

# Zoning Code & Design Guidelines Amendments Downtown Station Area Specific Plan

Joint Design Review Board &  
Cultural Heritage Board Meeting  
October 15, 2020



## Downtown Station Area (DSA) Specific Plan

- City initiated update to the DSA Specific Plan in Fall of 2018
- Focused on removing barriers to housing construction, placemaking, walkability
- New standards and guidelines developed with community input
- Visual preference survey – Jan 2020
- Plan to Council October 13, 2020



# Downtown Station Area (DSA) Specific Plan

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



# Zoning Code



## Zoning Code Purpose

- Regulates development by land use, process, and development standards
- Implements General Plan
- All ministerial and discretionary approvals must meet standards



## Summary of Changes

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Floor Area Ratio

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Site Design & Building Placement

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Building Design

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Site or Location Specific Design  
Standards

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Wayfinding Signs

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Historic & Cultural Preservation

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Design Review

# Floor Area Ratio

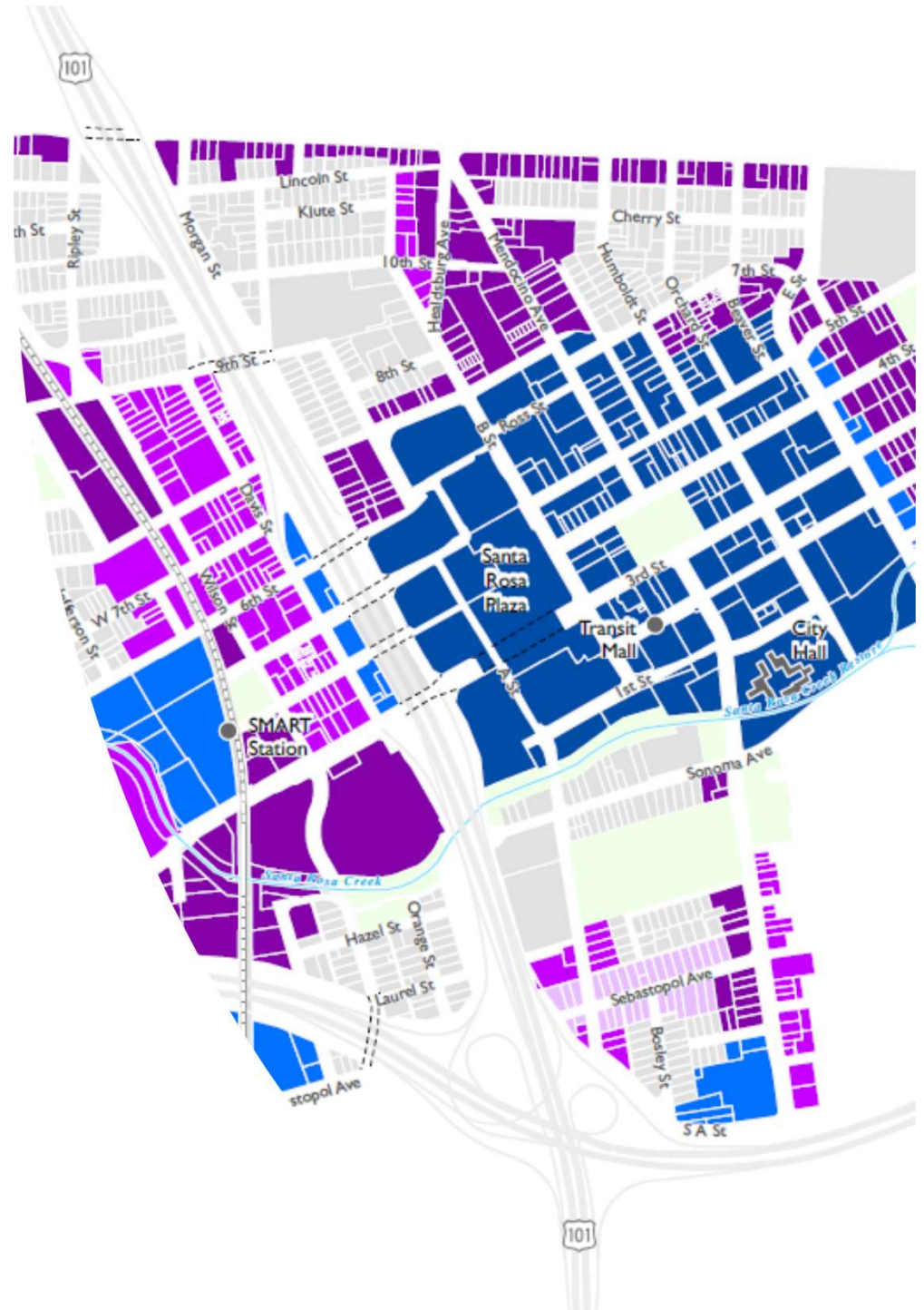
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Ratio of the building(s) total Floor Area divided by Gross Lot Area

