved for public use; areas proposed for commercial uses, off-street parking and kind of residential uses; location and elevations of all buildings other than single family.

c) Allowed Accessory Uses:

All uses require a use permit.

d) Prohibited Uses:

Uses not specified above are prohibited unless determined by the Planning Commission to be similar in nature to those specified.

Sec. 492. Height Limit of Buildings and Structures: Thirty-five (35) feet for R-1 or R-2 uses; fifty-five (55) feet for all other uses, except that height limits of non-dwelling structures may be exceeded by use permit.

Sec. 493. Lot Requirements:

a) Minimum building site area:

Corner lots: 7,000 square feet.

Interior lots: 6,000 square feet.

b) Maximum coverage of lot by structures:

Same as that district in which the use is normally allowed.

c) Setbacks for main buildings and accessory buildings:

Same as that district in which the use is normally allowed.

d) Off-street parking:

One garage or carport per dwelling unit.

One square foot of parking space for each square foot of gross floor area for commercial uses.

Layout and location of parking spaces to be approved by the Planning Commission, which body may also establish parking requirements for uses it determines to be similar under Section 491(d)

ARTICLE 10. C-2 OR GENERAL COMMERCIAL DISTRICT

Section 500. C-2 Uses and Restrictions. The use of land, buildings and structures on any property classified C-2 is subject to this Article as well as to the general regulations and requirements of this Appendix. No uses are allowed in such district, except those specifically listed below in this Article, and then only as limited by the use permit, height limits, lot or site requirements, parking, and other restrictions listed in the following sections.

Section 501. Uses Allowed:

a) Uses Allowed Without Use Permit:

Retail stores, shops, or businesses conducted entirely within the building, including food stores, furniture stores, restaurants, bars, cares, retail bakeries, auto sales, news stands. Personal service establishments, offices and clinics.

OAKMONT VILLAGE ASSOCIATION

ARCHITECTURAL GUIDELINES AND STANDARDS

Prepared by: The Oakmont Architectural Committee

Adopted: February 23, 1988

These Architectural Guidelines and Standards are the culmination of policies adopted by the Oakmont Architectural Committee over the years. It should be noted however, that this document is not retroactive in nature.

TABLE OF CONTENTS

		Page
I.	GENERAL	1
II.	GUIDELINES	1
	A. Submittal Procedure and Requirements	1
	1. Submittals	2
	2. Construction Drawings	2
	3. Neighbor Awareness	2
	4. Right of Inspection	2
	5. Approval	2
	6. Standards for Disapproval	3
	B. Construction	3
	1. Time Period	3
	2. Inspection	3
	C. General	3
	1. Appeals	3
	2. Enforcement	3
III.	ARCHITECTURAL STANDARDS	4
	A. Fences	4
	B. Structural Additions; Patio Covers; Roof Surfaces	4
	C. Awnings	6
	D. Balconies and Decks	7
	E. Exterior Painting	7
	F. Landscaping and Other Related Improvements	7
	G. Mechanical Equipment	8
	H. Drainage and Fill	8
	I. Antennae	9
	J. Flagpoles	9
	K. Weathervanes	9
	L. Window Tinting	9
	M. Storage Sheds	9
	N. Signs	9
	O. Exterior Security Doors	9
	P. Skylights and Solar Energy Equipment	9
	Q. Other	10

OAKMONT VILLAGE ASSOCIATION
ARCHITECTURAL GUIDELINES AND STANDARDS

I. GENERAL

In order to maintain the architectural character of the Oakmont Community, it is necessary that modifications of structures, materials, and colors be compatible with the original design as required by Article III Section 3(a) of the Protective Restrictions. The Architectural Committee's desire is to assure a continuity of design which will help preserve or improve the appearance and enhance the overall value of every property.

Approval from the Oakmont Village Association Architectural Committee is required prior to construction for additions or alterations that meet any of the following criteria:

1. All exterior structures unless installed by the developer.
2. All mechanical equipment, air conditioners and spa/swimming pool equipment.
3. All landscaping and other exterior improvements.

Failure to obtain the necessary approvals prior to construction may constitute a violation of the Protective Restrictions and may require modification or removal of unauthorized work at the expense of the homeowner. In addition, a permit for such construction may be required from the City of Santa Rosa, Building Department, Public works, or other governmental agencies.

II. GUIDELINES

A. Submittal Procedure and Requirements

Approval of any project by the Oakmont Village Association Architectural Committee does not waive the necessity of obtaining the required city and/or county permits. Obtaining city and/or county permits does not waive the need for Oakmont Village Association Architectural Committee approval prior to construction.

1. Submittals
   a. All applications shall be submitted to the Oakmont Village Association at 6637 Oakmont Drive, to the attention of the Architectural Committee.
   b. All requests for architectural approval shall be made on the standard Oakmont Village Association Architectural Committee Home Improvement Application.
   c. Three (3) complete sets of plans are required for submittal.

