



DOWNTOWN STATION AREA SPECIFIC PLAN

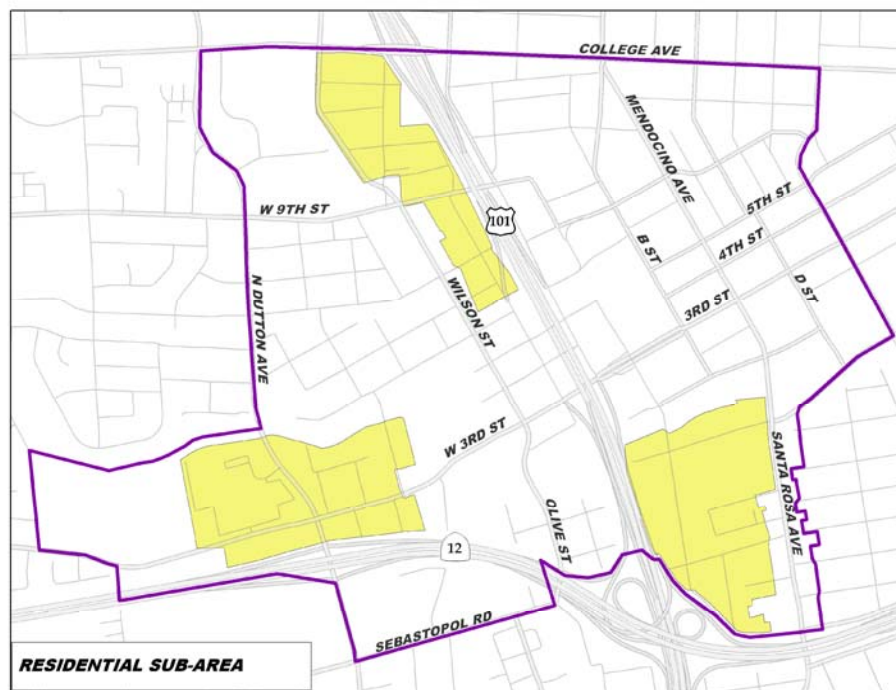
ZONING AND DESIGN GUIDELINES CONSISTENCY AMENDMENTS

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 RESIDENTIAL SUB-AREA



The Residential sub-area consists of three distinct neighborhoods distributed around the perimeter of the Specific Plan Area, including Davis and Ripley Street neighborhoods, the residential neighborhood surrounding W. 3rd Street and N. Dutton Avenue, and the Juilliard Park and South A Street neighborhoods.

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, or border Santa Rosa Creek, be rezoned to add the -ST combining district.

The requirements for the new combining district are outlined below:

- New construction on properties that border Santa Rosa Creek will be required to include entry level doors and windows visible from the Creek. Activity generating uses will be encouraged. This means that new construction will need to provide a building entry that faces the creek area, as well as windows along the portion of the building that faces the creek, as opposed to a solid, blank wall. The reason for this is to help provide “eyes” on the creek to create a safe environment.

Fences and walls along the Creek will be strongly discouraged, and, where necessary, will have a minimum requirement of 50% transparency. Again, this is to help keep “eyes” on the creek, rather than a solid fence that would block off the creek. This will apply to new fencing only; existing fencing will not need to be removed.

- Certain segments of W. 3rd Street, Dutton Avenue and 9th Street will have new land use and building placement requirements, as illustrated in the chart below:

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									
W. 3rd Street	Dutton Avenue to Santa Rosa Creek	1-4	--	non-residential uses min. 12 ft	--	25% or more	Yes	none within 20 ft of back of sidewalk	--
Dutton Avenue	Santa Rosa Creek to W. 3rd Street	1-3	--	non-residential uses min. 12 ft	Residential	25% or more	Yes	none within 20 ft of back of sidewalk	--
Neighborhood Street Type									
9th Street	Wilson Street to Hwy. 101	1-4	--	--	Retail, Residential or mix of both	--	Yes	none within 20 ft of back of sidewalk	--

In addition to the Development Standards listed in the cart above, the Specific Plan also includes “special considerations” for development in each street type. Below are the special considerations within the 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. 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: 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 on-site, 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.

c. Individual Parcel Rezoning

The existing zoning districts for some parcels within the Residential sub-area are inconsistent with the General Plan land use designation for the site. For example, the residential properties at the southwest corner of 10th Street and Ripley Street are currently zoned Light Industrial (IL), but have a General Plan land use designation of Medium Density Residential. Staff will be recommending that those properties be rezoned to R-3-18 (Multi-Family Residential), consistent with the Medium Density land use designation, and similar to the surrounding residential neighborhood.

Similarly, the residential properties in the Juilliard Park neighborhood, along the eastern end of Sebastopol Avenue, are currently zoned General Commercial (CG), but have a General Plan land use designation of Medium Density Residential. Staff will be recommending that these properties be rezoned to R-2 (Medium Density Multi-Family Residential), consistent with the Medium Density land use designation, and similar to the surrounding residential neighborhood.

Staff will also be recommending that existing Planned Development (PD) districts, such as the Apple Creek Condominium PD, near the northwest corner of N. Dutton Avenue and W. 3rd Street, be rezoned to traditional zoning districts such as R-3-18 (Multi-Family Residential).

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.

d. Individual Parcel Pre-Zoning

Some parcels within the Residential sub-area are not within the City of Santa Rosa's boundaries; they are in areas of Sonoma County land known as a County island. Specifically, the residential neighborhood around Hull Street, Willow Street, Garden Avenue and Pierson Street, and the residential area south of W. 3rd Street, along the east side of Iowa Street. Although the City is not proposing to annex these properties at this time, in preparation for a future annexation, staff will recommend that the City Council pre-zone these areas with a zoning district that is consistent with the General Plan designation for the area.

The residential neighborhood around Hull Street, Willow Street, Garden Avenue and Pierson Street is in the Low Density Residential land use designation, and the properties at the southeast corner of Iowa Street and W. 3rd Street, are in the Medium Low Density Residential land use designation. Staff will be recommending that all of these sites be pre-zoned to Single-Family Residential (R-1-6).

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

e. Potential General Plan Amendment

Staff has identified an inconsistency between the General Plan land use designations for some properties within the Residential sub-area and the Zoning district and existing and future land uses for the sites. This inconsistency will be presented to the City Council as part of a list of emerging issues for their consideration.

Specifically, the residential parcels along the west side of Bosley Street and on the southern end of South A Street, in the Juilliard Park neighborhood, have a combination land use designation of Retail and Business Services/Medium Density Residential; however, these sites are within the Medium Density Multi-Family Residential (R-2) zoning district. While the R-2 zoning is consistent with the Medium Density Residential portion of the General Plan land use designation, it is not consistent with the Retail and Business Services designation. As a result, staff will be presenting to Council, the possibility of pursuing a General Plan Amendment to Medium Density Residential, similar to the surrounding residential area.