Building total floor area is measured as area within the walls of building

Gross Lot Area is the total area within the lot lines

Floor Area Ratio controls building mass and form - does not directly regulate height and residential density



## Site Design and Building Placement

- General site design and building placement development standards implemented through the CMU, SMU, MMU, and NMU districts
- Standards address:
  - *building setbacks*
  - *tower separation requirements,*
  - *on-site parking*
  - *shadows for new buildings along First and Third Street between A and D Streets*





# Building Design

- Building design standards address:
  - dimensional relief
  - extent of building design
  - transparency
  - ground level elements



# Downtown Station Area Combining District (-DSA)



## Downtown Transition

- Applies to core area of the downtown
- Buildings must step back a minimum of 6 feet, or a lesser distance as approved by the Review Authority, above the fifth floor along the frontage of Fourth and Fifth Streets



# Neighborhood Transition

- Specified blocks within the Plan area
- Standards are street specific
- Seek to reduce the visual impact of new development on most residential areas within preservation districts
  - More restrictive front setbacks, front building stepbacks, daylight planes, and ground floor orientation of new residential units
  - Surface parking areas prohibited between the sidewalk and building façade
  - Rear stepbacks will be applied to new development on specified sites

# Creek Activation Transition

- Promote the use and visibility of specified creek areas
- New buildings within 200 feet of the creek will be required to have at least one pedestrian entrance, and any residential stoop entrances, facing the creek
- Pedestrian pathways to connect the new development to the creekside trail network, and additional lighting consistent with the Santa Rosa Creek Design Guidelines also required
- Blank facades at ground level and above will be discouraged, and windows, doors and transparent openings will be encouraged
- At least one activating use, or two activating design features, required

# Active Ground Floor Overlay

- New development required to provide design features that optimize pedestrian experience
- Variety of design options for new development including: awnings or overhangs over ground floor entrances, street furniture, public art, publicly accessible recreational space, or green/living walls.
- Ample percentages of glass or other glazing materials will be required for new buildings
- Access to off-street parking discouraged from streets within the Active Ground Floor Overlay - surface parking prohibited between the sidewalk and building façade
- Standards do not regulate ground floor uses

## 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



# 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

- Reflects 2017 Revision to Secretary of Interior Standards
- Addition of several minor exemptions from the Landmark Alteration process
- Design Review and Landmark Alteration (LMA) process amended to reflect mandatory joint DRB/CHB Concept Review for new development projects in preservation districts
- Decision criteria for LMA permits modified to more accurately regulate new development
- Cultural Heritage Board quorum section modified



## Design Review

- One step process for design review
- References to “preliminary” and “final” design review would be removed from the Code



# Design Guidelines



## Design Guidelines Background

- Guidelines are the primary design criteria for evaluation of proposed developments
- Intended as a “living document”
- Complements development standards adopted by the City



## Summary of Changes

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Much of existing content preserved

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Draft DSASP guidelines incorporated

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Guidelines addressed by new standards removed

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Repetitive guidelines consolidated