2. Construction Drawings: Plans must be prepared in accordance with applicable building codes, and with clarity and completeness. It is recommended that work involving major additions or work requiring variances be submitted at the preliminary drawing stage for review by both the Oakmont Village Association Architectural Committee and the City of Santa Rosa Building Department. Final drawings should not be prepared until preliminary plans have been reviewed.

3. Neighbor Awareness: The neighbor's approval is not a condition to your plans being approved by the Architectural Committee. The intent is to advise neighbors who own property adjacent to your lot of your proposed improvement by requiring their signature on the Home Improvement Application. No application will be considered complete until there is evidence that neighbors have been made aware of the application.

4. Right of Inspection (Article III, Section 3(d) of the Protective Restrictions): During reasonable hours, any member of the Architectural Committee or any agent of such committee or any representative of the Association or Declarant shall have the right to enter upon and inspect any portion of said property and the exterior of the buildings and improvements thereon for the purpose of ascertaining whether or not the provisions of the Protective Restrictions have been or are being complied with, and shall not become liable therefore or be deemed guilty of trespass nor any other tort by reason thereof.

5. Approval: Approved plans will receive a stamp indicating Oakmont Village Association Architectural Committee approval. Two (2) sets of plans along with a permit will be returned to the applicant and one (1) set will be retained in the applicant's homeowner file for future reference at the Oakmont office. The Homeowners Association shall be advised of actions taken by the Architectural Committee within the association.

6. Standards for Disapproval
The Architectural Committee shall have the right to disapprove any plans, specifications or details submitted to it if:
   a. said plans do not comply with all of the provisions of the Protective Restrictions
   b. the design or color scheme of the proposed building or other structure is not in harmony with the general surroundings of the Real Property or with the adjacent buildings or structures
   c. the plans and specifications submitted are incomplete
   d. the Architectural Committee deems the plans, specifications or details, or any part thereof, or to be contrary to the best interest, welfare or rights of all or any of the other Owners.

B. Construction

1. Time period: Work shall be completed within 90 days of the date of approval. If the scope of the job warrants more time, the Committee may extend the construction period as necessary.

2. Inspection: Upon completion of the work as indicated on "Approved" copy of the drawing and specification, the applicant shall notify the Oakmont Village Association Architectural Committee in writing for final inspection and approval. If the Committee chooses to inspect the job, inspection will be completed within 30 days after the homeowner's notification to the Committee requesting inspection.

C. General

1. APPEALS: In the event plans and specifications submitted to Oakmont Village Association Architectural Committee are disapproved, the party or parties making such submission may appeal, in writing, to the Oakmont Village Association Board of Directors. The written request must be received by the Board no later than thirty (30) days following the final decision of the Oakmont Village Association Architectural Committee.

2. ENFORCEMENT: Failure to obtain the necessary approval from the Oakmont Village Association Architectural Committee may constitute a violation of the Protective Restrictions and may require modification or removal of work at the expense of the homeowner. If necessary, the City of Santa Rosa will be contacted to assist with the enforcement of this policy.

III. ARCHITECTURAL STANDARDS

A. Fences

1. Fencing shall conform to the design, material and colors established by the Architectural Committee. The approved fencing specifications may be obtained from the Committee staff representative.

2. Fencing shall not be constructed or extend beyond the most forward portion of the dwelling.

3. Fence heights shall NOT exceed six (6) feet above the highest adjacent grade level, unless further restricted.

4. The following type of materials are unacceptable for fencing:

   a. aluminum or sheet metal
   b. chicken wire or chicken mesh
   c. metal or plastic chain link
   d. plastic webbing, reeded or straw like materials
   e. corrugated or flat plastic or fiberglass sheets or panels.
   f. rope or other fibrous strand elements
   g. glass block
   h. miniature type fencing

   *these materials are not all inclusive

5. On lots that border golf course properties fencing will not extend past rear of residence unless approved by Architectural Committee.

6. Maintained area fencing for patios shall be the same style as originally installed by the Developer.

7. Fences installed on retaining walls shall not exceed 6 feet in height measured from the highest adjacent grade.

B. Structural Additions; Patio Covers; Roof Surfaces

Structural or material additions or alterations of the exterior of any building shall conform to materials, colors, character and detailing as established on the existing dwelling. The Architectural Committee established the following standards with regard to application to construct additions to homes within the Oakmont Community. When, in the opinion of the Architectural Committee, there is excess adverse impact on the privacy of adjacent units, the approval of an application for this type of construction may not be given.

B. Structural Additions - Continued:

1. The ideal or most desirable roof for homes in Oakmont is the wood shingle or shake roof. The color and texture of these is most in keeping with the rustic design and atomsphere desired here.

