

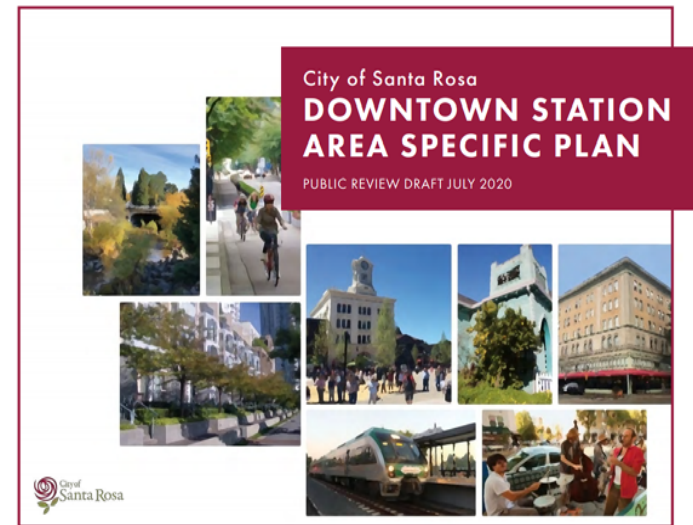
Downtown Station Area Specific Plan Implementation Package

City Council
November 17, 2020



Downtown Station Area (DSA) Specific Plan

- Adopted by Council
October 13th
- Design Review Board-
October 21st
- Planning Commission –
November 2nd
- Cultural Heritage Board –
November 4th



Downtown Station Area (DSA) Specific Plan

- Introduction
- **Land Use**
- Mobility
- **Urban Design**
- Public Services & Sustainability
- Implementation



Zoning Code Purpose

- Implements General Plan & Specific Plans
- Regulates development by land use, process, and development standards



Summary of Changes

New Zoning Districts

Floor Area Ratio

Site Design & Building Placement

Building Design

Site or Location Specific Design Standards

Wayfinding Signs

Historic Combining District

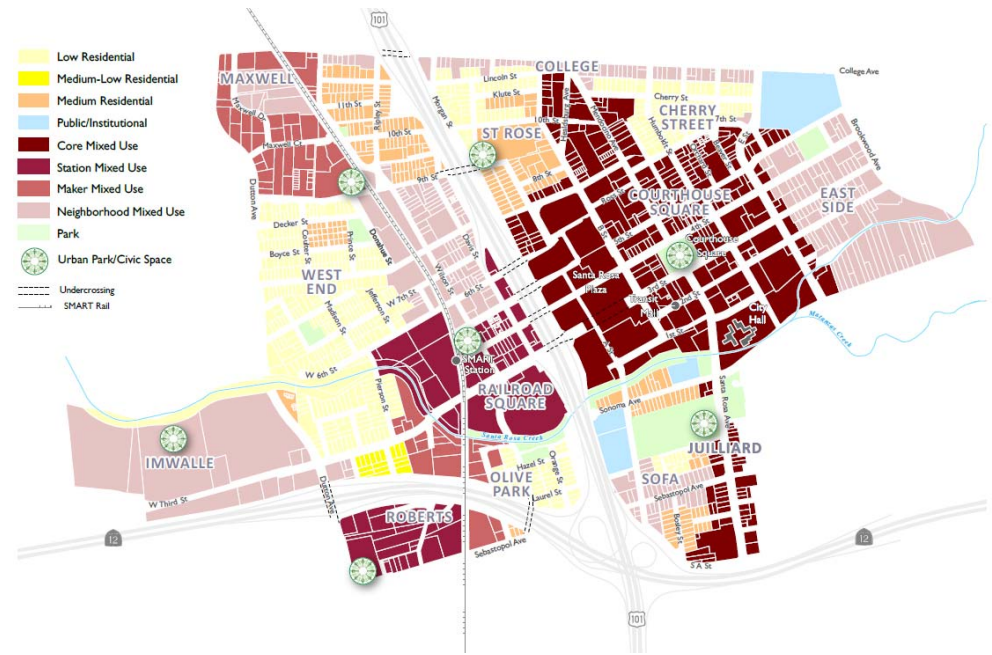
Historic & Cultural Preservation

Design Review

Various Additional Amendments

New Zoning Districts

- Core Mixed Use (CMU)
- Station Mixed Use (SMU)
- Maker Mixed Use (MMU)
- Neighborhood Mixed Use (NMU)



