



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403-2829
(707) 565-1900 FAX (707) 565-1103

PREAPPLICATION MEETING

DATE: August 4, 1999
TIME: 1:30 P.M. Front Conference Room
PROJECT ADDRESS: 810 Stony Point Road, Santa Rosa, Ca.
APN#: 125-071-009 -10

BRIEF DESCRIPTION OF PROJECT: Build a Jiffy Lube and a Commercial Store with Gas Islands.

REQUIRED PRMD DIVISIONS:

ZONING

Angus Latta
Melanie Heckle
Nancy Lingafeldt
Mike Enright
Lola Coretti
Richard Rodgers
Kevin Lopeman
Dana DiRicco

**WELL & SEPTIC
PLAN CHECK
DRAINAGE REVIEW
COMPREHENSIVE PLANNING
ENCROACHMENT
PREAPPLICATION PROJECT COORDINATOR**

COUNTY DEPARTMENTS:

**PUBLIC WORKS
FIRE SERVICES
ENVIRONMENTAL HEALTH
AGRICULTURAL COMMISSIONER
(Weights & Measures)**

John Kottage
Jack Rosevear
Sophia Galifaro
John Westoby

OTHER REQUIRED AGENCIES:

**NORTH BAY PERMIT ASSISTANCE CENTER
BAY AREA AIR QUALITY DISTRICT
CITY OF SANTA ROSA**

Matt McCarron
Brent Rudin
Dean Page

OWNER /REPRESENTATIVES

Randy Stevens

COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA

(707) 565-1900 FAX (707) 565-1103

PRE-APPLICATION CONFERENCE FEES RECEIPT

Date Printed: Jul 08, 1999

Time Printed: 10:24

File #: PRE99-0015

APN: 125-071-009

Site Address

810 STONY POINT RD ROS

Owner

LAIER JAMES G JR
1080 AIRPORT BLVD
SANTA ROSA CA

954031005

Applicant

FLAMINGO PROPERTIES
5386 BLUE RIDGE TRAIL
SANTA ROSA CA
707-542-6155 95404

Description

JIFFY LUBE/COMMERCIAL STORE WITH GAS ISLANDS

FEE SUMMARY

Item #	Item Account Code	Description	Fee	Previously Paid
0901	4030	TAXABLE SALES	\$.00	\$.00
0902	4026	NON-TAXABLE SALES	\$.00	\$.00
0903	3140	MAJOR PRE-APP CONFERENCE	\$647.00	\$.00
0904	3140	PRE-APP SITE INSPECTION	\$.00	\$.00
0908	3140	MINOR PRE-APP CONFERENCE	\$.00	\$.00
			\$647.00	\$.00
Total Calculated Fees			\$647.00	
Previously Paid			\$.00	
Balance Due			\$647.00	

CASH REGISTER
VALIDATION
REQUIRED

016313 07/08/99801

0990015

SIERRA \$660.00

***TTL \$660.00

CHECK \$660.00

CHNG \$0.00



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403

(707) 527-1900

FAX (707) 527-1103

Field Operations • Code Enforcement • Permits • Environmental & Comprehensive Planning

Preapplication Project Description Questionnaire

Project Characteristics:

Proposed use of property:

LIFFY LUBE 2,200+1 ONE STORY
C-STORE 2,000 ONE STORY

New buildings proposed (size, height, type and use):

Proposed site improvements other than buildings (parking areas, outdoor use areas, grading, etc.):

PARKING PER PLAN

Proposed intensity of use (e.g., production capacity, anticipated attendance/patronage, etc.):

LIFFY LUBE 50 CARS/DAY

Number of Employees (total):