   When this material cannot be used, lifespan or lack of availability factors being considered, a composition shingle equal to or better than one of the following may be approved. They are: Pabco Hallmark Shangle, Celotex Dimensional shingle, Bird Architect 80 shingle, Elk 30+ Prestique all in the dark earth tones. Samples are held in our office.

   All roofing material should be inconspicuous, harmonizing dark colors and have a non-glare surface, including that used for open or enclosed patio roofs.

   All plumbing vent pipes, attic fan housings, ventilators, and skylight frames must be kept low and "painted out" with a non-streaking paint to match the color of the roof.

   All roofing materials should be trimmed out at the edges in neatly finished, workman-like fashion.

   Any cupolas, weather vanes and other roof adornments must be approved prior to installation.

2. Solid patio covers: All solid patio covers will be reviewed on an individual basis.

3. Patio Structures, Sunshades, Arbors, and Trellises
   a. Structures in this section shall conform to the original architectural character of the existing dwelling.
   b. Patio, sunshade, arbor, trellis and gazebo structural members shall be preferably of wood construction with the exception of vertical supports which may be of metal or masonry.

   c. Structures under this section will be stained or painted to match a color on the home. Other colors will be subject to approval by the Architectural Committee. If Grade I natural redwood is used, it may remain in its natural state.

4. The following materials are unacceptable for roof or patio cover surfaces:

   a. Metal (Aluminum patio covers may be approved depending on design and location)
   b. Corrugated plastic (when visible by others)
   c. Corrugated fiberglass (when visible by others)
   d. Plastic webbing, split bamboo, reeded or straw-like materials
   e. Colored rock on hot mopped asphalt

   Note: These materials are not all inclusive

C. Awnings
1. General: Individual metal window awnings are NOT acceptable, unless they are a developer-established architectural characteristic.

2. Awnings not covered under Item 1 above, may be approved under the following conditions:

   a. review will be done on an individual basis
   b. awning material must match or blend with the existing architectural character and color scheme of the dwelling in open and/or retracted position.
   c. Awning material will always be maintained in an aesthetic and unfaded condition.

3. The following is an acceptable awning material:

   a. prefinished aluminum

D. Balconies and Decks

1. Balconies and decks shall be of wood construction unless specifically approved otherwise.
2. The foundation of decks shall be screened with lattice-type construction or other similar means of screening.
3. The shape and size of the proposed balcony or deck shall conform with the architectural features of the existing structure.

E. Exterior Painting

Exterior painting on any dwelling or structure will be subject to review and approval by the Oakmont Village Association Architectural Committee.

F. Landscaping and Other Related Improvements

All yards of homes must be landscaped within six (6) months from the NEWLY CONSTRUCTED close of escrow. In the case of a corner lot or equivalent, front yards will include any portion of the yard visible from the street which could include the side yard. The landscaping installed must in general present an attractive appearance for the property and include a reasonable combination of lawn and/or ground cover, shrubs and trees, depending on the property, although no specific percentages of the above landscaping materials are required. Any landscaping that does not meet the above standards, is subject to modification by the Architectural Committee. However, the following are NOT permitted within Oakmont WITHOUT PRIOR APPROVAL of the Architectural Committee:

1. Succulent or cacti plantings (desert planting schemes)
2. Rock or gravel ground cover in excess of 15% of total landscaped area. Rock samples shall be submitted for review prior to installation.
3. Statuaries or monuments in front yards
4. No hedge or continuous shrub planting is permitted along golf course property.
5. Gravel or chip dressing must be separated from golf course property with lawn or low planting material unless retained by wood or masonry border.

6. No tree with potential growth exceeding twenty five (25) feet height allowed, unless it can be controlled to this height limitation.

As provided in the Protective Restrictions, if the Association must enter upon a lot to install landscaping on the front and/or side yard property, the following minimum landscaping requirements will generally be accomplished:

1. 80% of the front and side yards planted in ground cover or lawn, or a combination of both.
2. 20% of the front yard planted with shrubs as follows:
   a. one 1-gallon shrub for every ten (10) square feet.
   b. one 5-gallon shrub for every fifty (50) square feet.
   c. one 15 gallon tree planted
3. Sprinkler system installed.

G. Mechanical Equipment

1. Installation of mechanical equipment, including but not limited to air-conditioning, swimming pool and spa equipment and water softners, shall require approval by the Oakmont Village Association Architectural Committee.

2. All equipment shall be located as far as possible from neighboring properties and/or all pumps and blowers must be enclosed or buried to mitigate the noise factor.