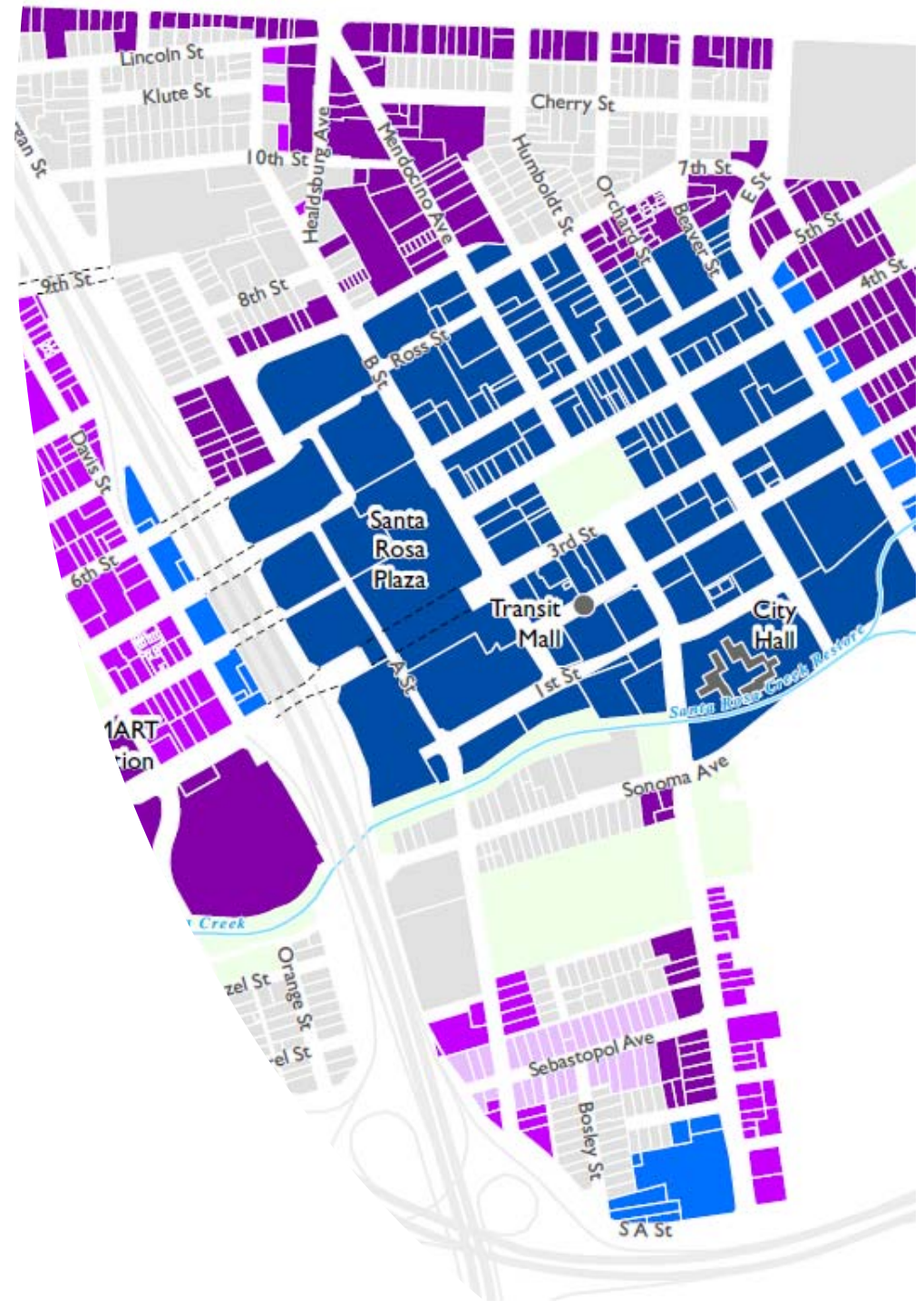
Base and Combining Zoning Districts Changes