Existing: _____

Proposed: LIFFY LUBE 7 EMP
C-STORE 2 EMP

Operating days: 7 DAYS

Hours of operation: 24 HR C-STORE 8-6 L

Number of customers/vehicles per day: 50 LIFFY LUBE
100+ C-STORE

Number of Parking spaces: SEE PLAN

Noise Generated: (type, quantity) AUTOMOTIVE

Grading Required Cut Max.: - 0 -

Fill Max.: - 0 -

Fill Area: - 0 -

Approx. total yds.: - 0 -

Vegetation to be removed: - 0 -

Is site served by Public Water? ☒ yes ☐ no

Is site served by Public Sewer? ☒ yes ☐ no

Name of Provider: CITY

Name of Provider: CITY

Have there ever been or will there be any hazardous materials (chemicals, oils, gasoline) etc. stored, used, or processed on this site? ☒ yes ☐ no If yes, list materials: GAS/OIL

Are any State, Federal or other local permits necessary for the use? ☒ yes ☐ no

Are there any restrictions that may affect the feasibility of this project such as homeowner's deed restrictions, local design review or building envelopes? ☐ yes ☒ no If yes, list: _____

Additional Information: (Attach additional sheets as necessary)

4.7 ACRE SITE. UNKNOWN USERS OF PARCELS A-B-C
PARCEL D & E ARE FOR LIFFY LUBE AND C-STORE WITH
GAS ISLANDS.

BPRE99-0015



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 527-1900 FAX (707) 527-1103

Field Operations • Code Enforcement • Permits • Environmental & Comprehensive Planning

SUBMITTAL REQUIREMENTS FOR PREAPPLICATION REVIEW

APN # 125-011-009

General Information: - 10 - copies

ADDRESS

SEASTOPE AND
STONY POINT

- ☐ 1. Completed Project Description Questionnaire
- ☐ 2. Signed owner/agent form if applicant is not the owner
- ☐ 3. Current Assessor's Parcel Map
- ☐ 4. Vicinity map and clear directions to parcel and building area
- ☐ 5. Photographs of the proposed development site

Site Plan: _____ copies

The site plan is the permanent record of the location that will be evaluated. Because the information we will provide is specific to this location, the site plan must be adequate to describe the location relative to permanent reference points visible in the field. THE SITE PLAN CAN BE SIMPLE, AND NEED NOT BE DRAWN BY A PROFESSIONAL. However, it must be accurate and correctly drawn to scale. Examples of acceptable site plans are available.

All site plans must include:

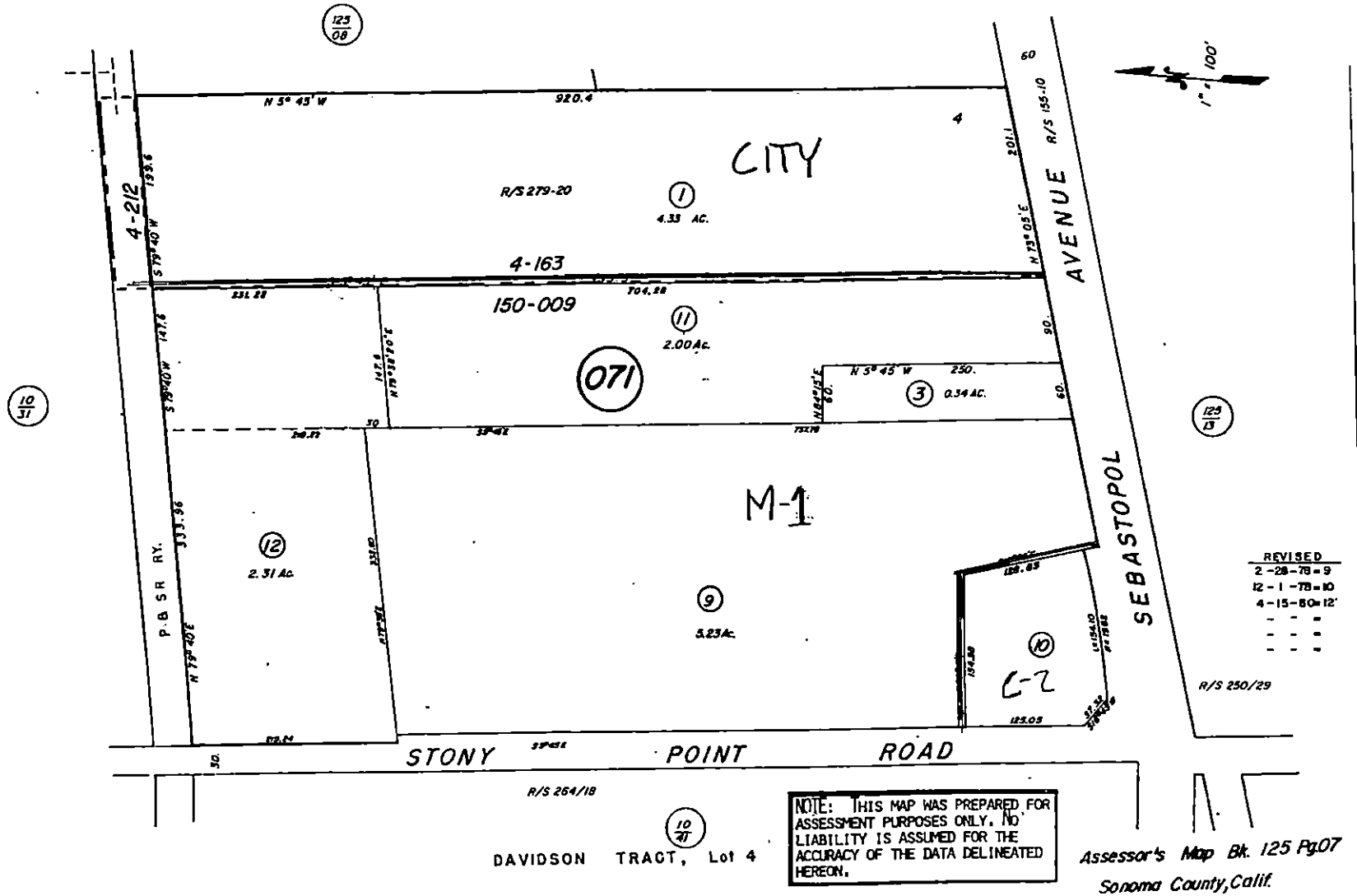
- ☐ 1. North arrow.
- ☐ 2. Scale: Choose a scale to depict all of the proposed development area and immediate surroundings on a blueprint size sheet (24" x 36") or 11"x 17". Scale should be between 1" = 20' and 1" = 40'. Small urban lots may use 1" = 10'. A long driveway, or large building area, may require a smaller scale map as well. Show an area large enough to include physical features that can serve as reference points. Surveyed parcel lines or corners, large trees, permanent fences, power poles, etc., are useful. Also show physical features that may affect the project (cliffs, ravines, creek banks, etc.).
- ☐ 3. Parcel lines.
- ☐ 4. Outline of the development "envelope". Show proposed structure(s), driveway and septic leach field location if it is known.
- ☐ 5. Existing and proposed structures.
- ☐ 6. Existing and proposed roads and easements.
- ☐ 7. Physical features within 50-200 feet of the development area. Show cliffs, ravines, drainage, creek banks, etc.
- ☐ 8. Generalized topography. Topography must be adequate to show the direction and approximate steepness of slopes around the development area. This need not be surveyed. However, changes in slope (places where slopes abruptly become steep or shallow) must be accurately located.

Please also provide __ copies of any existing technical reports and/or surveys.

Contact Phone Number. RANDY STEVENS
NAME & JIFFY LUBE, MOUNTAIN VIEW

PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA
JUN 29 1999

125-07



SONOMA COUNTY Id: MISC250 Keyword: SADDR User: DDIRICCO 07/08/99
Search Files by an Address
Searching Exact Match for - File(s): Act Struct Unit HazMat
810 STONY POINT RD BEL Addr Floor Own/Occ Parcel
Address File
-> * * * No More Addresses * * *

Use Arrows, Press SpaceBar to Select, F2=Next 18, ESC=New Address & Filters

SONOMA COUNTY Id: MISC250 Keyword: SADDR User: DDIRICCO 07/08/99
Search Files by an Address
Searching Exact Match for - File(s): Act Struct Unit HazMat
810 STONY POINT RD BEL Addr Floor Own/Occ Parcel
Address File
-> * * * No More Addresses * * *

Use Arrows, Press SpaceBar to Select, F2=Next 18, ESC=New Address & Filters

SONOMA COUNTY Id: MISC250 Keyword: SADDR User: DDIRICCO 07/08/99
Search Files by an Address
Searching Exact Match for - File(s): Act Struct Unit HazMat
810 STONY POINT RD BEL Addr Floor Own/Occ Parcel
Address File
-> * * * No More Addresses * * *

Article 46.

