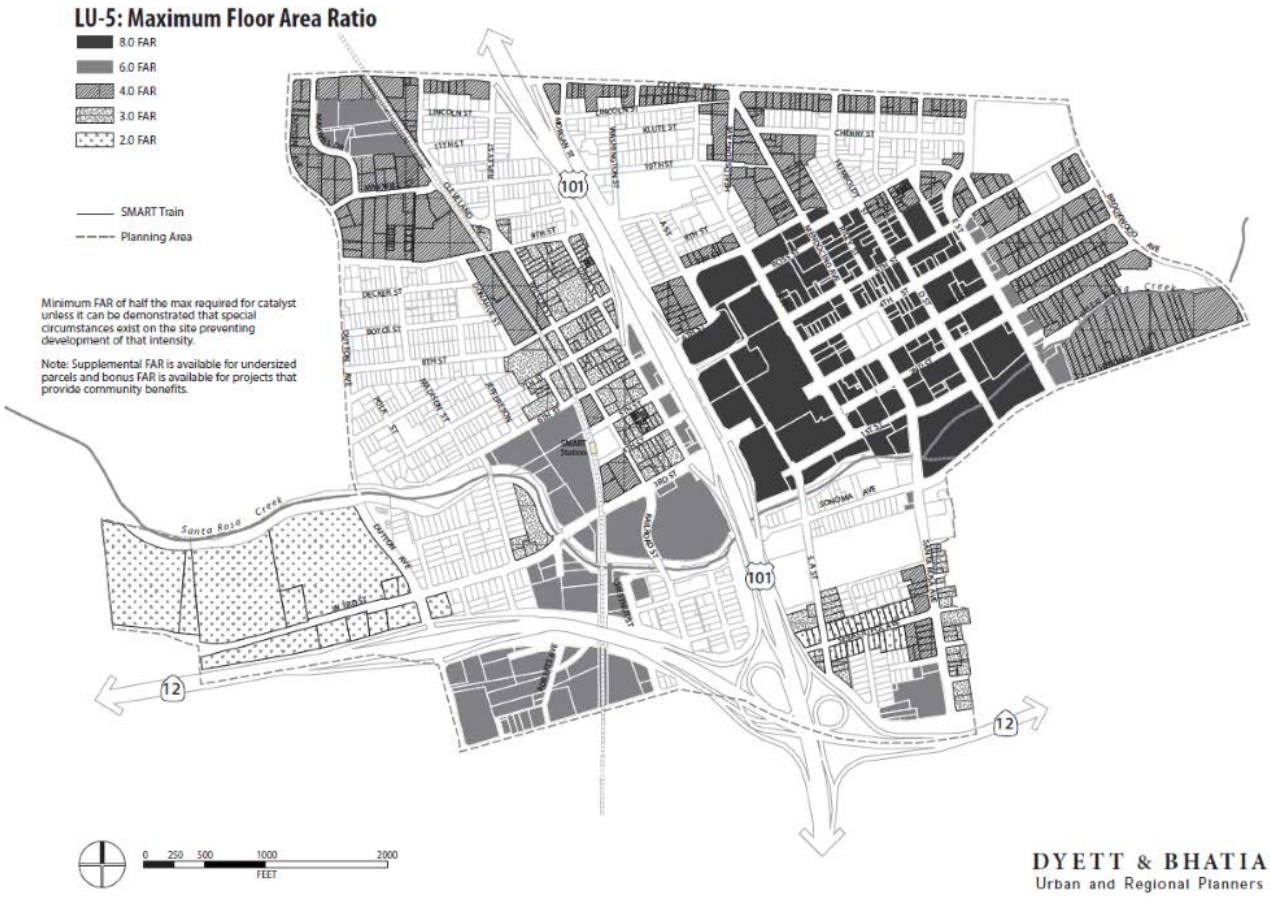
Focused Zoning Code Amendments to Implement the Downtown Station Area Specific Plan

20-23.060 CMU, SMU, MMU, NMU Zoning District Development Standards (NEW SECTION)

The standards of this Section are intended to support a mixed use and pedestrian-oriented Downtown. All development within the CMU, SMU, MMU, NMU zoning districts shall comply with the following standards, in addition to the other applicable requirements of this Chapter and Zoning Code. See also the General Plan and Section 2 – Core Area of the City's Design Guidelines.

A. Floor Area Ratio (FAR)

1. The following map shows the maximum base FAR allowed within specified areas of the CMU, SMU, MMU, and NMU zoning districts.



2. Calculations. FAR is a ratio of the building(s) total Floor Area divided by Gross Lot Area as follows.
   a. Building total Floor Area is the entire area within the walls of a building, measured in a horizontal plane from the outside edge of exterior wall to exterior wall or from the center line of common walls to the outside edge of exterior walls, in square feet. For FAR calculation, total Floor Area excludes:
      - Crawl spaces

- Structured parking and carports
- Breezeways
- Attics without floors
- Porches, balconies, and terraces
- Below-grade structures
- Outdoor recreational spaces (common, public, or private
- The area of any designated historic structure to be preserved on a specific site, so long as the historic and/or architectural character of the structure is rehabilitated and not adversely affected.
- Active Ground Floor uses in areas where Active Ground Floor requirements apply in the AGF combining district.

b. For an interior building space where the ceiling height exceeds 20 feet above floor height, the Floor Area square footage would be doubled for the purpose of calculating FAR. This is to ensure that double-height lobbies, ballrooms, and similar spaces are adequately accounted for in the FAR calculation.

c. Gross Lot Area is the total area included within the lot lines of a lot, exclusive of adjacent dedicated street rights of way.

d. New development within the Core Mixed Use, Station Mixed Use, Maker Mixed Use, and Neighborhood Mixed Use designations are required to achieve the mid-point or higher of the maximum FAR shown on Figure X-X of this Section. Exceptions are allowed where parcel configuration, historic preservation or utility constraints make the mid-point impossible to achieve.

B. Site Design and Building Placement

1. All development is subject to sight distance and vision triangle requirements contained in Section 20-30.100.

2. Setbacks. Building placement shall comply with the standards shown in the following table.

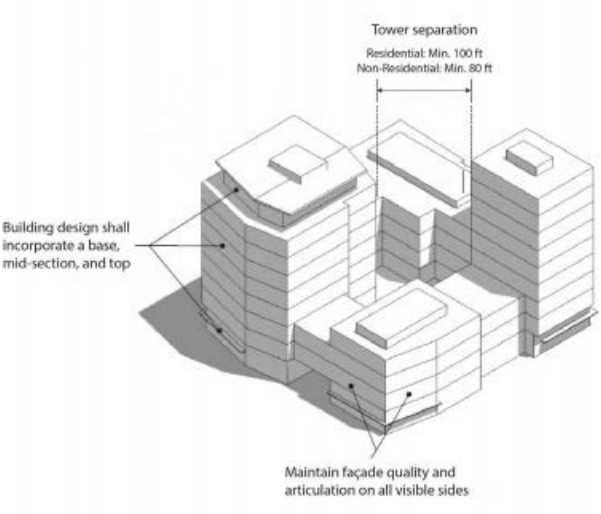
Setback Location	**Distance**
Front (Non-residential ground floor) (1)	**0-10 feet (min/max)**
Front (Residential Ground Floor) (1)	**5-12 feet (min/max)**
Street (Side) (2)	**0-10 feet (min/max)**
Side (Interior) (2)	**0 feet**
Rear (1) (2)	**0 feet**

(1) See Downtown Station Area Combining District (Section 20-28.110) for the Special Design Considerations Map (Figure X-X) and applicable Neighborhood Transition Standards.

(2) Five feet required when directly abutting low or medium low zoning districts or uses.

3. Buildings shall be constructed at the required front setback for at least 70 percent of linear street frontage. This build-to-line requirement may be modified or waived if elements such as entry courtyards, plazas, entries, outdoor eating and display areas, or mature Heritage Trees, are located between the build-to line and building, provided that the buildings are built to the edge of the courtyard, plaza, dining, or landscaped area.

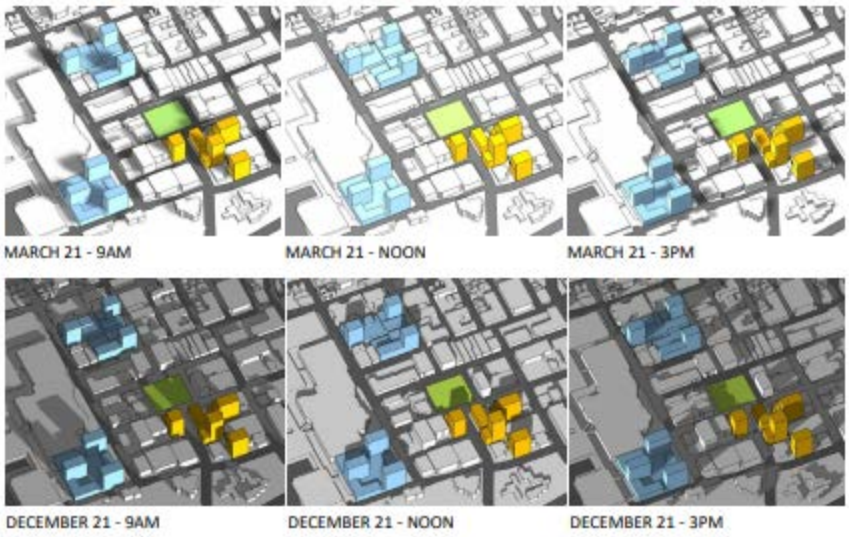
4. Development on lots over 60,000 square feet in size shall comply with tower separation requirements shown on Figure X-X, below. Residential towers over 100 feet tall shall be separated from other towers by a minimum of 100 feet as measured from the closest point of the face of one tower to the next, while non-residential towers over 100 feet tall shall be separated by a minimum of 80 feet, measured similarly.