- Downtown Commercial (CD) zoning district
- Transit Village – Mixed zoning district (TV-M)
- Limited Light Industrial (-LIL) combining district
- Station Area (-SA) combining district
- Historic (-H) combining district



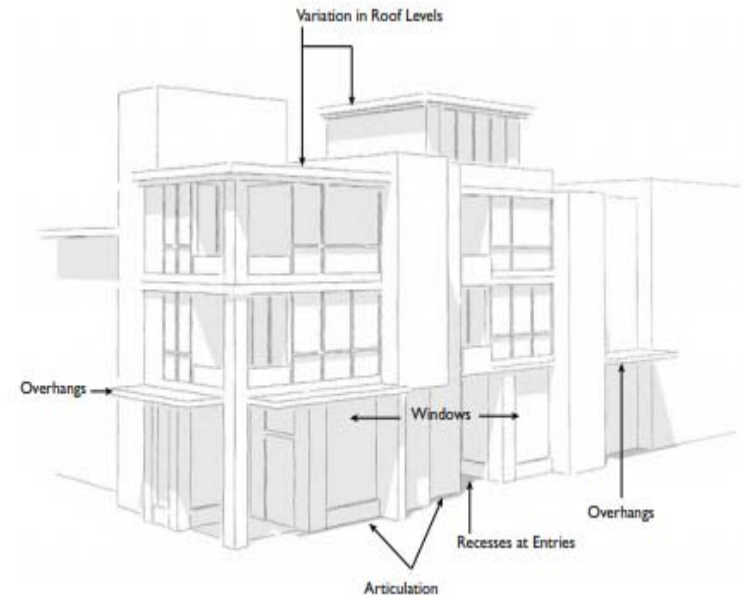
Floor Area Ratio

- Floor Area Ratio controls building mass and form - does not set height and residential density standards
- Ratio of the building(s) total Floor Area divided by Gross Lot Area



Design Standards

- Site Design/Building Placement:
 - building setbacks
 - tower separation requirements
 - on-site parking
 - shadows analysis
- Building Design:
 - dimensional relief
 - extent of building design
 - transparency
 - ground level elements



Downtown Station Area Combining District (-DSA)

UDCS-1: Special Design Considerations

-  Gateway
-  Preservation District
-  Park/Open Space
-  Downtown Transition
-  Neighborhood Transition
-  Creek and Trail Activation Area
-  Active Ground Floor Overlay
-  SMART Train
-  Planning Area