M1 Limited Urban Industrial District**Sec. 26-46-005. Purpose.**

Purpose: to implement the provisions of Section 2.4 of the general plan by providing areas for land extensive industrial development or industrial development within designated urban service areas which is limited in scale by such factors as incompatible adjacent land use, or adverse environmental impacts. (Ord. No. 4643, 1993.)

Sec. 26-46-010. Permitted uses.

Permitted uses include the following:

- (a) Truck, trailer and farm implement sales, including major repair facilities;
- (b) Bakeries, creameries, soft drink bottling plants, laundries, cleaning and dyeing plants;
- (c) Cabinet shops; electrical, plumbing and heating shops; welding, sheet metal and machine shops; lumber yards;
- (d) Other heavy commercial uses for which storage, large or heavy merchandise or commercial transportation facilities are necessary and usual to the operation;
- (e) Professional, administrative and business offices;
- (f) Experimental or testing laboratories;
- (g) Manufacture of precision instruments and equipment such as watches, electronics equipment, photographic equipment, optical goods and similar products;
- (h) The outdoor growing and harvesting of shrubs, plants, flowers, trees, vines, fruits, vegetables, hay, grain and similar food and fiber crops;
- (i) Accessory uses and buildings incidental and appurtenant to a permitted use that do not alter the character of the site;
- (j) Small collection facilities as an accessory use to any permitted use subject to the provisions of Section 26-88-070; (Ord. No. 3805.)
- (k) Occasional cultural events; provided, that a written notice stating "The Sonoma County Planning Department will issue a zoning permit for a cultural event (state nature and duration) on this property if a written appeal is not received within ten (10) days from the date of this notice." is posted on the property at least ten (10) days prior to issuance of a zoning permit, and no appeal pursuant to Section

26-92-040 has been received from any interested person, and provided that approval is secured from the following departments: sheriff, public health, fire services, building inspection and public works. In the event of an appeal, a hearing on the project shall be held pursuant to Section 26-92-040;

- (l) Beekeeping;
- (m) Attached commercial telecommunication facilities subject to the applicable criteria set forth in Section 26-88-130;
- (n) Minor and intermediate freestanding commercial telecommunication facilities eighty feet (80') or less in height, subject to the applicable criteria set forth in Section 26-88-130;
- (o) Noncommercial telecommunication facilities eighty feet (80') or less in height subject to the applicable criteria set forth in Section 26-88-130;
- (p) Other nonresidential uses which in the opinion of the planning director are of a similar and compatible nature to those uses described in Section 26-70-010. (Ord. No. 4973 § 10(a), 1996; Ord. No. 4643, 1993.)

Sec. 26-46-020. Uses permitted with a use permit.

Uses permitted with a use permit include the following:

- (a) New and used passenger vehicle and recreational vehicle sales including incidental rental and repair;
- (b) Retail commercial and service uses, such as hotels and motels, restaurants, financial institutions and service stations, appropriate to and in conjunction with industrial development permitted in the M1 district;
- (c) Contractor's equipment storage or rental yards;
- (d) Auto and truck repair provided all work is conducted inside a building, there is not unscreened storage of materials, junk or nonoperable vehicles, and that vehicles are not parked outside overnight;
- (e) Processing, storage, bottling, canning, etc. of agricultural products, including wineries, dehydrators, fruit and vegetable packing plants, canneries and similar agricultural uses, and including incidental retail sales of agricultural products processed on the site;
- (f) Manufacturing or processing of asphalt, building materials, cement, concrete, earth, fuel, briquettes or similar products;
- (g) One (1) single-family dwelling unit on the same lot as the permitted use, to be used only as the residence of the caretaker and his family;
- (h) Gymnasiums, health clubs, spas and similar uses;