5. For portions of buildings above 100 feet, as shown in Figure X-X above, the dimension of the longest building side and the diagonal shall not exceed the following:

    - Commercial uses - maximum side: 200 feet; maximum diagonal: 220 feet;
    - Residential uses - maximum side: 140 feet; maximum diagonal: 160 feet.

6. Development on First Street or Third Street between A Street and D Street in the Core Area shall not cast shadows covering more than 25 percent of Courthouse Square for more than three hours between the hours of 9:00 a.m. and 3:00 p.m. Pacific Standard Time (between late October and early April), or for more than four hours between 9:00 a.m. and 5:00 p.m. Pacific Daylight Time (between early April and late October). See Shadow Study, Figure X-X below.



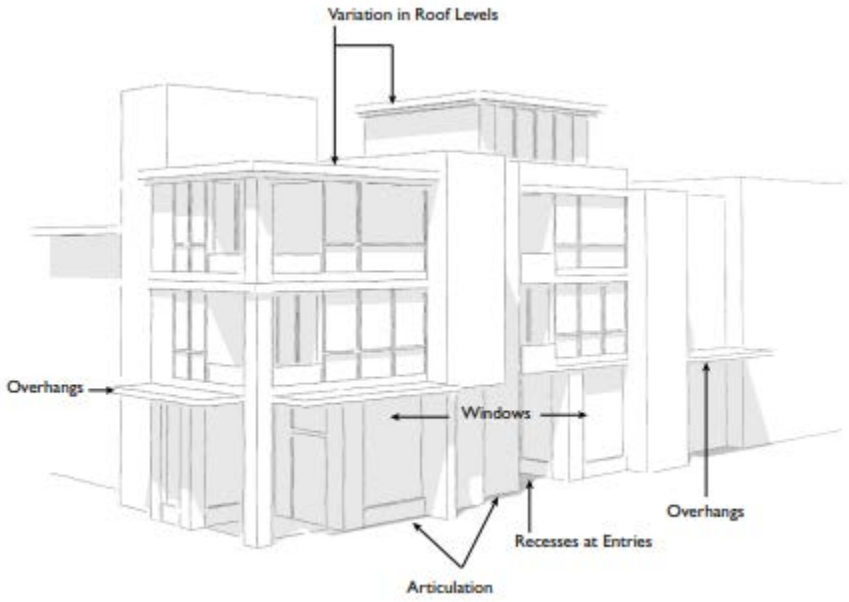
C. Building Design

1. **Dimensional Relief**. Building design shall create visual interest and avoid large-scale, bulky, or box-like appearance (see Figure X-X, below). Design alternatives include but are not limited to:

    a. variety in wall planes;

    b. variety in height or roof form; and

    c. incorporation of architectural detail or vegetative elements into façade design.

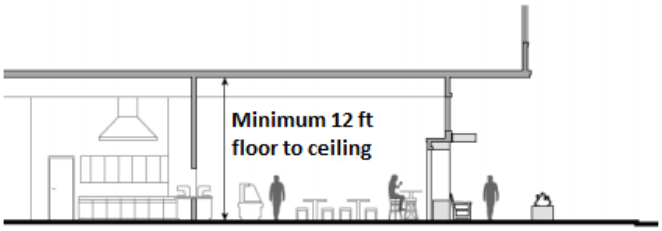


2. **Design Extent**. Façade architectural articulation and finishes shall be consistently applied to all sides of the structure.

3. **Transparency (Fenestration) Requirements.** Primary and side street building facades shall incorporate ground floor transparency/fenestration for 60% of the main frontage and 25% of the side façade, or as allowed by local building code.

4. **Ground Level Design Requirements.**

   a. Ceiling height. The minimum floor-to-ceiling height of the ground floor commercial space shall be at least 12 feet, as shown in Figure X-X, below.

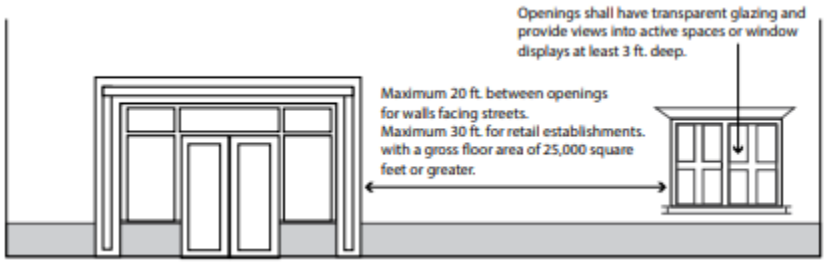


   b. Primary building entrance. Primary building entrances may be individual or shared. The entrance shall be prominent and easy to identify; shall face a public street or paseo; and shall incorporate a projection (porch, stoop, bay window, etc.), recess, or combination of porch or recess.

   c. Architectural features. Ground-level architectural features such as porches and stoops may project up to 6 feet into the required setbacks. Architectural features such as balconies, bay windows, and awnings may project up to 6 feet over the property line, if located at least 10 feet above sidewalk grade.

   d. The depth of ground floor commercial space shall be sufficient to encourage small scale, or larger, commercial retail tenancies. Smaller tenant spaces, including pop-up stores and mini shops, may be approved in certain locations, such as on side streets or garage frontages.

   e. No walls facing streets may run in a continuous plane for more than 20 feet without an opening. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep. The maximum length of the blank wall may be 30 feet for retail establishments with a gross floor area of 25,000 square feet or greater, as shown in Figure X-X, below.



   f. Franchise architecture that is generic in nature, intended to be repeated on a mass-scale throughout a large region without consideration of and adaptation to local visual or cultural context, is prohibited unless doing so would violate State or federal law.

28-28.110 Downtown Station Area Combining District (-DSA) (NEW SECTION)

A. Purpose. The -DSA combining district is intended to enhance and reinforce distinctive characteristics within the Downtown Station Area Specific Plan area and create environments that are comfortable to walk in by establishing development form, intensity, streetscape, and public realm standards for development of the built environment in the Downtown Station Area.

B. Applicability. The –DSA combining district may be combined with Core Mixed Use (CMU), Station Mixed Use (SMU), Maker Space Mixed Use (MMU), and Neighborhood Mixed Use (NMU) primary zoning district established by Section 20-20.020 (Zoning Map and Zoning Districts), provided that the standards of this section shall apply as directed in each of the subsections under subsection E (Site planning and development standards); all other portions of a parcel shall be regulated by the standards of the primary zoning district. The -DSA combining district is applicable to any properties designated Downtown Transition, Neighborhood Transition, Creek and Trail Activation, and Active Ground Floor Overlay in the Downtown Station Area Plan.

C. Allowed land uses and permit requirements. Any land use normally allowed in the primary zoning district by this Division may be allowed within the -DSA combining district, subject to the land use permit requirements of the primary district.

D. Locations of combining district. The standards of this Section apply to properties designated Downtown Transition, Neighborhood Transition, Creek and Trail Activation, or Active Ground Floor Overlay on the Downtown Station Area Specific Plan Map UDCS-1: Special Design Considerations (see Figure X-X- below).



E. Downtown Transition

Downtown Transition Standards are applied to areas within the Downtown Station Area Specific Plan area to create a welcome pedestrian environment in the core area of the downtown. In the event of any conflict between the following development standards and those of the primary zoning district, the most restrictive shall apply.

1. Buildings in the Downtown Transition zone shall 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.

F. Neighborhood Transition

Neighborhood Transition Standards are applied to areas within the Downtown Station Area Specific Plan area to reduce the visual impact of new development on residential areas of preservation districts. In the event of any conflict between the following development standards and those of the primary zoning district, the most restrictive shall apply.

1. Development of the properties identified in the Neighborhood Transition zones shown on Figure X-X, shall comply with the following standards:

	Seventh, Ninth, Riley, Cherry, B Streets and Sonoma Avenue	**Santa Rosa and College Avenues and E Street**
Front setback	6-10 feet (min/max) with trees, shrubs, and groundcovers per requirements of Zoning Code Chapter 20-34.	
Stepback	Buildings must step back from the street frontage a minimum of 10 feet above the third floor. Above 6 stories, buildings must maintain a daylight plane of 45 degrees as shown in Figure X-X.	Buildings must step back from the rear a minimum of 10 feet above the third floor and a minimum of 20 feet above the sixth floor. Above 6 stories, buildings must maintain a daylight plane of 45 degrees as shown in Figure X-X.
Ground floors	Residential and mixed-use projects located across the street from single-family neighborhoods shall orient the buildings to the street with individual entries, patio areas and landscaping facing the single-family homes.	
Surface parking	Surface parking areas are not permitted between the sidewalk and the building façade	

G. Creek and Trail Activation Transition

The Creek and Trail Activation Transition is applied to promote the use and visibility of specified creek areas within the DSASP area.

1. New development in the areas identified for creek and trail activation on Figure X-X shall provide at least one activating uses or at least two activating design features fronting the creek and trail as noted below.

At least one of the following activating uses:	***OR***	***At least two of the following activating design features:***
A public space or plaza up to 5 percent of the total lot size with a minimum width of 30 feet		One piece of site furniture for each 100 linear feet of creek/trail frontage, which may include seating, informational kiosks, bicycle racks, and trash/recycling receptacles or outdoor fitness equipment
A café, restaurant, brew pub, retail space or substantially similar use		Integrated public art in the form of a mural, sculpture, light display, or other original work of a permanent nature as defined in the City Code
		Interpretive signage related to Santa Rosa Creek and its riparian habitat

2. New buildings within 200 feet of the creek top of bank shall be constructed with at least one pedestrian entrance that faces the creek. Where stoop entrances to residential units are provided, these shall face the creek.
3. New development shall provide a pedestrian pathway of a minimum of 15’ in width connecting the development to the creekside trail network every 600’ along the river to enhance connectivity to the surrounding area.
4. As development occurs in the creek and trail activation areas shown on Map UDCS-1, lighting should be provided consistent with the Santa Rosa Creek Design Guidelines.
5. Blank facades at ground level and above should be avoided. Windows, doors and transparent opening are encouraged to provide “eyes on the creek” and heighten sense of security. To the extent feasible, surface and structured parking should not front onto the creek or trail.

