

DOWNTOWN STATION AREA SPECIFIC PLAN

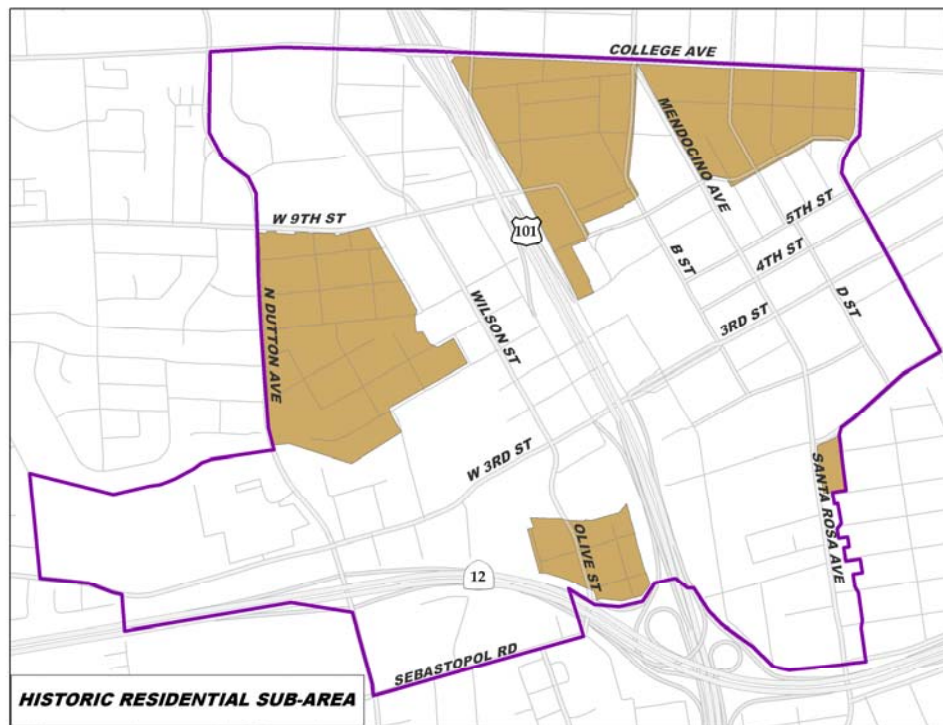
ZONING AND DESIGN GUIDELINES CONSISTENCY AMENDMENTS

HISTORIC RESIDENTIAL SUB-AREA

DATE: OCTOBER 2009

TO: PROPERTY AND BUSINESS OWNERS, COMMUNITY INTEREST GROUPS, AND OTHER INTERESTED PARTIES

SUBJECT: ZONING AND DESIGN GUIDELINES CONSISTENCY AMENDMENTS IN THE HISTORIC RESIDENTIAL SUB-AREA



The Historic Residential sub-area consists of five distinct neighborhoods distributed around the perimeter of the Specific Plan Area, including West End, St. Rose, Cherry Street, Olive Park, and a small portion of Burbank Gardens.

Zoning Code Amendments

The following is a summary of potential Zoning Code amendments that would implement the Specific Plan in the Historic Residential sub-area:

a. New Combining District

The Specific Plan identifies numerous streets and corridors that play a larger role in the daily functioning and traffic patterns of the area than others. Because of their distinctive role, the Specific Plan created specific development guidelines and streetscape standards that would enhance and reinforce unique characteristics and create environments that are comfortable to walk in.

To implement the Street Type and Corridor Type standards outlined in the Specific Plan, staff is recommending that the Zoning Code be amended to add a new Street Type (-ST) Combining District.

Staff is recommending that all properties that have frontage along the street segments listed in the chart below be rezoned to add the -ST combining district.

The requirements for the new combining district are outlined below:

- Certain segments of Dutton Avenue, W. 6th Street, Olive Street, A Street and 7th Street will have new land use and building placement requirements, as illustrated in the chart below:

HISTORIC RESIDENTIAL SUB-AREA									
Street Segment		Development Standards							
		Building Height (stories)	Stepback Minimum 6 ft (at x floor)	Ground Floor Ceiling Height	Ground Floor Use	Ground Floor Transparency	Entries Facing Street Frontage	Parking	Building Placement
Boulevard Street Type									
Dutton Avenue	W. 9th Street to Santa Rosa Creek	1-3	--	non-residential uses min. 12 ft	Residential	25% or more	Yes	none within 20 ft of back of sidewalk	--
Neighborhood Street Type									
W. 6th Street	Cul-de-Sac to Pierson Street	1-3	--	--	Residential	--	Yes	none within 20 ft of back of sidewalk	--
9th Street	Hwy. 101 to A Street	1-3	--	--	Retail, Residential or mix of both	--	Yes	none within 20 ft of back of sidewalk	--
Olive Street	Sebastopol Road to Santa Rosa Creek	1-3	--	--	Residential	--	Yes	none within 20 ft of back of sidewalk	--

HISTORIC RESIDENTIAL SUB-AREA									
Street		Segment		Development Standards					
				Building Height (stories)	Stepback Minimum 6 ft (at x floor)	Ground Floor Ceiling Height	Ground Floor Use	Ground Floor Transparency	Entries Facing Street Frontage
A Street	9th Street to 7th Street	1-3	--	--	Retail, Residential or mix of both	--	Yes	none within 20 ft of back of sidewalk	--
7th Street	Humboldt Street to E Street	1-5	--	--	Residential	--	Yes	none within 20 ft of back of sidewalk	--

In addition to the Development Standards listed in the chart above, the Specific Plan also includes “special considerations” for development in each street type. Below are the special considerations within the Historic Residential sub-area (please note that not every street type has special considerations for every sub-area):

Boulevard Street Type

- (1) Residential entries. Pedestrian accessible entrances for all residential uses should be visible at the ground floor level.

b. Individual Parcel Rezoning

Some of the existing zoning districts within the Historic Residential sub-area are inconsistent with the General Plan land use designation for the area. Individual parcel rezoning will be proposed to achieve consistency between zoning and existing land use designation for each property within the sub area. Additionally, staff is recommending rezoning of existing Planned Development (PD) districts in the historic residential sub area to more fully implement the vision of the Specific Plan and clarify zoning requirements for properties within this sub area.

St. Rose

The majority of the St. Rose neighborhood is zoned under the Historic St. Rose Neighborhood Planned Community District. All properties within the boundaries of the current Historic St. Rose Neighborhood Planned Community District will be recommended for rezoning to a straight zoning district that is consistent with existing land use designations. Staff is recommending that the areas along Lincoln Street, the north side of Klute Street, the area bounded by Morgan Street, Washington Street, and Lincoln Street, and the north side of 10th Street be rezoned to R-1-6-H to be consistent with the Low Density Residential land use designation and the existing single family uses. Staff is recommending that the south side of Klute Street and the area bounded by 10th Street to the north and the south side of 8th Street to the south be rezoned R-3-18-H to be consistent

with the Medium Density Residential land use designation and the existing multi-family uses.

The parcels located at 320 and 350 College, as well as the area along the east side of B Street (between the south side of Healdsburg Avenue and Lincoln Street) is currently designated Retail & Business Services in the General Plan and currently zoned under the Historic St. Rose Neighborhood Planned Community District. Staff is recommending that these properties be rezoned CD-5-H to be consistent with the current land use designation and existing commercial uses.

West End

The majority of the West End Neighborhood and corresponding West End Preservation District is designated Low Density Residential in the General Plan and zoned R-1-PD-H (Single Family – Historic) under the Westside Neighborhood PD, which was adopted in 1975. To more clearly implement the Specific Plan’s vision to maintain existing land uses, preserve historic neighborhood character, and provide greater consistency with the current land use designations, Staff is recommending that the neighborhood be rezoned to R-1-6-H, eliminating the Westside PD.

The single parcel located at 602 Madison Street is currently zoned under a PD specifically tailored for the relocation of the Hoag House. Staff recommends rezoning the parcel to R-1-6-H, consistent with the Low Density Residential land use designation and in keeping with the zoning of the surrounding neighborhood.

The Sixth Street West PD was adopted in 1990 with the subdivision of approximately 1.75 acres at the west end of West 6th Street. The project has been developed as shown in the adopted Development Plan and includes five single family detached houses and one duplex. Staff is recommending that the PD be eliminated and that the seven parcels be rezoned R-1-6-H, consistent with the current land use designation and the current use of the property for low density residential.