- (i) Heliports;
- (j) Minor public service uses or facilities (transmission and distribution lines and telecommunication facilities excepted), including but not limited to reservoirs, storage tanks, pumping stations, telephone exchanges, small power stations, transformer stations, fire and police stations and training centers, service yards and related parking lots which, at a minimum, meet the criteria of general plan Policy PF-2(s) and which are not otherwise exempt by state law;
- (k) Exploration and development of low temperature geothermal resources for other than power development purposes; provided that at a minimum it is compatible with surrounding land uses;
- (l) Truck terminals; bus, ambulance and taxi terminals;
- (m) Planned industrial developments and industrial condominiums. Compatibility with adjacent development, unique characteristics, innovation and the provision of amenities will be the primary criteria utilized in evaluating such development. The lot size, coverage and setback requirements of Section 26-46-030 shall not apply to such developments; (Ord. Nos. 2840 and 2936.)
- (n) Large recycling collection facilities, light recycling processing facilities subject to the provisions of Section 26-88-070; (Ord. No. 3805.)
- (o) Churches located in existing industrial buildings which are clearly incidental to the permitted industrial use;
- (p) Day care center;
- (q) Large residential community care facility;
- (r) Veterinary clinics;
- (s) Amplified live music;
- (t) Intermediate and major freestanding commercial telecommunication facilities greater than eighty feet (80') in height, subject at a minimum to the criteria set forth in Section 26-88-130;
- (u) Noncommercial telecommunication facilities greater than eighty feet (80') in height subject at a minimum to the applicable criteria set forth in Section 26-88-130;
- (v) Other nonresidential use which in the opinion of the planning director are of a similar and compatible nature to those uses in this section. (Ord. No. 4973 § 10(b), (c), 1996; Ord. No. 4643, 1993.)

Sec. 26-46-030. Building intensity and development criteria.

The use of land and structures within this district is subject to this article, the applicable regulations of this chapter, and the provisions of any district which is combined herewith. Policies and criteria of the general

plan and any applicable specific or area plan or local area development guidelines shall supersede the standards herein.

- (a) **Building Intensity.** The maximum building intensity of the use of a site shall be determined by multiplying the maximum building height limit and the maximum lot coverage. The specified height or lot coverage limits may be modified if a use permit is first secured and if the maximum building intensity is not exceeded.
- (b) **Maximum Building Height.**
 - (1) Sixty-five feet (65') provided that additional height may be permitted where special structures are required subject to subsection (a) of this section;
 - (2) Maximum height for telecommunication facilities is subject to the provisions of this article and Section 26-88-130.
- (c) **Minimum Lot Size** (more than one (1) building may be located on each lot)
 - (1) On lands designated general industrial on the general plan land use map where both public sewer and public water services are provided, or where public sewer service alone is provided, twenty thousand (20,000) square feet. On lands designated limited industrial on the general plan land use map where both public sewer and public water services are provided, or where public sewer service alone is provided, ten thousand (10,000) square feet;
 - (2) Where public water service alone is provided, one (1) acre;
 - (3) Where neither public sewer service nor public water service is provided, one and one-half (1.5) acres.
- (d) **Yard Requirements.** The minimum yard requirements in an M1 district shall be the same as in the LC; provided, however, that a greater yard setback may be established for certain roads, classified as collector or arterial in Sections CT 4.4 or CT 4.5 of the general plan or to accommodate any landscaping required pursuant to subsection (g) of this section.
- (e) **Maximum Lot Coverage.** Fifty percent (50%), provided, however, that additional coverage may be permitted subject to subsection (a) of this section.
- (f) **Parking and Loading Requirements.** Parking shall be required in accordance with Article 86.
- (g) **Design Review.** All uses shall be subject to design review approval as provided in Article 82 except that if any regulations specified herein differ from those in Article 82 then the provisions of this section shall govern. (Ord. No. 4973 § 10(e), 1996; Ord. No. 4643, 1993.)

Article 32.