H. Active Ground Floor Overlay

Within the Downtown Station Area Specific Plan area, active ground floor frontages are key to creating the vibrant character envisioned for the Downtown Station Area. All proposed development on a parcel designated Active Ground Floor Overlay by the DSASP shall comply with the following development standards. In the event of any conflict between the following development standards and those of the primary zoning district, the most restrictive shall apply.

1. On corner lots where only one frontage is in the Active Ground Floor Overlay, ground floor activating strategies shall also be applied to the intersecting street frontage as appropriate, subject to review by the review authority.

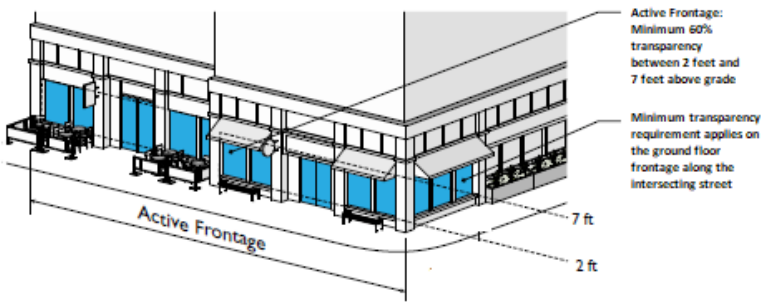
2. New development with frontage on streets in the Active Ground Floor Overlay shown on Map UDCS-1 shall provide design features that optimize the pedestrian experience. To comply with this requirement, developments with up to 90 linear feet of frontage must provide two or more of the following and developments with over 90 linear feet of frontage must provide three or more of the following:

    - Awnings or overhangs over all ground floor entrances;
    - One piece of street furniture for each 15 linear feet of street frontage, which may include seating, ornamental planting boxes, informational kiosks, bicycle racks, and trash/recycling receptacles integrated into front setbacks where sidewalk width is not sufficient to accommodate street furniture;
    - Integrated public art in the form of a mural, sculpture, light display, or other original work of a permanent nature as defined in the City Code;
    - At least 600 square feet of publicly accessible active or passive recreational space on-site, or in the form of a curbside parklet;
    - A green/living wall of a size equivalent to at least 15 percent of the building façade as measured between 2 and 12 feet above the level of the sidewalk;
    - An innovative alternative strategy for optimizing the pedestrian experience along streets in the Active Ground Floor Overlay not included on this list. Proposals shall be evaluated by staff and considered on a case-by-case basis. The proposal shall be permitted provided that, at the recommendation of staff and determination of the review authority, applicable DSASP Urban Design Principles and development standards are being met with the alternative strategy proposed.

    Alternatively, this requirement can be satisfied through compliance with Policy LU-1.4 in the Land Use chapter.

3. Properties with frontage on streets in the Active Ground Floor Overlay shall provide at least one primary pedestrian entrance or alternative design solution(s) that implements active ground floor goals as described in the 2020 Downtown Station Area Specific Plan, subject to approval by the review authority.

4. Ground floor facades of non-residential development on streets in the Active Ground Floor Overlay shall have clear, untinted glass or other glazing material that allows views of indoor space between a height of two and seven feet above grade as shown in Figure X-X below.



5. When a project site is bordered by side street or alley, vehicular access shall be taken from side street or alley subject to discretionary review.
6. Surface parking is not permitted between the sidewalk and building façade on streets in the Active Ground Floor Overlay.
7. Loading and service areas shall not be visible from streets in the Active Ground Floor Overlay and shall be located at the rear of the property, in structures, or in the interior of blocks.

20-38.040 Signs and sign changes allowed without a sign permit

U. Wayfinding and Gateway signage. Special wayfinding, gateway, and directional signage located within the -DSA combining district do not require a Sign Permit when proposed as part of a project subject to design review. The signs may be off-site, located in the public right-of-way, and not include advertising or commercial identification. The appropriate size, location and number of these signs shall be determined by the review authority. A Sign Permit and design review by the Director shall be required for signage proposed as part of a project not subject to discretionary design review.

20-52.030 Design Review.

A. Purpose. This Section establishes procedures for the City's review of the design aspects of proposed development (for example, building design, landscaping, site planning and development, and signs), in compliance with the City's Design Guidelines.

B. Applicability.

1. Private projects. Design Review approval is required for all projects requiring a Building Permit and all exterior physical changes to existing structures that may or may not require a Building Permit except for the following:

a. Landscaping repair or replacement;

b. Parking lot repaving;

c. Repainting, even when it includes a color change, unless the repainting is for the purpose of creating signage for the building;

d. Residential accessory structures;

e. Single-family dwellings, dwellings which are proposed as part of a project within a PD zone, or where otherwise required by this Zoning Code;

f. Solar panels, and integral parts of the solar panel system including supporting posts or poles, not including proposed new structures, such as a carport or other similar structures proposed in conjunction with the solar panel system. If proposed solar panels would have the possibility of creating a life or safety issue, such as excessive glare to local residences, sensitive facilities (airport) or water resources, the solar panels shall require a Minor Use Permit or Conditional Use Permit depending on the severity of the issues; and

g. Activities subject to a Temporary Use Permit.

2. City projects. The DRB shall review each Building Permit application for a development project by any City agency or department, for which review is required by Subsection B (Applicability), above. Notwithstanding other provisions of this Section, the review shall be for the purposes of providing advice to the Council, Redevelopment Agency, or Housing Authority, respectively, and shall not abrogate the authority of the Council, Redevelopment Agency, or Housing Authority to make any final determination regarding a development project.

C. Review authority. Table 5-2 identifies the review authority and notice requirements for Design Review.

TABLE 5-2—DESIGN REVIEW AUTHORITY AND NOTICE REQUIREMENTS

Type of Application	Review Authority			Notice Requirements
	Director	Zoning Administrator	DRB	Design Review
Projects that involve exterior modifications that are relatively minor in scope and are not located in a visually sensitive area. (1) Examples include the addition or modification of awnings, doors and/or windows, rooftop equipment that cannot be seen from the street, ADA improvements associated with tenant improvements, “cool roof” material changes, outdoor dining areas for restaurants within	■			None

TABLE 5-2—DESIGN REVIEW AUTHORITY AND NOTICE REQUIREMENTS

Type of Application	Review Authority			Notice Requirements
	Director	Zoning Administrator	DRB	Design Review
commercial or industrial zoning districts, and other similar minor changes as determined by the Director of Planning and Economic Development. Projects that involve exterior modifications that are not readily visible from offsite may also be considered by the Director of Planning and Economic Development. ~~Minor projects such as new awnings, adding a door or window, new rooftop equipment that cannot be seen from the street, ADA improvements associated with tenant improvements, "cool roof" material changes, outdoor dining for restaurants within a commercial district, and other similar changes as determined by the Director of Community Development, that are not within a historic district or visually sensitive location.~~				
Projects that involve up to 10,000 square feet in total floor area. Examples include significant exterior changes to existing buildings and the construction of new		■		Public Meeting Notice ~~None~~ Notice of Action (see Section 20-66.060)

TABLE 5-2—DESIGN REVIEW AUTHORITY AND NOTICE REQUIREMENTS

Type of Application	Review Authority			Notice Requirements
	Director	Zoning Administrator	DRB	Design Review
structures. This also includes all new minor telecommunication facilities, and the new construction or major remodel of automobile dealerships regardless of total floor area, on sites zoned for vehicles sales. ~~Project with up to 10,000 sq. ft. in total floor area, and not within a historic district or visually sensitive location or project. Minor telecommunication facilities, and modifications to existing facilities as identified in Section 20-44.060(D). New car automobile dealerships, redevelopment and major remodels on sites already zoned for such a use.~~				
Projects that involve 10,000 square feet or more in total floor area. This also includes the development of major telecommunication facilities. (1) (2) ~~Project with 10,000 sq.ft. or more in total floor area; or a project of 5,000 sq.ft. or more in a historic district (1) or visually sensitive location or project (2). Major~~			■	Public Hearing Notice Notice of Action (see Section 20-66.060)

TABLE 5-2—DESIGN REVIEW AUTHORITY AND NOTICE REQUIREMENTS

Type of Application	Review Authority			Notice Requirements
	Director	Zoning Administrator	DRB	Design Review
~~telecommunication facilities.~~				
Sign applications, including Sign Programs for multi-tenant projects.	■			Notice of Action (see Section 20-66.060)

Notes:

~~(1) A project that involves alteration, change, demolition, removal, or restoration of a structure within the -H combining district shall subject to joint preliminary Design Review by the DRB, and CHB or designee. See Chapter 20-58 (Historic and Cultural Preservation).~~

(1 ~~2~~) Visually sensitive locations and projects include the following.

a. Sites within the ~~CD (Downtown Commercial)~~ CMU (Core Mixed Use) zoning district, -G (Gateway), -H (Historic), or -SR (Scenic Resources) combining districts;

b. Hillside sites, infill sites, and major intersections;

c. Multi-family residential projects of 50 units or more, any three-story residential project, or an industrial or commercial project adjacent to residential; or

d. Other project that the Director determines may have significant visual impact.

(2) Each project in an identified visually sensitive area shall require a visual analysis in compliance with Section 20-50.100 (Visual Analysis).

D. Design Review process. The stages of Design Review established by this Chapter are as follows.

1. Conceptual Design Review. Conceptual Design Review is highly advised and provides the applicant with the review authority's tentative reaction to the general design concept of a proposed project. The review shall not include a formal decision on the application by the review authority. This review is optional, except within an -H combining district (see Section 20-58.060).

2. ~~Preliminary~~ Design Review. ~~Preliminary~~ Design Review is a formal review to provide the applicant with specific responses to the proposed design.

~~a. This review shall conclude with final Design Review.~~

a. The Design Review Board or Zoning Administrator shall adopt a formal resolution approving the design.