Source: City of Santa Rosa, 2020; Dyett & Bhatia, 2020

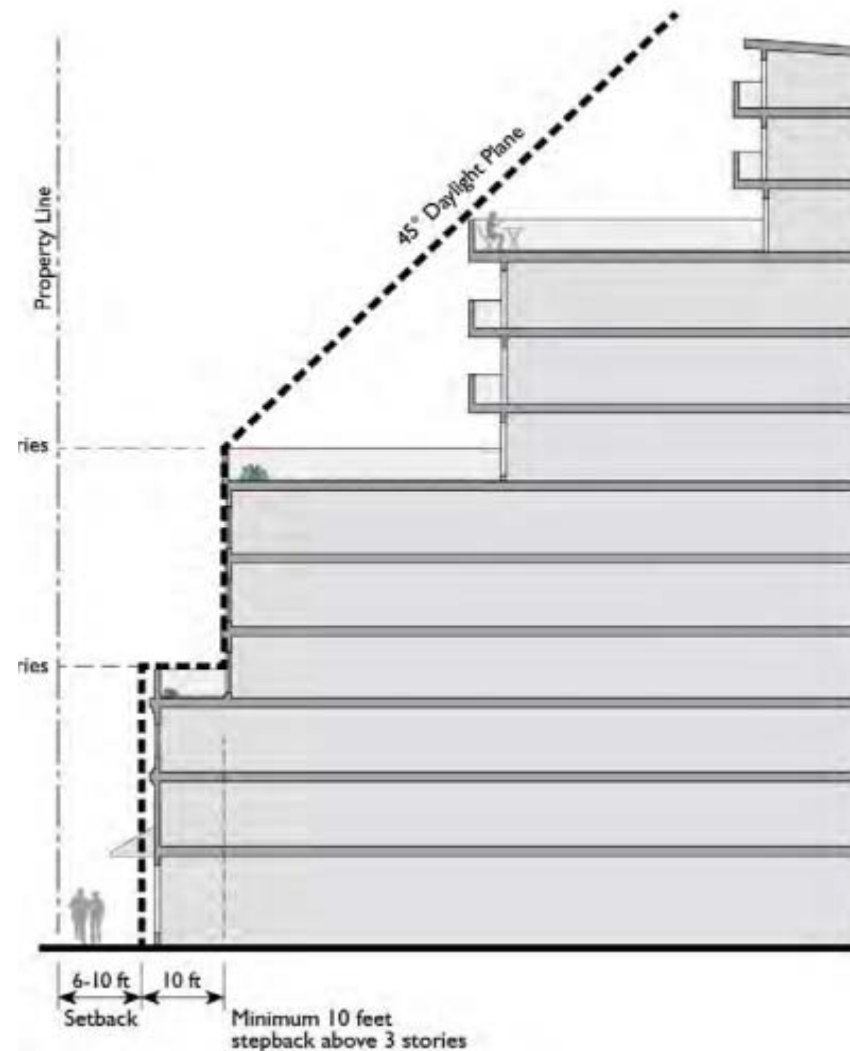
Downtown Transition

- Applies to core area of the downtown
- Buildings must step back a minimum of 6 feet above fifth floor along the frontage of Fourth and Fifth Streets



Neighborhood Transition

- Seek to reduce the visual impact of new development on most residential areas within preservation districts
 - Front setbacks, front building stepbacks, daylight planes, and ground floor orientation
 - Surface parking areas prohibited between sidewalk and building façade
 - Rear stepbacks applied to new development on specified sites



Creek Activation Transition

- Promote use and visibility of creek areas
- New buildings required to be creek oriented
- Pedestrian pathways to connect the new development to the creekside trail network
- One activating use, or two activating design features, required

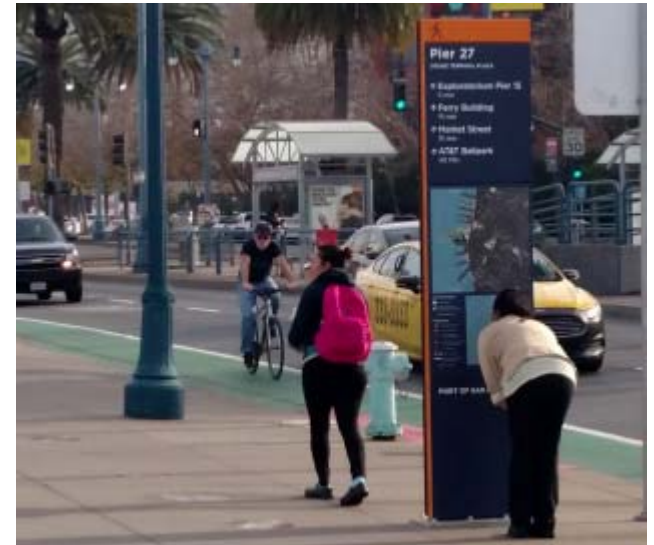


Active Ground Floor Overlay

- Standards do not regulate ground floor uses
- New development required to provide design features that optimize pedestrian experience
- Variety of design options for new development
- Ample percentages of glass or other glazing materials
- Access to off-street parking discouraged from streets within the Active Ground Floor Overlay
- Surface parking prohibited between sidewalk and building façade

Wayfinding Signs

- Wayfinding, gateway, and directional signage located within the Plan area will not require a Sign Permit when proposed with new development
- May be off-site, in the public right-of-way, and may not include advertising or commercial identification
- Appropriate size, location and number of these signs to be determined by the review authority
- Required in English and Spanish