There are two pockets within the West End neighborhood that are zoned CN-H (Neighborhood Commercial – Historic) but the current land use designation is Low Density Residential. The first is at the northwest corner of West 7th Street and Madison Street and the other is at the northwest corner of Donahue and West 8th Street. For both of these areas the current CN zoning is not consistent with the Low Density Residential land use designation. Staff is proposing to rezone both areas to R-1-6-H to achieve consistency with General Plan land use designation. Additionally, Staff is recommending amendments to the Zoning Code in its definition of “neighborhood center” which is allowed in the R-1 zoning districts and would allow small commercial uses within residential neighborhoods, as is characteristic in the West End neighborhood. See the summary of general changes to all sub areas for specific language.

The Franco American Bakery properties located at the southwest corner of West 7th Street and Madison Street is currently zoned C-1-PD-H, which allows for the bakery use and expansion. The General Plan land use designation for this area is Low Density Residential and therefore the existing zoning is inconsistent. Staff is recommending that this area be rezoned to R-1-6-H, consistent with the Low Density designation and in character with the surrounding zoning. As discussed above, a new definition of “neighborhood center” would allow a bakery with a Minor Use Permit in the R-1-6 zoning district.

The DeMeo Teen Club is located at 509 Adams Street. The property is currently designated Public/Institutional in the General Plan and the current use as a teen club is consistent with that designation. Approximately half of the parcel is currently zoned as part of the Westside Neighborhood PD and the other half of the parcel is zoned CG-H (General Commercial – Historic). Staff is recommending that the parcel be rezoned to PI-H (Public Institutional – Historic) to be consistent with the existing land use designation and current use of the property.

The area south of West 6th Street, west of Pierson Street is currently zoned IG-H (General Industrial – Historic), which is inconsistent with the Low Density Residential designation in the General Plan. To achieve consistency between the zoning and land use designation, and to maintain and enhance the residential character within the Historic Residential sub area, staff is recommending that these parcels be rezoned R-1-6-H.

The property located at 521 Adams Street is currently designated Medium Density Residential in the General Plan. Existing IG-H (General Industrial – Historic) is inconsistent with that designation. Staff is recommending that the parcel be rezoned to R-3-18-H, consistent with the Medium Density Residential designation.

The two parcels located at 515 and 519 Adams Street are designated Medium Density Residential in the General Plan. The parcels current zoning of CG-H (General Commercial – Historic) is inconsistent with that land use designation. Staff is recommending that the properties be rezoned R-3-18-H.

Cherry Street

The Cherry Street Preservation District is currently zoned under the Junior College Neighborhood PD. More specifically, the adopted policy statement identifies most of the Cherry Street neighborhood as R-4-PD, allowing single family residential and low intensity office uses. The PD was adopted in 1975, prior to the designation of the Cherry Street Preservation District, and therefore does not contain specific reference to the important historical significance of the neighborhood. The existing zoning is not consistent with the Low Density Residential land use designation in the General Plan. Staff will be recommending that this area be rezoned to R-1-6-H for consistency.

c. Historic Combining District

The Specific Plan contains repeated references to the importance of the City's existing Preservation Districts and preserving the unique historic context that exists within downtown Santa Rosa and the boundaries of the Specific Plan. Consistent with this direction, staff is recommending modifications to the Historic Combining District to strengthen the unique historic context of each of the existing Preservation Districts.

Proposed modifications to the Historic Combining District within the zoning code would include general guidelines for process and procedure within all of the designated preservation districts, with reference to The Processing Review Procedures, Design Guidelines, and Secretary of the Interior's Standards for Rehabilitation.

The current height limitations would remain for all properties with the –H designation.

Setbacks for properties with the –H designation would be flexible to fit within the surrounding historic context of each neighborhood and would be allowed through the applicable Landmark Alteration and/or Design Review process.

The most significant change to the Historic Combining District language would be specific information for each of the City's eight preservation districts. For each preservation district the combining district would contain the following elements:

- (1) District Designation
- (2) District Boundaries
- (3) Context Statement
- (4) Period of Significance
- (5) Character Defining Elements

No changes would be made to which properties have the –H designation. Modifications are limited to expanding the level of applicable detail for Santa Rosa's existing preservation districts.

d. Potential General Plan Amendment and Rezoning

Staff has identified inconsistencies between the Specific Plan and some of the General Plan land use designations within the Specific Plan area. These inconsistencies will be presented to the City Council as part of a list of emerging issues for their consideration. The specific examples are listed below by preservation district.