~~c. In the case of a project of 5,000 square feet or larger within the -H combining district, the DRB and Cultural Heritage Board (CHB) jointly conduct the Preliminary Design Review.~~

~~3. Final Design Review. Final Design Review may be delegated by the Design Review Board to the Community Development Director following Preliminary Design Review approval by the Design Review Board. Final Design Review shall confirm that the final design complies with the previous preliminary Design Review approval.~~

Chapter 20-58 HISTORIC AND CULTURAL PRESERVATION

20-58.010 Purpose.

This chapter provides procedures for the identification, protection, enhancement, perpetuation and use of buildings, structures, signs, objects, features, sites, places, areas, districts, neighborhoods, streets, works of art, natural features, and significant permanent landscaping, that have special historical, archaeological, cultural, or architectural value in the City that will allow development to proceed while maintaining historic resources.

(Ord. 3677 § 1, 2004)

20-58.020 Applicability.

A. Relationship to CEQA. Decisions by the City in compliance with this Chapter are "discretionary" and relate to "discretionary projects" as these terms are used in the California Environmental Quality Act (CEQA). Any permit, including a Building Permit, or other City approval that would authorize any change in the exterior of any proposed or designated landmark, or the exterior of any structure, building or significant feature within a designated or proposed preservation district, is a discretionary permit or approval within the meaning of CEQA, except as otherwise allowed or directed by the State of California.

B. Exceptions. Exceptions to the provisions of this Chapter in cases of dangerous conditions or economic hardship may be granted in compliance with Section 20-48.070 (Exceptions).

C. Design guidelines. See Section 4.7 (Historic Properties and Districts) of the City's Design Guidelines in addition to the requirements of this Chapter.

D. Review Materials:

- Processing Review Procedures for Owners of Historic Properties
- Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (2017 Revision)

20-58.060 Landmark Alteration Permits.

A. Applicability.

1. Landmark Alteration Permit required. No person shall restore, rehabilitate, alter, develop, construct, demolish, remove or change the exterior appearance of any designated landmark, or any structure, building or significant feature within a preservation district without having obtained a Landmark Alteration Permit in compliance with this Section.

2. Exemptions from permit requirement. A Landmark Alteration Permit is not required for:

a. Repairs of existing siding or trim materials ~~prior to painting, not including siding replacement~~ that are determined by the director to match the original design and materials;
b. Repainting, even when it includes a color change, unless the repainting is for the purpose of creating signage for the building;
c. Installation of rain gutters or downspouts;
d. Installation of skylights on areas of the roof that are not visible from the public right-of-way;
e. ~~d.~~ Installation of a window air conditioning unit, on a side or rear elevation only;
f. ~~e.~~ Demolition or removal of a non-historic building;

g. ~~f.~~ Re-roofing a house with materials determined by the Director to be similar to the original era;

h. ~~g.~~ Replacement windows and doors that are determined by the Director to match the original design and materials;

I. ~~h.~~ Solar panels, and integral parts of the solar panel system including supporting posts or poles, not including proposed new structures, such as a carport or other similar structures proposed in conjunction with the solar panel system. If proposed solar panels would have the possibility of creating a life or safety issue, such as excessive glare to local residences, sensitive facilities (airport) or water resources, the solar panels shall require a Minor Use Permit or Conditional Use Permit depending on the severity of the issues; or

i. Modifications to structures that are identified as non-contributors to their respective preservation district, if changes are not readily visible from other properties.

B. Application requirements. Landmark Alteration Permit application preparation, filing, and processing shall comply with all applicable requirements of Chapter 20-50 (Permit Application Filing and Processing).

C. Review authority. A Minor Landmark Alteration Permit may be approved or denied by the Zoning Administrator. A Major Landmark Alteration Permit may be approved or denied by the CHB. Design Review may also be required.

1. Minor Landmark Alteration Permit. A Minor Landmark Alteration Permit shall be required for the following, and similar activities as determined by the Director:

a. Minor building renovation or restoration involving the repair or replacement of broken or damaged materials;

b. Alteration of or addition to the side or rear of a building in a location not readily visible from a public street;

c. Installation of roof ventilators or skylights, only on a side or rear elevation;

d. Installation of new landscaping features and site features including fences, walkways, decks, etc. A fence higher than otherwise allowed by Section 20-30.060 (Fences, Walls, and Screening) shall require Major Landmark Alteration Permit approval, in addition to a Minor Use Permit or Variance; or

e. An accessory structure, including a garage, carport, storage shed, or other small building, in compliance with all other applicable requirements of this Zoning Code.

2. Major Landmark Alteration Permit. A Major Landmark Alteration Permit shall be required for the following, and similar activities as determined by the Director:

a. Major renovation or restoration involving an entire façade or building;

b. Substantial alterations to an existing structure that do not match the original design;

c. Removing or enclosing an existing porch or adding a new porch;

d. Substantial additions, for example, adding a second story to a one-story house;

e. The construction of a new primary dwelling;

f. Demolition or removal of an existing historic building;

g. A fence that also requires a Conditional Use Permit or Variance; or

h. A project involving historic resources that will be approved by the Design Review Board or Commission.

3. Design Review. Design Review is required for any project of 10~~5~~,000 square feet or larger within the -H combining district, as follows.

a. Concept review. Prior to the submittal of ~~a~~ Design Review and Landmark Alteration Permit applications, concept review shall ~~will~~ be conducted in a joint meeting ~~by~~ of the CHB and DRB. The purpose of the concept review is to provide both applicant and boards with clear design direction:

1. The CHB shall ~~to~~ identify ~~for the applicant~~ the character defining elements of the historic district and ~~adjacent~~ surrounding neighborhood; and~~.~~
2. The DRB shall provide direction for design elements consistent with the Design Guidelines and applicable specific plans.

b. ~~Preliminary~~ Design Review. ~~Preliminary~~ Design Review shall be acted upon solely by the DRB in accordance with Chapter 20-52. ~~for a project that is subject to this Subsection will be conducted in a joint meeting of the DRB and CHB. This review will focus on how successfully project design integrates with the historic district and neighborhood. The character defining elements identified by the CHB in concept review will be used as evaluation criteria. Joint preliminary Design Review will continue until consensus on project design is reached between the two boards.~~

~~c. Final Design Review. Final Design Review will be by the DRB, in compliance with Section 20-52.030 (Design Review).~~

c. Landmark Alteration Permit. The Landmark Alteration Permit shall be acted upon solely by the CHB in accordance with subsection 20-58.060(D). This review will focus on how successfully project design integrates with the historic district and neighborhood based on direction provided and character defining elements identified by the CHB during ~~in~~ concept review.

D. Hearing and decision.

1. Major Landmark Alteration Permit. The CHB shall schedule a hearing on an application for a Major Landmark Alteration Permit after the completion of the environmental determination on the proposed project, or the certification of an Environmental Impact Report. Notice shall be provided, and the hearing shall be conducted in compliance with Chapter 20-66 (Public Hearings).

2. Minor Landmark Alteration Permit.

a. Public notice. Before a decision on a Minor Landmark Alteration Permit, the Department shall provide notice in compliance with Chapter 20-66 (Public Hearings); provided that the notice shall state that the Zoning Administrator will decide whether to approve or disapprove the Minor Landmark Alteration Permit application on a date specified in the notice, and that a public hearing will be held only if requested in writing by any interested person before the date specified for the decision.

b. Hearing. If a hearing is requested, notice of the hearing shall be provided, and the Zoning Administrator shall conduct the hearing, in compliance with Chapter 20-66.

E. CHB actions on Major Landmark Alteration Permits.

1. Application to restore, alter or change. When the application is to restore, rehabilitate, alter, develop, construct, or change the exterior appearance of any landmark, or any

structure, building or significant feature within a preservation district, the CHB, based upon the evidence presented and the criteria for decisions in Subsection G, may, by resolution, approve, conditionally approve, or deny the application.

2. Application to demolish or remove. When the application is to demolish or remove any landmark, or any structure, building or significant feature within a preservation district, the CHB, based upon the evidence presented and the criteria for decisions in Subsection G, may, by resolution, approve, conditionally approve, or deny the proposed demolition or removal. The decision of the CHB to deny a proposed demolition or removal may be appealed to the Council in compliance with Chapter 20-62 (Appeals).

F. Criteria for decision. The review authority shall consider the following criteria ~~matters, standards, guidelines and criteria~~ to the extent applicable, in determining whether to grant or deny a Landmark Alteration Permit:

1. The proposed changes are consistent with applicable zoning standards except as directed by Zoning Code Section 20-12.020;
2. Whether the proposed change implements the General Plan and any applicable specific plan;
3. The consistency ~~, or lack thereof,~~ of the proposed change with the original architectural style and details of the building;
4. The compatibility of the proposed change with any adjacent or nearby landmark structures or preservation district structures that have been identified as contributors to the ~~perspective~~ respective district;
5. ~~-~~The consistency and/or compatibility of the proposed ~~colors,~~ textures, materials, fenestration, decorative features and details with the time period of the building's construction~~, and/or adjacent structures~~;
6. Whether the proposed change will destroy or adversely affect ~~an~~ important architectural ~~feature or~~ features;
7. Consistency with applicable ~~The~~ Secretary of the Interior's Standards ~~for Rehabilitation~~ for the Treatment of Historic Properties with ~~and~~ Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing ~~-~~Historic Buildings (2017~~1983~~ Revision); and
8. Other matters, criteria and standards as may be adopted by resolution of the CHB~~.~~.

G. Notice of decision. A copy of the CHB resolution documenting its decision shall be ~~sent~~ provided to the applicant ~~by first class mail~~.

20-60.070 Cultural Heritage Board (CHB).

A. Establishment. The seven-member Santa Rosa Cultural Heritage Board, referred to in this Zoning Code as the CHB, is hereby established.

B. Qualifications.

1. It is desirable, but not required, that CHB members be qualified as follows:
   a. One member who is a licensed architect;
   b. One member who is a licensed general contractor;
   c. One member who is a licensed structural engineer or civil engineer; and
   d. One member who is a practicing archaeologist, architectural historian, or historian.
2. All members should have a demonstrated knowledge or interest in the history and architectural and cultural development of the City and be interested in the preservation of historic sites and structures. Members shall have additional qualifications as the Council may require by resolution.