3. Drawings must indicate the location of the equipment and, if exposed to view, the method of screening.

4. Pool construction, drainage, and fencing will be required to conform to city building codes and health ordinances.

H. Drainage and Fill

1. The original course of surface water flow shall not be disturbed or altered to adversely affect neighboring property.

2. Gutters and downspouts or scuppers shall be primed and painted to match adjacent surface colors.

3. All down spouts will be connected to street or assigned drainage area.

I. Antennae
Antennae of any description installed outside of a dwelling or garage are prohibited.

J. Flagpoles
Flagpoles require approval by the Architectural Committee.

K. Weathervanes
Weathervanes require approval by the Architectural Committee.

L. Window Tinting
Reflective materials which create a mirror effect from the outside, require approval by the Architectural Committee.

M. Storage Sheds
Sheds require approval by the Architectural Committee.

N. Signs
Only those signs approved by the Oakmont Village Association Architectural Committee are permitted.

O. Exterior Security Doors and/or Window Bars/Grills
Exterior Security doors and/or window bars/grills require approval by the Architectural Committee.

P. Skylights and Solar Energy Equipment

1. Roof top solar energy equipment or skylights require approval by the Architectural Committee. Approval will be based to a great extent on the homeowners ability to design and accomodate the installation with the least amount of exposure to adjacent units.

2. Solar energy equipment includes all panels, collectors, piping, attachments, bracing, flashing, mechanical hardware, supporting structure and any other related elements.

3. Guidelines:
   a. Equipment shall maintain as low a profile as functionally practical and efficient. All installations are to be mounted flush with the roof. No solar panel should extend above the plane of the roof more than 8 inches at any point.
   b. Piping should go through the roof rather than on the face of the roof or dwelling.
   c. Equipment on exterior of units must be enclosed and painted or stained to match the unit.
   d. Where any common roofs are involved, all owners must agree to installation, location, etc.

e. Equipment, panels, piping, brackets and skylights, must be anodized metal or painted a color to match the roofs.
f. No reflective or mirrored surfaces will be permitted
g. Skylights and glass panels are not allowed along golf course lots unless impact resistant materials are used.

Q. Other

Other exterior improvements, alterations and modifications not specifically described in the Guidelines or Architectural Standards shall nevertheless be subject to review and approval by the Oakmont Village Association Architectural Committees.

RESOLUTION NO. 722

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING THE TENTATIVE MAP OF OAKMONT SUBDIVISION UNIT "A"

WHEREAS, the Tentative Map of Oakmont Subdivision Unit "A" was filed with the Planning Commission in accordance with the provisions of Section 3.1 of the Subdivision Ordinance of the City of Santa Rosa, and

WHEREAS, copies of said Tentative Map have been sent to the City Engineer, Pacific Gas & Electric, Pacific Telephone & Telegraph, Post Office, School District, Park & Recreation, Sonoma County Planning Commission and Sonoma County Flood Control, and

WHEREAS, said Tentative Map of the proposed subdivision has been studied and reported upon by the Engineering Advisory Committee, and

WHEREAS, the subdivision can be served with all city services and facilities, and the development would be in harmony with the future growth of the City.

NOW, THEREFORE, BE IT RESOLVED that the Tentative Map of Oakmont Subdivision Unit "A" filed in the office of the Planning Director on May 1, 1963, be and is hereby approved subject to conditions of the Engineering Advisory Committee report, except for future determination of sidewalk requirements; the requirements of the State Division of Highways; the condition that further subdivision of any area within the subdivision shall be subject to all requirements of the subdivision regulations of the City of Santa Rosa; and subject to all notations and revisions shown in red on the face of the map.

REGULARLY PASSED AND ADOPTED by the City Planning Commission on the 23rd day of May, 1963, by the following vote:

AYES:	(5)	Chairman Jones, Commissioners Askim, Bevan, Grosman, Maximov, McNair and Truslow
NOES:	(0)	None
ABSENT:	(2)	Commissioners Belden and Deck

APPROVED: GREGORY JONES, JR.
Chairman

ATTEST: LORENE ANTON
Acting Secretary

RESOLUTION NO. 750

RESOLUTION OF INTENTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA TO CONSIDER ZONING FOR UNINCORPORATED TERRITORY PROPOSED OR BEING CONSIDERED FOR ANNEXATION TO THE CITY OF SANTA ROSA AND SETTING THE TIME AND PLACE OF A PUBLIC HEARING THEREON AND GIVING NOTICE OF SUCH HEARING (Oakmont Annexation)

WHEREAS, the City Council of the City of Santa Rosa has referred to this Commission the matter of the zoning classification to be applied to certain unincorporated territory proposed or being considered for annexation to the City of Santa Rosa, in the event the same shall be annexed to the City, which territory is described as

> Oakmont Annexation, located generally along the south side of Sonoma Highway between Lawson's corner and Lawndale Road, and including the following parcels:
>
> > AP 31-02-5, AP 31-02-6, AP 31-02-9, AP 31-02-10, AP 50-02-2, AP 50-04-2, AP 50-14-5, AP 50-04-27, AP 50-04-29, and a portion of each of AP 31-06-1, AP 51-05-1, and AP 51-02-1.