C2 Retail Business and Service District.**Sec. 26-32-005. Purpose.**

Purpose: the retail business and service district is intended to implement the provisions of the Sonoma County general plan, Section LU-2.3.1 to provide areas which permit a full range of retail goods and services for a residential and business community as a whole rather than a local neighborhood and to implement the objectives of adopted redevelopment plans within redevelopment project areas in the general plan. This district provides for comparison retail shopping and direct consumer service uses which are usually sought on occasion, rather than daily. (Ord. No. 4643, 1993.)

Sec. 26-32-010. Permitted uses.

Permitted uses include the following:

- (a) Retail stores supplying commodities for residents of the county such as bakeries, ice cream, grocery and liquor stores, newsstands, furniture, hardware and appliance stores, department stores, stationery stores, sporting goods stores, pet shops, florist shops, automobile accessory stores and the like. Retail nurseries;
- (b) Repair and service uses such as laundry and dry cleaning establishments, barber shops, beauty parlors, shoe repair and tailor shops, photography studios, radio and TV repair shops, and the like;
- (c) Restaurants serving alcohol, bars, cocktail lounges;
- (d) Financial institutions such as banks and savings and loan offices, professional administrative and general business offices;
- (e) Business, professional and trade schools or colleges;
- (f) Small collection facilities as an accessory use to any permitted use subject to the provisions of Section 26-88-070; (Ord. No. 3805.)
- (g) Occasional cultural events; provided, that a written notice stating "The Sonoma County Planning Department will issue a zoning permit for a cultural event (state nature and duration) on this property if a written appeal is not received within ten (10) days from the date of this notice." is posted on the property at least ten (10) days prior to issuance of a zoning permit, and no appeal pursuant to Section 26-92-040 has been received from any interested person, and provided that approval is secured from the following departments: sheriff, public health, fire services, building inspection and public works. In the event of an appeal, a hearing on the project shall be held pursuant to Section 26-92-040;
- (h) Small family day care;

- (i) Large family day care, provided that the applicant shall meet all performance standards listed in Section 26-88-080;
- (j) Small residential community care facility;
- (k) Beekeeping;
- (l) Attached commercial telecommunication facilities subject to the applicable criteria set forth in Section 26-88-130;
- (m) Minor and intermediate freestanding commercial telecommunication facilities eighty feet (80') or less, subject to the applicable criteria set forth in Section 26-88-130;
- (n) Noncommercial telecommunication facilities eighty feet (80') or less in height subject to the applicable criteria set forth in Section 26-88-130;
- (o) Other nonresidential uses which in the opinion of the planning director are of a similar and compatible nature to those uses described in this section. (Ord. No. 4973 § 9(a), 1996; Ord. No. 4643, 1993.)

Sec. 26-32-020. Uses permitted with a use permit.

- (a) One (1) dwelling unit on a permanent foundation per lot subject, at a minimum, to the following criteria, and provided that no commercial use may be permitted unless the dwelling unit is removed or converted to another use in accordance with this district.
 - (1) The property is not located within a redevelopment project area identified on the general plan land use map,
 - (2) The property has constraints or is of such a size as to make it infeasible to develop with the commercial uses allowed by zoning,
 - (3) The unit complies with setbacks, building heights and other standards of the applicable zoning district,
 - (4) The unit meets other conditions which may result from the application review process;
- (b) Additional dwelling units on permanent foundations, provided that they are secondary to and compatible with an existing or proposed commercial use according to the following criteria:
 - (1) The combined floor area of all of the residential units on the site must be less than fifty percent (50%) of the combined floor area of the commercial development unless the project is located in a designated redevelopment project area, in which case the residential floor area must be less than the floor area of the commercial development,