C. Rules for transaction of business and records. The CHB shall adopt procedures, regulations, and rules for the purposes of scheduling and conducting its meetings, transacting its business, and exercising

its functions and powers as it deems appropriate. The Department shall keep a public record of all determinations, findings, resolutions, and transactions of the CHB.

D. Terms of office. The term of office for each CHB member shall coincide with the term of the appointing Council member; provided, the term shall be automatically extended until a successor has been appointed, qualified, and seated.

E. Regular meetings. The CHB shall hold at least one regular meeting each month.

F. Organization.

1. Appointment of Chairperson. The Mayor shall appoint the Chairperson of the CHB, with the concurrence of the Council, prior to the first regular annual meeting of the CHB in January. The term of the Chairperson shall expire upon the appointment of a replacement in compliance with this schedule, or upon the appointment of a new Chairperson. The Chairperson shall preside at meetings of the CHB and shall represent the CHB at functions and perform other duties as are appropriate or as may be assigned by the CHB or the Council.

2. Election of Vice-Chairperson. The CHB shall annually elect a Vice-Chairperson from its membership at its first regular meeting in January. The term of the Vice-Chairperson shall expire upon the election of a replacement in compliance with this schedule, or upon the election of a new Vice Chairperson. The Vice-Chairperson shall preside at meetings and perform the duties of the Chairperson in the Chairperson's absence.

G. Authority and duties.

1. The CHB shall perform its duties in compliance with this Chapter and Chapter 20-58 (Historic and Cultural Preservation) and shall:

a. Conduct surveys, as needed, of neighborhoods, objects, places, sites, and structures within the City that may qualify or be eligible for designation as a landmark or preservation district;

b. Recommend designations of landmarks and preservation districts to the Council and as to each recommended designation:

(1) Recommend the environmental determination that should be made for the designation, and

(2) Recommend the determination that should be made with respect to the designation's consistency with the General Plan;

c. Review and make determinations on alteration, development, demolition, rehabilitation, and restoration proposals for landmarks and preservation districts;

d. Review and make determinations on alterations and enlargements of nonconforming structures of historical significance in compliance with Section 20-52.050 (Minor Conditional Use Permits) and Subsection 20-61.050 A. (Historic structures);

e. Compile and maintain a current register of all designated landmarks and preservation districts within the City;

f. Work for the continuing education of the citizens of the City about the heritage of the City and the designated landmarks and preservation districts within the City;

g. Seek means for the preservation, protection, and retention of any landmark and preservation district, including suggesting appropriate legislation, seeking financial support from individuals and local, State, and Federal governments, and establishing a private funding organization;

h. Coordinate its activities, where practical and advantageous to do so, with the Sonoma County, the State and Federal governments; and

i. Consult with and advise the Council in connection with the exercise of the CHB's duties and functions.

2. The CHB may:

a. Prepare and adopt plans for the preservation of landmarks and preservation districts within the City; and

b. Recommend General Plan and Zoning Map amendments to the Commission and Council for the purpose of preserving landmarks and preservation districts.

H. Quorum.

1. Four members of the CHB shall constitute a quorum.
2. The CHB may not transact any business unless a quorum is present and voting.
3. No action of the CHB shall be valid without the affirmative vote of a~~t least four members~~ majority of the quorum.
4. Any officer of the CHB or its secretary shall have the power to adjourn a meeting of the CHB if a quorum is lacking.

I. Removal or vacancy.

1. A member of the CHB may be removed by the affirmative vote of at least four members of the Council, or the appointing Council member.
2. A vacancy shall be filled in the same manner as the original appointment.
3. A person appointed to fill a vacancy shall serve for the remainder of the unexpired term.

20-28.040 Historic (-H) combining district.

A. Purpose. The -H combining district is intended to recognize, preserve, and enhance Santa Rosa's locally designated historic resources.

B. Applicability. The -H combining district shall apply to all properties within designated preservation districts, including both contributing and non-contributing parcels. Additionally, the -H combining district shall apply to all locally designated landmark properties. The -H combining district may be combined with any primary zoning district established by Section 20-20.020 (Zoning Map and Zoning Districts).

C. Allowed land uses and permit requirements. Any land use normally allowed in the primary zoning district by this Division may be allowed within the -H combining district, subject to the land use permit requirements of the primary district, the procedural requirements of Chapter 20-58 (Historic and Cultural Preservation), and any district specific standards as outlined below.

D. Character defining elements.

1. Purpose. Character defining elements are specific to each preservation district and are intended to identify those physical aspects that represent the historical significance of the district and are essential to maintaining and enhancing the unique character of the individual district. On March 15, 2006, Cultural Heritage Board Resolution No. 209, adopted character defining elements for the Burbank Gardens, Cherry Street, Ridgway, McDonald, Olive Park, St. Rose, West End and Railroad Square Preservation Districts, reflected in the subsections below.

2. Applicability. The character defining elements provide an outline of the historic context for each preservation district to project sponsors such as developers, property owners, architects, and designers. These district specific frameworks will be used by City staff, boards and commissions, and the City Council when evaluating project proposals that impact properties or existing buildings within designated preservation districts. Although each individual element may not be appropriate to each project, each project shall enhance the contextual framework of the district.

3. Elements to consider in all preservation districts include:

Architecture

- Residential structures relate to each other in terms of size, scale, mass and rhythm.
- Buildings in preservation districts utilize traditional building materials.
- In general, buildings do not exceed 35 feet in height.
- Houses have articulated, pedestrian-friendly frontages and are not dominated by garages.
- Most houses have front porches.

Hardscape

- Residential driveways are generally single wide rather than double wide.
- Concrete sidewalks are scored in one to two-foot squares.
- Traditional light standards are found in each preservation district.

Landscape

- Mature landscape predominates in preservation districts.
- Landscaping typically does not obscure buildings.

Site Planning

- Garages and parking are located to the rear of the property.
- Houses are typically set back from the sidewalk a minimum of 15 feet.
- Houses typically maintain a minimum of five-foot side yard setback.
- Each preservation district offers a community-serving facility within a short walking distance.

E. Site planning and development standards. Development within the -H combining district shall comply with the following standards, and the requirements of Chapter 20-58 (Historic and Cultural Preservation). In the event of any conflict between the following standards and those of the primary zoning district, those applicable to the -H combining district shall apply.

1. Processing Review Procedures. The Processing Review Procedures for Owners of Historic Properties were adopted by the City Council as Santa Rosa's local guidelines for alterations to properties within designated preservation districts or individually designated landmark properties. These guidelines are referred to in findings for approval of a Landmark Alteration Permit and provide a basis for objective and consistent decision-making by the review authority.

2. Secretary of the Interior's Standards. The Secretary of the Interior's Standards for Rehabilitation are the accepted standards used on the national, state, and local level for assessing the impacts of alterations to historic resources and their significance. These standards have been adopted by reference within the Processing Review Procedures, and consistency with applicable standards is a required finding for approval of a Landmark Alteration Permit.

3. Height limits.

a. Purpose. In an effort to preserve and enhance neighborhood character within designated preservation districts, height limits within the combining district are more restrictive than the height limits of the primary zoning district.

b. Height limit. No structure within the -H combining district shall exceed a maximum height of 35 feet and two stories, except as provided in subsection (E)(3)(c).

c. Increased height. A structure may be approved with a height over 35 feet or two stories provided that:

(1) The review authority finds that the increased height does not detract from the character of the preservation district or any adjacent contributing properties; and

(2) The review authority may require conditions of approval that pertain to the placement of screens, the location and type of openings, the location and projections of sun decks, porches, balconies, patios, and similar architectural amenities, to enhance or preserve the residential privacy of the proposed structures and of any adjacent existing or anticipated residential structures or uses.

4. Setbacks.

a. Purpose. The historic development pattern is a unique and defining feature in each of the City's preservation districts and on each landmark property. Standard setback requirements may not be sensitive to such unique attributes and therefore it is important to allow flexibility in determining appropriate setbacks to preserve and enhance existing conditions or character.

b. Applicability. Reduced setbacks may be applied to development within a designated preservation district or on a designated local landmark. The reduced setback may be applied to new buildings as well as the addition or expansion of an existing building.

c. Reduced setbacks. A reduction of setbacks required by the primary zoning district may be approved provided that:

(1) The review authority first finds that the reduced setback will not significantly impair the residential privacy of the proposed structures or any adjacent existing or anticipated residential structures or use; and

(2) The review authority first finds that the reduced setback enhances and protects the historic development pattern of the preservation district or any adjacent contributing properties and that approving a reduced setback facilitates a superior project.

F. West End Preservation District.

1. Designation. The West End Preservation District was designated by the City Council on August 13, 1996 (Resolution #22811) after recommendation by the Cultural Heritage Board on May 28, 1996 (Resolution #0063).

2. Boundaries. The West End Preservation District is bounded by West 9th Street on the north; Santa Rosa Creek and West 6th Street on the south; Northwestern Pacific Railroad tracks on the east; and North Dutton Avenue on the west. See Figure 2-2.



Figure 2-2—West End Preservation District

3. Context statement. The West End Preservation District is significant for architecture as a large and reasonably intact 19th and early 20th century working-class residential district comprised of small houses on the "wrong side of the tracks," and for its ethnic history as Santa Rosa's large and long-standing Italian neighborhood. The large 'Italian Town' in and around the West End district is Santa Rosa's only historic ethnic neighborhood. Besides representing a good cross section of very modest residential architecture of the 1870s through the 1940s, the West End shows traces of its heritage in its rustic landscaping, stonework and folk art, and the generally handmade character of the home improvements.