Historic Combining District

- Added Character Defining Elements for Burbank Gardens, Cherry Street, McDonald, Olive Park, St. Rose, Ridgway, West End and Railroad Square Preservation Districts
 - *Architectural Style*
 - *Types of Buildings*
 - *Building Materials*
 - *Other Neighborhood Elements*



Historic and Cultural Preservation

- 2017 Revision to Secretary of Interior Standards
- Minor exemptions from Landmark Alteration process
- Design Review and Landmark Alteration (LMA) process - mandatory joint DRB/CHB Concept Review
- Design Review Board to act independently on Design Review within Preservation Districts; no change to LMA process
- Decision criteria for LMA permits
- Cultural Heritage Board quorum section modified



Design Review

- One step process for formal design review following any Concept Design Review
- References to “preliminary” and “final” design review would be removed from the Code



DESIGN REVIEW CHECKLIST



Project Information

Project Name: _____
Site Address: _____

APPLICATION SUBMITTAL REQUIREMENTS

REQUIRED APPLICATION FORMS:

- [Universal Application Form](#)
- [Indemnification Form](#)
- [Disclosure Form](#)
- [Copyrights Release Form](#)
- [Electronic Signature Disclosure Form](#)
- [Property Owner Consent Form](#) (in lieu of property owner signing Universal Application)
- Design Review 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 pages for those requirements.**

PROJECT DOCUMENTS:

- [Climate Action Plan Development Worksheet*](#)
- Color Photographs of the Site
- Design Concept Narrative*
- Neighborhood Context Map
- Preliminary Drainage Report*
- Preliminary Title Report*
- Preliminary Storm Water Low Impact Development Submittal (SWLIDS)*
- Project Valuation
- [Storm Water Determination Worksheet](#)
- [Traffic Analysis*](#)

PROJECT PLAN SET COMPONENTS:

- Conceptual Grading/Drainage/Utility Plan Sheet(s)*
- Creek Cross Section Sheet*
- Existing and Proposed Elevations Sheet
- Exterior Lighting Plan Sheet*
- Floor Plan Sheet*
- Material/Color Details Sheet
- Plan Details Sheet
- Preliminary Landscape Plan Sheet*
- Site and Building Sections Sheet*
- Site Plan Sheet
- Streetscape Rendering Sheet*

*May be required, see table below

REQUIRED FEES:

Use the City's online [Fee Schedule](#) to determine your project's required Application Fee(s). Major Design Review also requires payment of a Design Review Board Public Hearing fee.



Various Additional Amendments

- Vehicle parking minimums removed - bicycle parking minimums retained
- Clarification of setback requirements and exceptions Section
- Standards for Specific Land Uses Chapter
 - Home occupation
 - Mixed-use
 - Live/work and Work/live
 - Sidewalk cafés
 - Outdoor display and sales
 - Large grocery stores
- Addition of EV Sales and other Plan terms



General Plan and Specific Plan Amendments

St. Rose
Preservation
District: 12
Contributor
Properties

10/13 Council
Adoption: FAR
Removal



General Plan and Specific Plan Amendment

General Plan Amendment:

Table 2-1 footnote: “except for when density maximums are established in the Core Mixed Use land use designation as shown in the table above.”

Specific Plan Amendment:

Amend New Policy LU 2.7 (page 2-17): On properties where no FAR is established the building height shall be limited to 5 stories or a maximum of 55 feet.



Recommendation

The Planning Commission and the Planning and Economic Development Department recommend that the City Council, by Resolution, approve limited General Plan and Downtown Specific Plan amendments, and by Ordinance, approve Zoning Code and Zoning Map Amendments, to implement the Downtown Station Area Specific Plan.

The Design Review Board, Cultural Heritage Board, and Planning and Economic Development Department recommend that the City Council, by Resolution, approve amendments to Section 2 of the City's Design Guidelines to implement the Downtown Station Area Specific Plan.



Questions / Comments