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Organization updated to match other Sections

## Section 2.1 Introduction

Text and maps updated to reflect:

- *Planning boundary adjustment*
- *Updated vision*

Guidelines for on-site parking, setback, height limits removed

Historic preservation guidelines consolidated



## Section 2.2 Public Streets

- Renamed "Public Realm and Streetscapes"
- Street furnishings palette integrated
- Duplicative ground level transparency guidelines removed
- New guidelines for trash receptacles, paving treatments, curb cuts added
- Guidelines for underpasses updated



## Section 2.3 Buildings

- Renamed "Site and Building Design"
- Guidelines for articulation, blank walls, and setbacks removed
- Duplicative guidelines for creating an interesting pedestrian realm consolidated





## Section 2.4 Historic Districts

- Existing guidelines unchanged



## Section 2.5 Parks and Open Space

- Renamed " Parks and Public Spaces"
- Creek guidelines maintained
- New public space typologies and associated guidelines

	<i>Civic Spaces</i>	<i>Public Plazas</i>	<i>Rooftop/Pocket Parks</i>	<i>Paseos</i>
Recommended Size	Min 25,000 sf	Min 15,000-20,000 sf	Min 2,000 sf	Min 16 feet wide, with min 10-foot travel path
Recommended Elements				
Pop up retail/concession stands	X	X		
Public art installations	X	X	X	X
Children's play facilities	X	X		
Seating (benches and mobile chairs)	X	X	X	X
Family picnic area	X	X		
Canopiess	X	X		
Plug and play for music performance	X	X		X
Bandstand/stage	X	X		
Removable bollards	X	X	X	X
Power outlets	X	X	X	X
Water features	X			
Interactive elements (pianos, chess boards, etc.)	X	X	X	
Trees and landscaping	X	X	X	X
Edible gardens			X	
Public washrooms	X			

# New Section - Wayfinding

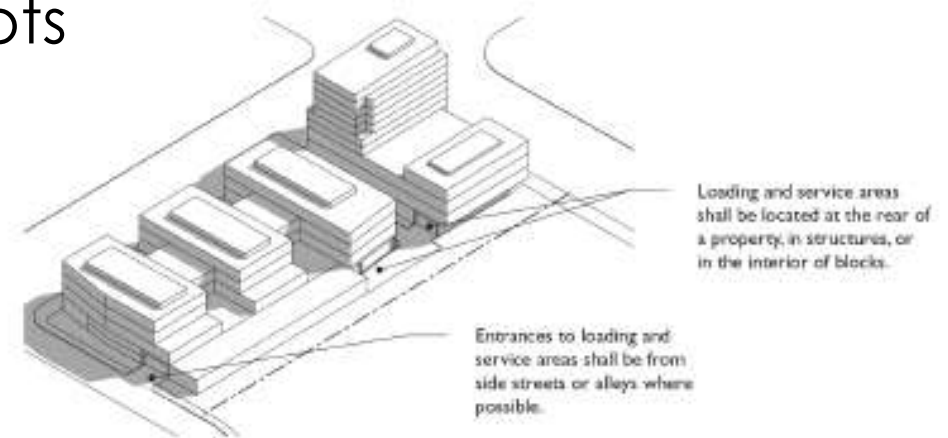
New guidelines for :

- *Gateways*
- *Wayfinding*
- *SMART Station access*
- *Transit*



## New Section - Parking

- Guidelines for surface, structure and street parking
- Focus on safety and security in garages and lots
- Loading areas
- Drop off/pick up



## New Section – Environmental Sustainability

- Relocated from Section 2.3 Buildings
- Added new policies for:
  - *Heating/cooling*
  - *“Smart” buildings*
  - *Sustainable materials*





## Recommendation

Staff recommends that the Design Review Board (DRB) and Cultural Heritage Board (CHB) recommend approval of the proposed Design Guidelines amendments to City Council.

Staff further recommends that the DRB and CHB provide comments on the specified Zoning Code amendments.



# Questions / Comments