The residential development of the District can be seen in the architectural progression of West 6th, 7th, and 8th Streets. Early construction can be found on West 6th Street, examples of the late 1890s on West 7th Street, and earth 20th century styles are visible on West 8th Street. These streets combined with others in the District are an important part of the historic building fabric. The DeTurk Winery and the Burris Distillery buildings are important early commercial/industrial buildings. Of particular importance is the DeTurk Round Barn, which is unusual in its design and one of few in the country, which is currently used as a public assembly facility

4. Period of significance. 1870s to 1940s.

5. Neighborhood character ~~defining elements~~. The West End Preservation District is significant as a predominantly single-family residential neighborhood made up of modest ~~(typically 700 to 1,200 square-foot)~~ houses on narrow, deep lots. Although a variety of architectural styles are found within the neighborhood, as listed below, homes are predominately bungalows and Queen Anne or Colonial cottages. ~~The predominant exterior building material is horizontal wood siding. Vertical window orientation is prevalent in the District.~~ Although not uniform, front setbacks are generally similar, with some articulation on any given block face.

~~Although predominately single-family residential, some multi-family (duplexes or small apartments) are found within the West End neighborhood.~~ The District also includes commercial buildings including Franco American Bakery, Starks Steakhouse, Western Farms Center, and community facilities including CHOPS, DeTurk Round Barn and DeMeo Park, that contribute to the character of the neighborhood.

6. Character defining elements

Architectural Style

- Bungalows
- Colonial cottages
- Italianates
- Queen Anne cottages
- Saltboxes
- 19th Century vernaculars
- 1930's, 1940's and 1950's houses

Types of Buildings

- Predominantly single-story
- Two-story
- Predominantly single-family houses
- Duplexes
- Small apartment buildings
- Commercial buildings
- Church
- DeTurk Round Barn

Building Materials

- Predominantly horizontal lap siding
- Stucco

Neighborhood Elements

- Vertical window orientation
- Narrow but deep lots (typically 40 feet x 120 feet)
- Small houses (typically 700-1,200 square feet)
- Reduced setbacks
- Front yard fences or small retaining walls, if any at all
- Houses generally orient to the street with usable entry porch or stoop
- Single-car, detached garages are located behind the house, often close to or on the side property line.
- Rustic or informal landscaping
- Sidewalks with planter strips
- Traditional two-foot sidewalk squares within the public right-of-way.
- Parks

G. Railroad Square Preservation District.

1. Designation. The Railroad Square Preservation District was designated by the Cultural Heritage Board on November 14, 1990 (Resolution #0026). The Railroad Square National Register Historic District was listed on the National Register of Historic Places in 1979.

2. Boundaries. The Railroad Square Preservation District is bounded by 6th Street on the north; 3rd Street on the south; U.S. 101 Freeway on the east; and Santa Rosa Creek on the west. The locally designated Preservation District encompasses and expands the boundaries of the National Register District. See Figure 2-3.



Figure 2-3—Railroad Square Preservation District

3. Context statement. The Railroad Square Preservation District is a homogeneous mixture of building styles and construction techniques, not found elsewhere in the city, that reflect its commercial development during the railroad era, and the final onslaught of post World War II freeway systems which effectively divided the district from the central downtown area and allowed it to retain its links with transportation systems of the past. The district maintains most of its original composition and the commercial storefronts, hotels, and remaining warehouses represent a fairly accurate snapshot of Railroad Square during the height of rail travel and commerce and its rebirth after the 1906 earthquake.

Fourth Street, the main thoroughfare through the District, begins as a tree shaded park located next to a 1904 Railroad Depot (4th Street and Wilson Street) constructed from locally quarried basalt. The Depot is one of four such blue basalt buildings located within the District, all of which are of significant historic and architectural value (Western Hotel at 10 4th Street, LaRose Hotel at 100 5th Street, and REA Express Building at 9-11 5th Street). Along 4th Street is a series of one-story brick commercial buildings built from 1915 to 1925. Adjacent to the railroad tracks, which form a ribbon through the western end of the District, is a series of brick warehouses built from 1888 to 1914. The commercial brick buildings located in the District are of particular importance because the 1906 and 1969 earthquakes, as well as urban renewal, destroyed most of those found within Santa Rosa City limits.

4. Period of significance. 1888 to 1923.

5. District character ~~defining elements~~. Railroad Square is comprised of five distinct architectural areas which reflect the evolution of this historic commercial district: west of the tracks with brick warehouses and wooden loading docks (1888 to 1915); 3rd Street between Wilson and Davis Streets with newer buildings; South side of 4th Street with predominately painted brick storefronts built after the 1906 earthquake; and the north side of 4th Street with Mission Revival Style false front buildings built between 1911 and 1913. The signature blue basalt buildings built between 1903 and 1915 and surrounding Depot Park are the architecturally significant buildings that qualified the District for its National Register designation.

Existing buildings in the ~~Railroad Square Preservation~~ District are typically single-story, with heights ranging from 22 to 27 feet. The dominant building materials are brick, painted and unpainted, stone masonry (basalt), and stucco. ~~Glazed decorative tile detailing and wood paneling below windows is typical.~~ The color palette of the district is generally muted. Glass transoms and large storefront windows are typical of storefronts. Historic window types are generally wood, painted metal, or copper.

~~Building placement in the Railroad Square Preservation District is at zero setbacks and generally covers 100 percent of the lot area. Storefronts are typically divided into 20-foot wide increments with a uniform pattern. Large building facades are divided into multiple storefront bays. Large storefront windows are 10 feet with transoms above and a wood panel or glazed tile kickplate beneath. Single light wood framed entry doors are recessed.~~

Roof parapets are found on most commercial storefronts, obstructing flat or low pitched roofs and screening roof equipment from street level view. Although the heights of the parapets vary, they are usually harmonious with adjacent buildings. Windows on the upper façades are regularly spaced.

Buildings reflect a commercial theme with simple detailing and human scale. In addition to the commercial brick buildings on the south side of 4th Street and the four basalt buildings in the district, common architectural themes are rooted in the Mission Revival and Spanish Revival architectural styles.

6. Character defining elements

Architectural Style

- Brick warehouses and wooden loading docks
- Painted brick storefronts
- Mission Revival
- Basalt stone buildings

Building Types

- Predominantly one- and two-story
- Three- and four-story
- Commercial store fronts
- Hotels
- Warehouses
- Railroad buildings

- Water Tower

Building Materials

- Brick – painted and unpainted
- Stone masonry
- Stucco
- Glazed tile decorative detailing
- Glass transoms
- Wood paneling
- Window sashes (wood, painted metal or copper)

Neighborhood Elements

- Building placement is at zero setbacks
- Typically constructed at 100 percent lot coverage
- Historic color pallet of the district is generally muted
- Windows on the upper façades are regularly spaced
- Large building facades are divided into multiple storefront bays.
- Storefronts are typically divided into 20-foot wide increments with a uniform pattern.
- Large storefront windows are ten feet with transoms above and a wood panel or glazed tile kickplate beneath
- Storefront have single light wood framed entry doors that are recessed.
- Glazed decorative tile detailing and wood paneling below windows is typical.
- Heights of the parapets vary, but they are usually harmonious with adjacent buildings
- Signage appropriate to the era
- Period light fixtures
- Sidewalks with brushed cement and 2-foot squares

~~6.~~ 7. Signs. Retaining and restoring original signs which have traditionally linked Railroad Square buildings to their environment is a primary goal. New signs shall be designed to be compatible with the character of Railroad Square in size, scale, material, and color. In approving sign permits for Railroad Square, the review authority shall make the consider the following criteria:

a. The original signs and building graphics have been restored wherever possible. The size, type, location and quantity shall be calculated in compliance with Zoning Code Chapter 20-38, which regulates signs.

b. The proposed signs are compatible with the character of the building and the district in terms of scale, materials, and color;

c. The proposed sign adheres to Railroad Square's overall design concept of retaining and enhancing the distinctive architectural character that existed between 1900 and the 1930s;

d. The proposed signage is oriented to the pedestrian as the primary user of the Railroad Square historic specialty shopping area; and

e. Signage for upper story tenants is comprised of painted lettered window signs similar to the gold-leaf type or similarly compatible.

H. St. Rose Preservation District.

1. Designation. The St. Rose Preservation District was designated by the Cultural Heritage Board on November 28, 1990 (Resolution #0027).

2. Boundaries. The St. Rose Preservation District is bounded by Lincoln Street (properties on both sides) on the north; 6th and 7th Streets on the south; B Street (properties on both sides) on the east; and Morgan Street on the west. See Figure 2-4.



Figure 2-4—St. Rose Preservation District

3. Context statement. The St. Rose Preservation District is significant for its architecture as a cross-section of Santa Rosa's residential building types and some institutional and commercial types. Though primarily residential, the district has this variety because it is adjacent to Santa Rosa's commercial core, and because similar variety, perhaps less intense, used to exist in most residential neighborhoods prior to the advent of zoning restrictions. Dates of construction vary from 1872 to 1948, but the big growth came in the early 1920s with nearly 40 new houses, all single-story, mostly bungalows along Lincoln St. Notable exceptions to the modest residences are some of Santa Rosa's grandest surviving 19th century residences.

The district grew up around St. Rose Church and school, but its main cohesiveness today results from its surroundings. In addition to the houses, the residential building types found in

the district include duplexes, small apartment buildings, and a small late bungalow court. Commercial types include three Art Deco office buildings. The most prominent institution is St. Rose Church, a Romanesque Revival stone structure built by local Italian stone masons in 1900. The large St. Rose School is on another face of the same block. The Santa Rosa Post Office relocated to the St. Rose Preservation District in 1979 and is listed on the National Register; it is one of more than 12 buildings that have been moved into the district.

4. Period of significance. 1872 to 1948.

5. Neighborhood character ~~defining elements~~. The St. Rose Preservation District is primarily residential with a wide range of architectural styles as shown below. The northern portion of the district has vernacular versions of the architecture reflective of residential growth in the 1920s. Houses in the southern portion of the district were built in the 1800s and reflect an older period of development.