BE IT RESOLVED, that it is the intention of the Planning Commission to consider the zoning classification to be applied to the said territory in the event that it shall be annexed to the City of Santa Rosa, and to report and make recommendation thereon to the City Council, in accordance with Article 14 of Chapter 1 of Appendix B of the Code of the City of Santa Rosa (City of Santa Rosa Zoning Ordina

BE IT FURTHER RESOLVED by the Planning Commission of the City of Santa Rosa that a public hearing shall be held before this Commission on the 25th day of July, 1963, at the hour of 8:00 p.m., in the Council Chambers, City Hall, Santa Rosa, California, (which hearing may be continued from time to time), at which time and place all persons interested in the zoning of the said land under the provisions of the City of Santa Rosa Zoning Ordinance may appear and be heard.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 11th of July, 1963, by the following vote:

AYES:	(6)	Chairman Askim, Commissioners Belden, Bevan, Grosman, McNair and Truslow
NOES:	(0)	None
ABSENT:	(3)	Commissioners Deck, Jones and Maximov

APPROVED: CURTIS E. ASKIM
Chairman

ATTEST: GEORGE H. SMEATH
Secretary

FILE NO. A-63-12 RESOLUTION: 759 ORDINANCE: 1108

LOCATION: Generally along the southside of Sonoma Highway between the eastern City limits line and Lawndale Road.

ZONE DESIGNSTION: from County "A" and County "PC"
to City "A" and City "PC"

ADOPTED PLANS:

Proposed Land Use:

OAKMONT

RESOLUTION NO. 759

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL THE PREZONING OF OAKMONT ANNEXATION

WHEREAS, the Planning Commission of the City of Santa Rosa has considered the matter of the zoning classification to be applied to certain unincorporated territory proposed or being considered for annexation to the City of Santa Rosa, in the event the same shall be annexed to the City, which territory is described as Oakmont Annexation, located generally along the south side of Sonoma Highway between the eastern City limits line and Lawndale Road, further described as

> All of AP 31-02-5, AP 31-02-6, AP 31-02-9 and AP 31-02-10; AP 50-02-2, AP 50-03-1 and AP 50-03-3; AP 50-04-2, AP 50-04-5, AP 50-04-27, AP 50-04-29; and a portion of AP 31-06-1, AP 31-05-1 and AP 31-02-1,

and

WHEREAS, a public hearing on the proposed zoning classification has been held on the 25th day of July, 1963, in the Council Chambers, City Hall, Santa Rosa, California, and required notice of said hearing having been properly given by publication and posting of public notice as required by the City of Santa Rosa Zoning Ordinance, and factual evidence having been received and given due consideration.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Santa Rosa that the Planning Commission recommends to the City Council that the above named parcels be rezoned from County "A" (agricultural) and County P-C (planned community) District to City "A" (agricultural) and City P-C (planned community) District as follows:

> From County P-C to City P-C all of AP 31-02-5, AP 31-02-6, AP 31-02-9 and AP 31-02-10; AP 50-02-2, AP 50-03-1 and AP 50-03-3; AP 50-04-2, AP 50-04-5, AP 50-04-27, and AP 50-04-29;
>
> From County "A" to City "A" a portion of AP 31-06-1, AP 31-05-1 and AP 31-02-1,

and

BE IT FURTHER RESOLVED, that the Planning Commission recommends to City Council that a policy statement be adopted requiring the development of the parcels herein rezoned to City P-C (planned community) District be developed in general harmony with the plan entitled "Community Development Plan - Oakmont" received and filed on May 1, 1963, in the Planning Department.

IT IS FURTHER RESOLVED that a copy of this resolution be transmitted to the City Council of the City of Santa Rosa as the report of the Planning Commission with respect to the said proposed prezoning.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 25th day of July, 1963, by the following vote:

AYES:	(8)	Chairman Askim, Commissioners Belden, Bevan, Deck, Grosman, Maximov, McNair and Truslow
NOES:	(1)	Commissioner Jones
ABSENT:	(0)	None

APPROVED: CURTIS E. ASKIM
Chairman

ATTEST: GEORGE H. SMEATH
Secretary

I hereby certify that the foregoing resolution is a true and correct copy of a resolution duly and regularly adopted by the Planning Commission of the City of Santa Rosa at a regular meeting thereof held on July 25, 1963.

Lorene Curtis

Policy Statement for Oakmont Planned Development 63-001

Development Standards and Allowable Uses

PURPOSE

This Policy Statement constitutes the development standards and allowable uses for the Oakmont Planned Development as shown in the included Oakmont Boundary Images.