- (2) All residential units shall be attached units and each unit or group of units shall be attached to the commercial structure,
- (3) The maximum size of any residential unit is one thousand (1000) square feet;
- (c) Hotels, motels, churches, clubs and lodges;
- (d) Large residential community care facility;
- (e) Antique stores, second hand sales, auction studios;
- (f) Indoor movie theaters;
- (g) New and used automobile sales, service and repair establishments;
- (h) Takeout food, live entertainment, amplified live music;
- (i) Gasoline service stations, car washes, public garages and minimarts; (Ord. No. 3615.)
- (j) Animal hospitals, veterinary clinics and kennels;
- (k) Minor public service uses or facilities (transmission and distribution lines and telecommunication facilities excepted), including but not limited to reservoirs, storage tanks, pumping stations, telephone exchanges, small power stations, transformer stations, fire and police stations and training centers, service yards and related parking lots which, at a minimum, meet the criteria of general plan Policy PF-2(s) and which are not otherwise exempt by state law;
- (l) Exploration and development of low temperature geothermal resources for other than power development purposes, provided that at a minimum it is compatible with surrounding land uses;
- (m) Business support services including copying and printing;
- (n) Household goods rental store;
- (o) Outdoor vendors; (Ord. No. 3348.)
- (p) Commercial planned developments and commercial condominiums. Compatibility and provision of amenities shall be required and unique characteristics, design innovation and creativity shall be additional criteria utilized in evaluating such development. The minimum lot size and required yards of Section 26-32-030 shall not apply to such development. Conversions of existing buildings to commercial condominium or commercial planned development may be accomplished by use permit waiver pursuant to Section 26-88-010(g) and applicable Sections of Chapter 25 of the Sonoma County Code;
- (q) Day care center;

- (r) Gymnasiums, health clubs, spas and similar uses;
- (s) Amplified live music;
- (t) Intermediate and major freestanding commercial telecommunication facilities greater than eighty feet (80') in height, subject at a minimum to the applicable criteria set forth in Section 26-88-130;
- (u) Noncommercial telecommunication facilities greater than eighty feet (80') in height subject at a minimum to the applicable criteria set forth in Section 26-88-130;
- (v) Other nonresidential uses which in the opinion of the planning director are of a similar and compatible nature to those uses described in this section. (Ord. No. 4973 § 9(b), (c), 1996; Ord. No. 4643, 1993.)

Sec. 26-32-030. Building intensity and development criteria.

The use of land and structures within this district is subject to this article, the applicable regulations of this chapter, and the provisions of any district which is combined herewith. Policies and criteria of the general plan and any applicable specific or area plan or local area development guidelines shall supersede the standards herein.

- (a) **Building Intensity.** The maximum building intensity of the use of a site shall be determined by multiplying the maximum building height limit and the maximum coverage of the lot in square feet. The specified height or lot coverage limits may be modified if a use permit is first secured and if the maximum building intensity is not exceeded.
- (b) **Maximum Building Height.**
 - (1) Thirty-five feet (35') provided, however, that the additional height may be permitted subject to subsection (a) of this section.
 - (2) Maximum height for telecommunication facilities is subject to the provisions of this article and Section 26-88-130.
- (c) **Maximum Lot Coverage.** Fifty percent (50%) provided that additional coverage may be permitted subject to subsection (a) of this section.
- (d) **Minimum Lot Size.** Eight thousand (8,000) square feet.
- (e) **Yard Requirements.** The following shall apply except that if the subject property adjoins land which is zoned AR or is designated as agricultural land, the use is subject to the requirements of Section 26-88-040(g).
 - (1) **Front Yard.** None, except where the frontage in a block is partially in an R district, in which case the front yard shall be the same as required in such R district.

- (2) **Side Yard.** None, except where the side of a lot abuts upon the side of a lot in an R district, in which case the side yard shall be not less than five feet (5').
 - (3) **Rear Yard.** None, except where the rear of a lot abuts on an R district, in which case the rear yard shall be not less than five feet (5').
 - (4) The yard areas set forth in subsections (e)(1) through (3) of this section may be increased for properties abutting certain roads classified as collector or arterial in Sections CT-4.4 and CT-4.5 of the Sonoma County general plan or to accommodate any landscaping required pursuant to subsection of this section.
- (f) **Parking Spaces.** All uses shall furnish parking as required by Article 86 of this chapter.
- (g) **Design Review.** Design review approval shall be required for all permitted uses or as otherwise provided herein in the manner provided in Article 82. (Ord. No. 4973 § 9(d), 1996; Ord. No. 4643, 1993.)