Residential parcels are generally 40 to 50 feet wide. Single car detached garages are located on rear lot lines with narrow driveway access. Generally uniform front setbacks are found on any given block face. When found, front yard fences are typically three-foot tall picket. St. Rose has maintained the traditional two-foot sidewalk squares within the public right-of-way.

Houses are typically small, simple, and one story with stylistic elements appropriate to their dates of construction. There are several large and elaborate houses sprinkled throughout the district (Italianate, Stick, and Queen Anne). Houses are generally wood framed with narrow clapboard or shingle exteriors, although some examples of stucco exterior are found. Full or partial width porches with orientation toward the street are typical. Double hung wood sash windows in simple rectangular form are common. Multi-pane windows are also typical. Front doors generally include windows.

6. Character defining elements

Architectural Styles

- Bungalow
- Queen Anne
- Craftsman
- Italianate
- Colonial Revival
- Mediterranean Revival
- Art Deco
- Gothic Revival
- Victorian Gothic
- Provincial

Types of Buildings

- Predominantly one-story (especially on the north side of Lincoln Street)
- Two- and three-story
- Predominantly single-story houses
- Small apartment buildings
- Small-scale commercial buildings
- Church
- St. Rose School

Building Materials

- Predominantly wood siding
- Stucco

Neighborhood elements

- Narrow, deep lots (typically 50 feet x 100-120 feet), with the exception of the lots on the north side of Lincoln Street, which are shallow
- A mix of large and small houses
- Front yard fences
- Sidewalks with planter strips

I. Cherry Street Preservation District.

1. Designation. The Cherry Street Preservation District was designated by the City Council on March 24, 1992 (Resolution #20725) after recommendation by the Cultural Heritage Board on January 8, 1992 (Resolution #0039).

2. Boundaries. The Cherry Street Preservation District is bounded by Cherry Street (properties on both sides) on the north; 7th Street on the south; west of "E" Street on the east; and Riley Street and east of Mendocino Avenue on the west. See Figure 2-5.

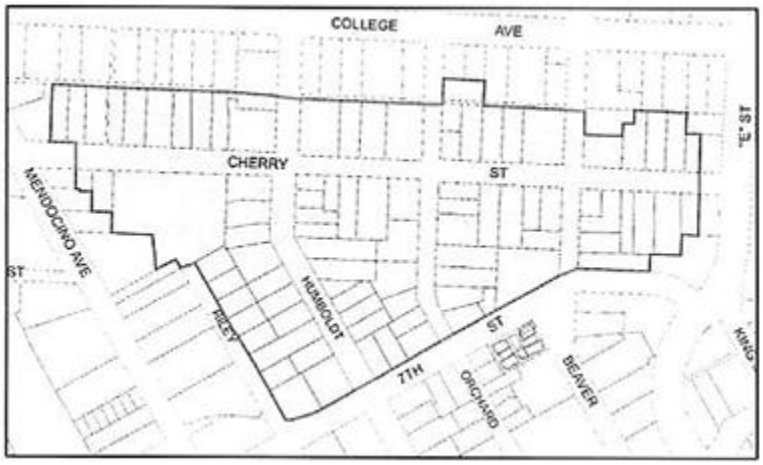


Figure 2-5—Cherry Street Preservation District

3. Context statement. The Cherry Street Preservation District is significant for its architecture as a cross section of Santa Rosa's residential building types between 1870 and 1946. In addition to the many examples of modest 19th and 20th century dwellings, there are a large number of Victorian era mansions scattered throughout the district. Some institutional and commercial uses are found here as well. The Cherry Street District reflects the kind of diversity often found in older portions of American towns. The district derives additional significance from being the home of many early Santa Rosa leaders of commerce, government, religion and education.

The Cherry Street District is one of the oldest neighborhoods in Santa Rosa and contains the highest concentration of 19th century buildings in the city. Particularly noteworthy are the

remaining Queen Anne and Stick style mansions scattered throughout the neighborhood. The district also contains fine examples of early 20th century dwellings, although these usually are of a more modest scale than their Victorian counterparts.

For the district as a whole, the integrity is above average. Relatively little large scale exterior remodeling has occurred over the years and most structures retain stylistic elements appropriate to their dates of construction. The structural condition of most buildings appears quite sound. Cherry Street itself, the centerpiece of the neighborhood, is four blocks long and is contained entirely within the confines of the district. The irregular street pattern of the neighborhood results from conflicting grids. The grid along 7th Street follows the original downtown grid system laid out parallel to Santa Rosa Creek.

4. Period of significance. 1870 to 1946.

5. District Character ~~defining elements~~. The Cherry Street Preservation District is predominately made up of single-family homes and showcases a range of architectural styles. Generally, the homes in the Cherry Street District are one or two story and sited on original 50-foot by 100- or 150-foot lots, with lawns and mature landscaping surround the houses. Many of the larger trees in the neighborhood were planted at the time of house construction and contribute to the neighborhood character.

Cherry Street itself is the spine of the district. The district's larger homes are located on Cherry Street and the properties on the north side are alley loaded. Many of the homes on Cherry Street appear taller than more contemporary two stories due to attic space.

Defined front entries with orientation to the street are typical. Front setbacks are 15 to 20 feet with some variation on each block face, and five-foot side yard setbacks are typical ~~generally apply in the neighborhood~~. The majority of the houses are wood framed with clap board, shiplap, and shingle exteriors. Some examples of stucco are found throughout the district. Steep pitched roofs and basements are also common features of existing single-family dwellings.

There are many examples of historic double-hung wood sash windows, found both as singles and in pairs. Detached garages are located on rear and/or side property lines with narrow driveway access. Generally, accessory structures are single story, although some examples of two stories with second units above the garage are found.

6. Character defining elements:

Architectural Styles

- Art Moderne
- Beaux Arts
- Bungalows
- Colonial Revival
- Craftsman
- Gothic Revival
- Greek Revival
- Italianate
- Mediterranean Revival
- Prairie School
- Provincial
- Queen Anne

- Shingle
- Stick-Estate

Building Materials
- Predominantly wood siding
- Stucco

Building Heights
- Predominantly single-story
- Two-story

Neighborhood Elements
- Narrow but deep lots (typically 50 feet x 100-150 feet)
- Less than 40 percent lot coverage
- Both large and small houses
- Entry doors face the street
- Alleys
- Lawns
- Front yard fences
- Narrow streets
- Traditional light standards

J. Olive Park Preservation District.

1. Designation. The Olive Park Preservation District was designated by the City Council on July 11, 1995 (Resolution #22328) after recommendation by the Cultural Heritage Board on May 24, 1995 (Resolution #0057).

2. Boundaries. Olive Park Preservation District is bounded by Buckingham Drive and Santa Rosa Creek on the north; State Highway 12 freeway on the south; U.S. Highway 101 freeway on the east; and the alley between Chestnut Street and Olive Street on the west. See Figure 2-6.

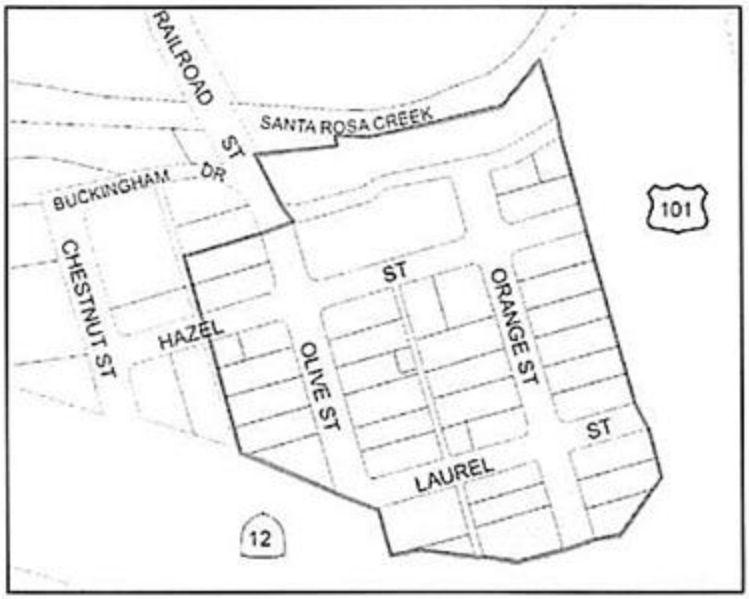


Figure 2-6—Olive Park Preservation District

3. Context statement. The Olive Park District is a homogeneous group of 43 residential properties and a park, and is significant as an example of Santa Rosa's residential context. The District demonstrates the housing chosen by middle-class shopkeepers and craftsmen in the early 20th century. Early residents included proprietors of a furniture store, liquor stores, gas stations, plumbing shops, an auto repair shop, a photographer, and a general contractor; as well as various craftsmen. The district also displays strong family ties to the neighborhood. The historic houses are remarkably intact and represent a fine collection of turn-of-the century styles. The feeling of a historic neighborhood is very strong here.

The public park is one of Santa Rosa's oldest.

4. Period of significance. 1891 to 1926.

5. District Character ~~defining elements~~. ~~The character of the~~ Olive Park Preservation District is a quiet residential enclave bordered by bustling downtown and at the intersection of Highway 12 and Highway 101 ~~is maintained by its quiet tree lined neighborhood streets. Houses are generally small to medium in size, located on original lots of 50 feet by 134 feet, and sited with yard area on all four sides. Most of the houses have front porches creating a defined orientation to the street frontage. Front setbacks are generally consistent on any one block face. Parking on individual lots is limited to single car detached garages at the rear of the property and generally accessed from the alleyway~~. ~~Exterior materials are generally wood (narrow clapboards, rustic, shingles), although there are some examples of stucco. Most houses are single story, although some have a raised basement resulting in a taller single-story profile. Windows are generally double hung wood windows.~~
There are a variety of architectural styles found in the ~~Olive Park Preservation~~ District, most of which remain remarkably intact, and no two homes are alike. ~~Modest versions of turn of the century styles include Queen Ann, Bungalows, Craftsman, and Colonial Revival. Ornamentation is generally restrained.~~

6. Character defining elements.

Architectural Styles

- Bungalows
- Colonial Revival
- Craftsman
- Hipped-roof boxes
- Prairie School
- Queen Anne

Types of buildings

- Predominantly one-story (some have a raised basement resulting in a taller, still single-story profile)
- Two-story
- Single-family houses
- Small apartment buildings

Types of Building Materials

- Predominantly wood siding (narrow clapboards, rustic, shingles)
- Stucco
- Generally double-hung wood windows

Neighborhood Elements

- Narrow but deep lots (typically 50 feet x 134 feet)
- Medium and small houses
- Tree lined streets
- Olive Park
- Yard area is all four sides
- Most houses have front porches oriented towards the street
- Front setbacks are generally consistent on any one block
- Parking is generally limited to one single-car, detached garage at the rear of the property.
- Garages are generally accessed from the alleyway

K. Burbank Gardens Preservation District.

1. Designation. The Burbank Gardens Preservation District was designated by the City Council on March 25, 2003 (Resolution #25606) with recommendation of the Cultural Heritage Board on January 22, 2003 (Resolution #145).