USES AND PERMIT REQUIREMENTS

The use of land, building and structures on any property within the boundary of Oakmont Village, as shown on Exhibit A (attached), is governed by this Policy Statement, the City of Santa Rosa Zoning Code, the California Building Code, and all other regulatory requirements. Permit requirements for uses that are not listed below shall defer to the City of Santa Rosa Zoning Code, Division 2, for allowable land uses for the zoning district that implements the site's General Plan land use designation. If exterior changes are proposed for Oakmont commercial properties that are within the Oakmont Planned Development Zoning boundaries, including multifamily residential structures, some level of City Design Review will be required.

1) **Uses allowed by right** (without a Conditional Use Permit), if approved by the OVA:

   a) Home occupations shall defer to the Zoning Code. If the proposed home occupation qualifies for an exemption, no CUP is required. All other home occupations shall comply with Zoning Code requirements.

   b) All recreational activities, as determined by the Oakmont Village Association (OVA), including sport courts, are allowed by right in areas designated for recreational purposes on Exhibit B (attached).

   c) Duplex units in areas with residential land use designations, including areas designated as Low Density Residential on the General Plan Land Use Diagram.

   d) Dog parks in areas designated for recreational purposes on the Exhibit B (attached).

   Note: This does not eliminate the requirement for Design Review for new structures or exterior modifications to existing structures, where required by the City of Santa Rosa Zoning Code.

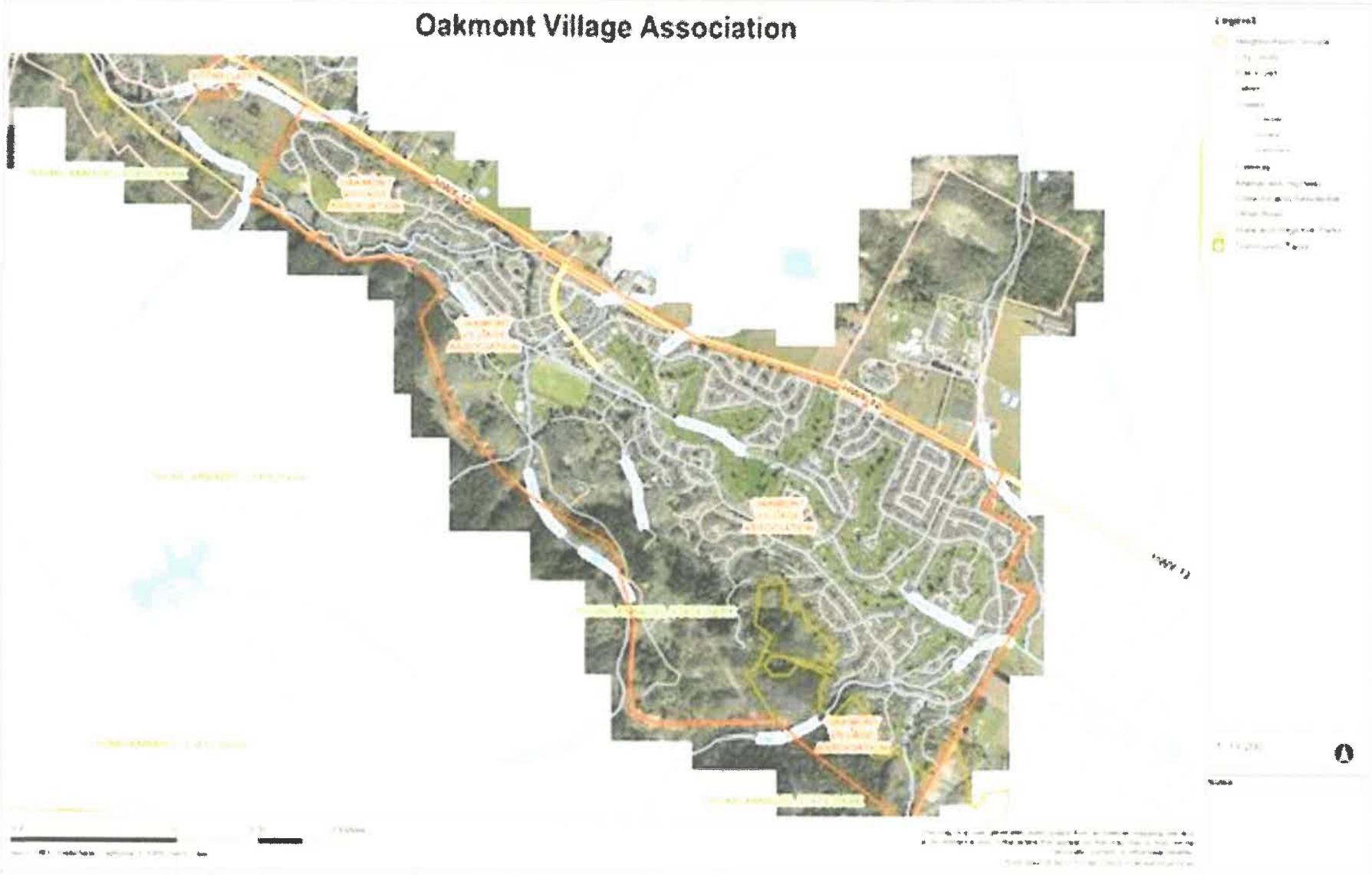
2) **Uses that require Conditional Use Permits**:

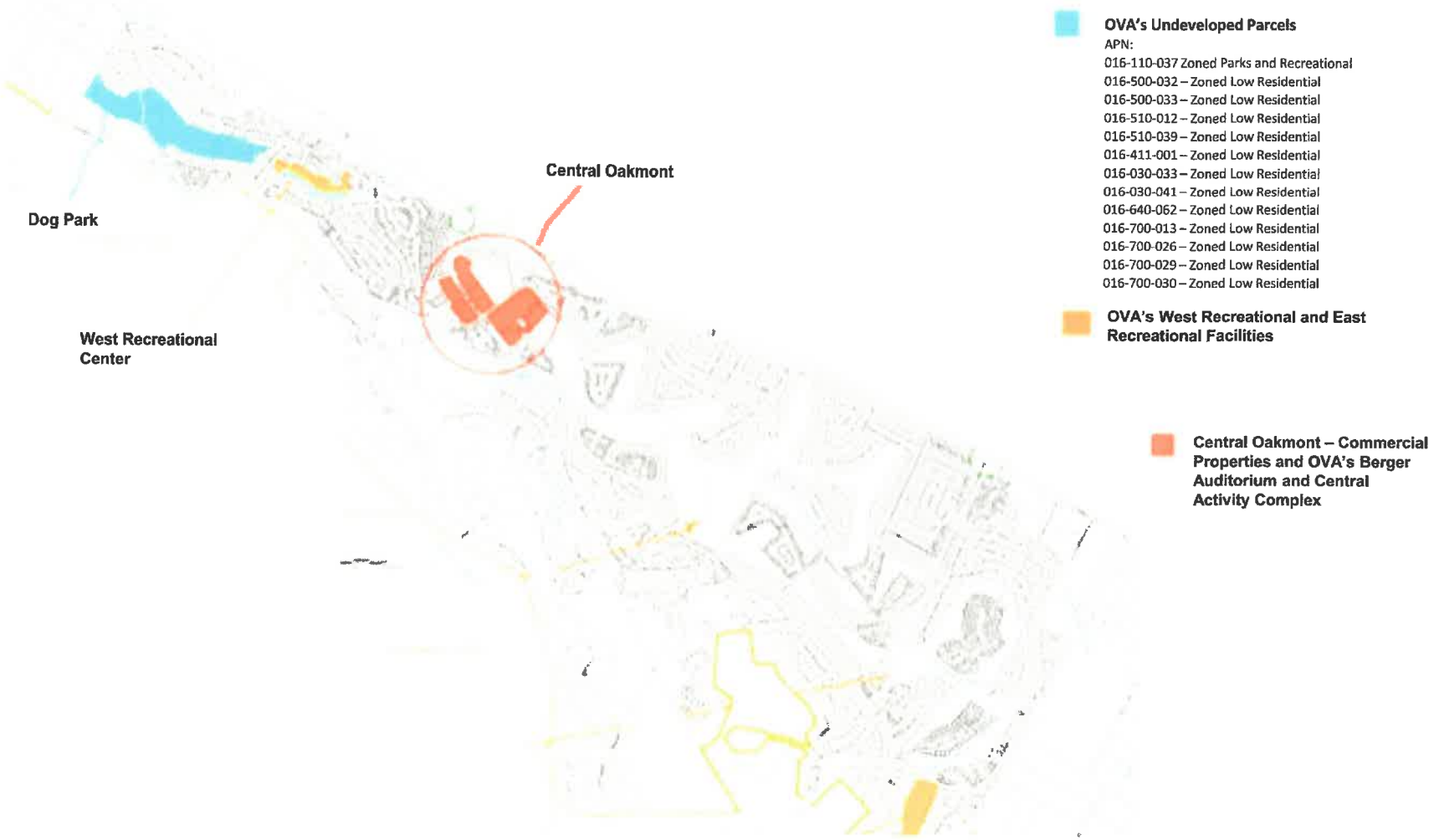
   a) All other uses shall defer to City of Santa Rosa Zoning Code, Division 2, for allowable land uses for the zoning district that implements the site's General Plan land use designation.