Cherry Street

Within the Cherry Street Preservation District there are three parcels on the west end of Cherry Street (607, 613, and 617 Cherry Street) with a current land use designation of Retail and Business Services. The properties are currently zoned R-4-PD under the Junior College Neighborhood PD and indicated to be for a mixture of single family residential uses and low intensity office uses. Each of the three single family detached houses are considered contributors to the Cherry Street Preservation District and are used as low intensity residential. Zoning consistent with the current land use designation and similar to surrounding commercial properties on Mendocino and College would result in a CD-5 zoning designation. Based on the Specific Plan's direction to maintain and enhance existing residential land uses in the Historic Residential sub area and preservation of Santa Rosa's historic buildings and neighborhoods, staff is recommending that the three parcels be designated Low Density Residential and zoned with the corresponding R-1-6-H zoning, consistent with other properties in the Cherry Street Preservation District.

St. Rose

Within the St. Rose Preservation District, two parcels at the corner of Klute and Washington (918 and 920 Washington) have a land use designation of Medium Density. Although currently zoned as for single family under the St. Rose PD, elimination of the larger PD and straight zoning of the neighborhood consistent with the general Plan designation would result in a rezoning of R-3. However, the R-3 zoning would be inconsistent with the current use of the properties with single family detached homes, both of which are considered contributing properties to the St. Rose Preservation District. Based on the Specific Plan's direction to maintain and enhance existing residential land uses in the Historic Residential sub area and preservation of Santa Rosa's historic buildings and neighborhoods, staff is recommending that the two parcels be designated Low Density Residential and zoned with the corresponding R-1-6-H zoning, consistent with other properties in the northern portions of the St. Rose district.

The area at the northwest corner of 10th Street and B Street is designated Retail & Business Services in the General Plan. The current use of the three parcels is residential, including both multi-family and single-family use. Based on the Specific Plan's direction to maintain and enhance existing residential land uses in the Historic Residential sub area, staff is recommending that the three parcels be designated Medium Density Residential.

Olive Park

Just outside of the boundaries of the Olive Park Preservation District, but within the boundaries of the Historic Residential sub area, two parcels on the northern end of Chestnut Street and Buckingham Drive have a combination land use designation of Light Industry/Medium Density Residential; however, these sites are within the Light Industrial zoning district. While the Light Industrial zoning is

consistent with the Light Industry portion of the General Plan land use designation, both the zoning and land use are inconsistent with maintaining and enhancing the residential character of the Historic Residential sub area. As a result, staff will be presenting to Council, the possibility of pursuing a General Plan Amendment to Transit Village Medium, consistent with the Railroad Corridor sub-area, and a rezoning to TV-R.

e. Parking

The Specific Plan does not proposed any changes to the parking requirements within the Residential sub-area. However, because of the proximity of the residential areas to the proposed SMART station, as well as to other forms of public transportation, such as the City’s transit mall, staff will be proposing that the Council consider the following reduced parking requirements:

PARKING REQUIREMENTS: HISTORIC RESIDENTIAL SUB-AREA		
Land Use	Existing Zoning Code Parking Requirements	Proposed Parking Requirements
Attached, Multi-Family Residential	Studio and 1-bedroom units - 1 covered space plus 0.5 visitor spaces per unit. Visitor spaces may be in tandem with spaces for the unit; or on-street abutting the site, except on a street identified by the General Plan as a regional street.	1 covered space plus 0.5 visitor spaces per unit. Visitor spaces may be in tandem with spaces for the unit; or on-street abutting the site, except on a street identified by the General Plan as a regional street.
	2 or more bedroom units - 1 covered space plus 1.5 visitor spaces per unit. Visitor spaces may be in tandem with spaces for the unit; or on-street abutting the site, except on a street identified by the General Plan as a regional street.	
Detached, Single-Family Residential	Standard lot - 4 spaces per unit, one of which must be on-site, covered and outside setbacks. The remaining three spaces may be on-site (in the driveway and tandem) or on a public or private street when directly fronting the lot.	2 spaces per unit, one of which must be on-site, covered and outside of setbacks. The remaining space may be on-site (in the driveway and tandem) or on a public or private street when directly fronting the lot.
	Flag lot - 2 spaces per unit, one of which must be covered, both of which must be located outside the required setback area, plus 2 onsite, paved guest spaces located outside the required setbacks and which may be tandem.	

Please see the “General Changes to All Sub-Areas” document for additional general amendments to the Parking section of the Zoning Code, such as language that may help to provide findings for parking requirement reductions.