2. Boundaries. The Burbank Gardens Preservation District is bounded by Sonoma Avenue and Tupper Street (east of Hendley Street) to the north, Santa Rosa Avenue to the west, Maple Street to the south, and South E Street on the east. See Figure 2-7.



Figure 2-7—Burbank Gardens Preservation District

3. Context statement. The Burbank Gardens Preservation District is significant in the context of the residential development of Santa Rosa. The district includes the small Riverside (1904), Freeman (1875), and Tupper (1873) additions and the larger Wheeler (1875) addition south of Charles Street. The name Burbank Gardens comes from Luther Burbank's home and gardens located in the northwest corner of the district (a City Park and local landmark, and listed on both the State and National Registers), which served as the focal point for the area's residential development between 1875 to 1903. Some of the lots on Tupper Street, closest to the Burbank House, are said to be on former Burbank property, developed by Burbank or his widow.

An 1896 Directory lists 11 residences including that of Luther Burbank. By 1903, 15 residences were listed and in six years the total had doubled to 30. Many of the early houses are found in the area of Burbank's home and gardens. Early residents included a nurseryman, railroad men, carpenters, and a paper hanger. Houses built in the northern section include examples of single-story with raised basements, reflecting not only the architectural style of the time but also their proximity to the flooding creek. The southern section has many cottages and bungalows, all built in a modest scale.

4. Period of significance. 1875 to 1940s.

5. District Character ~~defining elements~~. The Burbank Gardens Preservation District is a fairly homogenous district of small single-family homes, predominately Bungalows representing the bulk of development that occurred in the 1920s and 1930s~~, with some examples of Italianate, Queen Anne, Colonial, Period Revival, and some post war styles~~ with a mix of other architectural as shown below, as well as some duplexes, apartment buildings, small commercial buildings and Burbank Home and Gardens.

Houses are generally single story with some exceptions found in the northern portion of the district, closer to Santa Rosa Creek. Architectural detailing is minimal and simple. Double hung wood windows are common.

Typical lots are narrow, generally measuring 40 to 50 feet. Houses generally follow a similar front setback on any given block face and front stoops or small porches create clearly defined entries with orientation to the street. Front yard fencing is generally three-foot tall picket fencing if any at all. Small front yards include informal landscaping. Single car garages are located at the rear of property, often on a side property line with narrow driveway access.

Although some houses are found on Santa Rosa Avenue, in general the character along this outer edge of the district is different. Most district properties along Santa Rosa Avenue are considered noncontributing properties, although two National Register properties (Luther Burbank Home and Gardens and Park Apartments) are found along this strip.

6. Character defining elements:

Architectural Styles
- Bungalow
- Colonial Revival
- Italianate
- Period Revival
- Queen Anne

Building Materials
- Predominantly wood siding (shingle, shiplap, and clapboard)
- Stucco

Building Height
- Predominantly single story
- Two story

Neighborhood Elements
- Narrow lots (typically 40 feet wide)
- Small houses, predominantly Bungalow-style
- Interior courtyards for multifamily
- Open lawns
- Narrow streets
- Parks

L. Ridgway Preservation District.

1. Designation. The Ridgway Preservation District was designated by the City Council on March 6, 2007 (Resolution #3818) with recommendation of the Cultural Heritage Board on November 15, 2006 (Resolution #0225).

2. Boundaries. The Ridgway Preservation District is bounded by Ridgway Avenue on the north; College Avenue on the south; Mendocino Avenue on the east; and U.S. Highway 101 freeway on the west. See Figure 2-8.

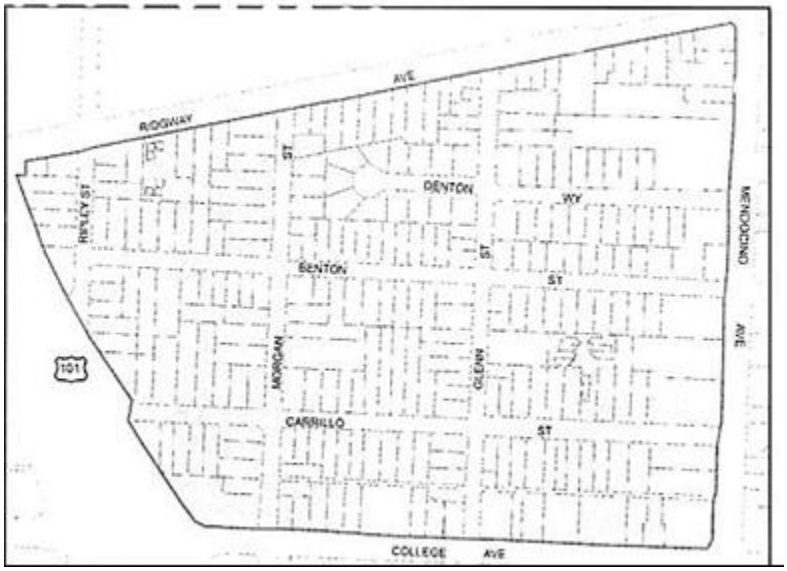


Figure 2-8—Ridgway Preservation District

3. Context statement. Architecturally, the Ridgway Preservation District provides a panoramic view of historic progression of building styles. The District has some particularly good examples of modest, well-designed 1920's residences as well as newer dwellings constructed in the 1930's, 1940's and even the 1950's. The District encompasses an architectural time span of Santa Rosa starting with early hip roof residences, through to the Spanish or Mission Revival homes, which are found in the northeast section. Much of the early construction done in the district was the work of Roberts and Simpson who worked locally as contractors and carpenters. A number of the larger homes within the area were converted to multiple living units, probably during World War II.

There are two particularly distinctive structures on Mendocino Avenue, both designed by Petaluma architect Brainerd Jones. One is the Belvedere, a late Queen Anne built for W. H. Lumsden, now an excellent example of adaptive re-use that retains the integrity of its design both inside and out. The other is the Oates/Comstock residence, an outstanding Shingle Style house with Colonial Revival elements.

4. Period of significance: Not identified

5. District Character ~~defining elements~~: Not identified

6. Character defining elements:

Architectural Styles

- Hip Roof
- Spanish Revival

- Mission Revival
- Queen Anne

Building Materials
- Predominantly wood siding (shingle, shiplap, and clapboard)
- Stucco

Building Height
- Predominantly single story
- Two story

Neighborhood Elements
- Narrow lots (typically 40 feet wide)
- Small houses, predominantly Bungalow-style
- Interior courtyards for multifamily
- Open lawns
- Narrow streets
- Parks

M. McDonald Avenue Preservation District.

1. Designation. The McDonald Avenue Preservation District was designated a local district by the City Council on November 3, 1998 (Resolution #23742) after receiving recommendation from the Cultural Heritage Board on September 23, 1998 (Resolution #0087).

2. Boundaries. The McDonald Avenue Preservation District is located in the northeast quadrant of the City and bounded by Franklin and Pacific Avenues to the north, College Avenue and Fourth Street to the south, St. Helena Avenue to the east and Monroe and Stewart Streets on the west. See Figure 2-9.

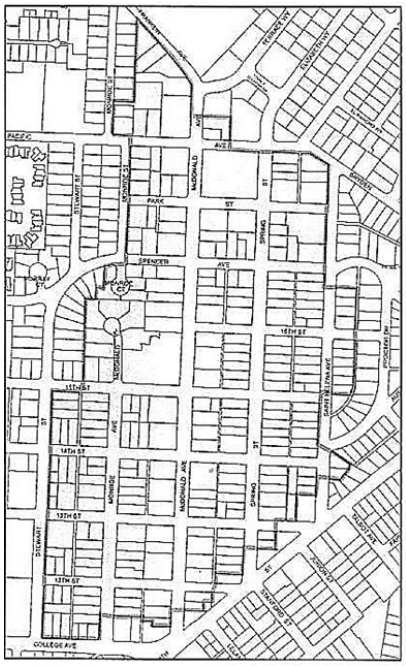


Figure 2-9—McDonald Avenue Preservation District

3. Context statement.

4. Period of significance. 1878 to 1940.

5. District Character.

6. Character defining elements.

Architectural Styles

- Bungalow
- Colonial Revival
- Craftsman
- English Cottage
- Greek Revival
- Hip-roofed Cottage
- Italianate
- Mediterranean Revival
- Period Revival
- Prairie School
- Provincial
- Queen Anne
- Shingle
- Stick-Eastlake
- Tudor Revival
- 1930's track type

Types of buildings

- Predominantly one- and two-story
- Predominantly single-family

- Duplex units
- Small apartment buildings
- Other miscellaneous buildings (i.e. church, school, nursery, warehouse)

Building Materials

- Predominantly wood siding
- Stucco

Neighborhood Elements

- Medium and larger lots (typically 50 feet x 150 feet or larger)
- Less than 40 percent lot coverage
- Large, medium and small houses
- Entry door face the street
- Alleys
- Lawns
- Front yard fences
- Wide and normal streets
- Traditional light standards