



DOWNTOWN STATION AREA SPECIFIC PLAN

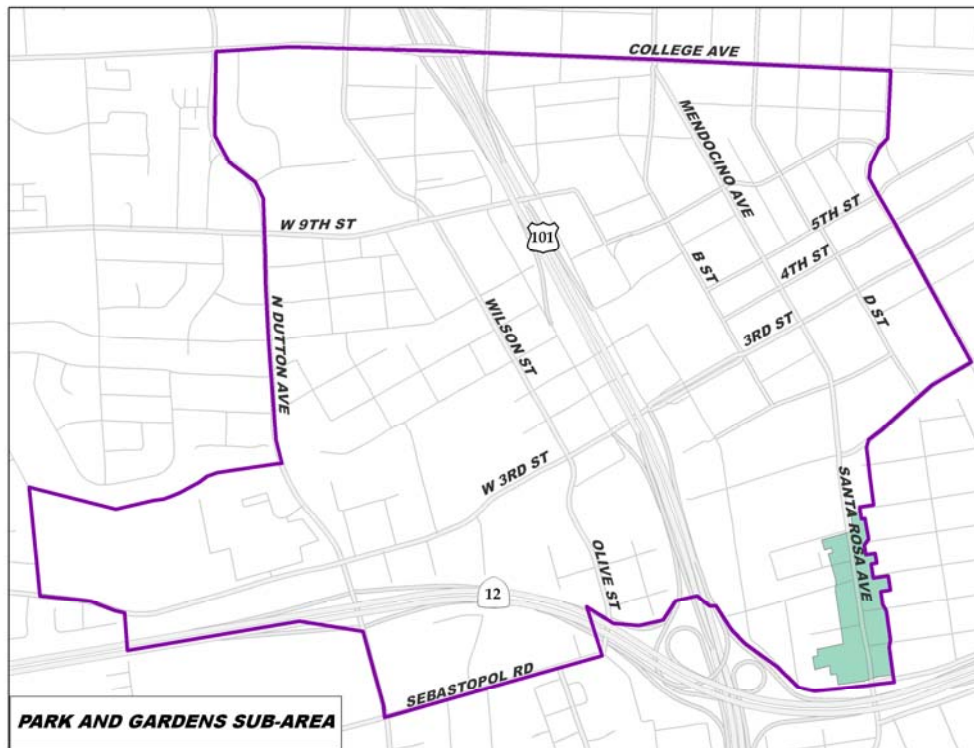
ZONING AND DESIGN GUIDELINES CONSISTENCY AMENDMENTS

PARK AND GARDENS 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 PARK AND GARDENS SUB-AREA



The Parks and Gardens sub-area is currently a commercial strip along Santa Rosa Ave, reaching from Highway 12 in the south to Charles St at the north end.

Zoning Code Amendments

The following is a summary of potential Zoning Code amendments that would implement the Specific Plan in the Park and Gardens 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, the Zoning Code will 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:

- Properties that front along Santa Rosa Avenue will have new land use and building placement requirements as illustrated in the chart below:

PARK AND GARDENS 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									
Santa Rosa Avenue	Hwy. 12 to Sonoma Avenue	2-3	--	non-residential uses min. 12 ft	Retail, Residential or mix of both	25% or more	Yes	none within 20 ft of back of sidewalk	--
Shop Front Street Type									
Santa Rosa Avenue	Pine Street to Wheeler Street	2-3	--	non-residential uses min. 12 ft	Retail	80% or more	Yes	none within 20 ft of back of sidewalk	5-feet back at building entry only

b. Individual Parcel Rezoning

All properties in the Parks and Garden sub area are designated Retail and Business Services/Medium Density Residential in the General Plan. The properties along the east side of Santa Rosa Avenue, with the exception of the

southern most property within the sub area are currently zoned Neighborhood Commercial (CN). Properties on the west side of Santa Rosa Avenue are currently zoned General Commercial (CG).

To best implement the vision of the Parks and Garden sub area as a mixed use area with housing and retail uses and achieve the greatest consistency with the existing land use designation along the Santa Rosa Avenue corridor, properties along the west side of Santa Rosa Avenue will be proposed for rezoning to the Neighborhood Commercial (CN) zoning district.

All individual property owners, as well as property owners within 300 feet of the subject property, will be notified of any proposed rezoning for their site.

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. Emerging General Plan Land Use Issues

Staff has identified inconsistencies between the Specific Plan and some of the General Plan land use designations within the Specific Plan area, which will be presented to the City Council as part of a list of emerging issues for their consideration. Specifically, in the Park and Gardens sub-area, two parcels on Pine Street that do not front Santa Rosa Avenue are currently designated as Retail and Business Services/Medium Density Residential.

To achieve the best consistency with this combination land use designation, the properties would be rezoned to CN-H (Neighborhood Commercial). However, CN zoning would be inconsistent with the current use of the properties as single family detached, both of which are considered contributors to the Burbank Gardens Preservation District. Based on the Specific Plan's to preserve Santa Rosa's historic buildings and neighborhoods, staff is recommending that the two parcels be designated Low Density Residential and maintain the current R-2-PD-H zoning.

e. Parking

The Parking requirements within the Park and Gardens sub-area will be amended to reflect the parking requirements within the Transportation section of the Specific Plan, as illustrated below:

PARKING REQUIREMENTS: PARK AND GARDENS SUB-AREA		
Land Use	Existing Zoning Code Parking Requirements	Proposed Specific Plan Parking Requirements
Attached 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.	1.5 reserved spaces. New on-street spaces shall be counted toward meeting the parking requirement.
	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.	
Non-Residential	1 space for each 250 square-feet for general retail trade uses. <i>(This is a general parking requirement; the Zoning Code also lists more restrictive parking requirements for other specific uses such as restaurants and personal services.)</i>	1 shared space for each 300 square-feet. New on-street spaces shall be counted toward meeting the parking requirement.

The Specific Plan found that lower parking requirements in the Park and Gardens sub-area are justified because of the location of the area on one of the City's

primary transit corridors, and because the downtown area is close enough to encourage walking and bicycling.

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.