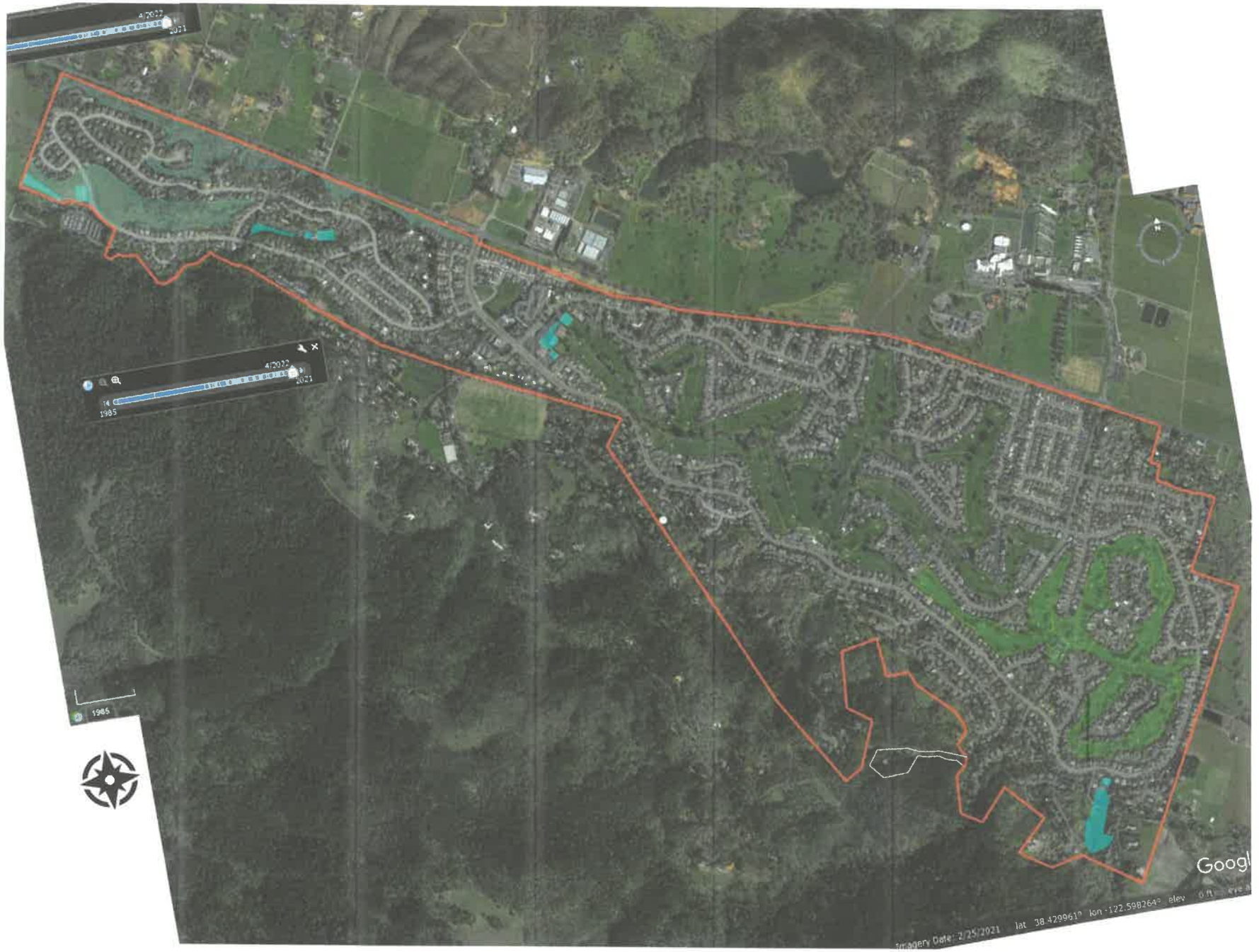
3) **Design Review Requirements**:

   a) All development standards, including building height, lot coverage, setbacks, lot size, parking, etc. shall be in compliance with the current Zoning Code.

   b) When OVA standards are in conflict with City standards, City standards shall control.


Oakmont Village Association


Dog Park
Central Oakmont
West Recreational Center
OVA's Undeveloped Parcels
APN:
016-110-037 Zoned Parks and Recreational
016-500-032 – Zoned Low Residential
016-500-033 – Zoned Low Residential
016-510-012 – Zoned Low Residential
016-510-039 – Zoned Low Residential
016-411-001 – Zoned Low Residential
016-030-033 – Zoned Low Residential
016-030-041 – Zoned Low Residential
016-640-062 – Zoned Low Residential
016-700-013 – Zoned Low Residential
016-700-026 – Zoned Low Residential
016-700-029 – Zoned Low Residential
016-700-030 – Zoned Low Residential
OVA's West Recreational and East Recreational Facilities
Central Oakmont – Commercial Properties and OVA's Berger Auditorium and Central Activity Complex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Oakmont Village Parcel Detail

Oakmont Village West Detail

Oakmont Village Central Detail

Oakmont Village East Detail