

PD DISTRICT NO. 226

Location: Junior College Neighborhood Study Area

Project Name: _____

R1-PD, R-3-10-PD
Zone: R-3-15-PD, R-4-PD, L-O-P-PD

Policy Statement Dated: undated Attached None

Development Plan Dated: _____ Attached None

Project Description:

Regulation of residential uses consistent
with adopted goals of Junior College Neighborhood
GP Amendment.

226

PD DISTRICT #84

<u>File No.</u>	<u>Planning Commission</u>	<u>City Council</u>
3-2006	Resolution #3697	Ordinance #1794

Location: Junior College Neighborhood study area.

Zone Designation: R-1-PD (Single family residential - planned unit development).
R-3-10-PD (multiple family residential - planned unit development).
North Street R-3-10-PD (multiple family residential -
planned unit development)
R-3-15-PD (multiple family residential - planned unit development)
R-4-PD (residential - professional office - planned unit
development)
L-O-P-PD (limited office - parking - planned unit development)
districts

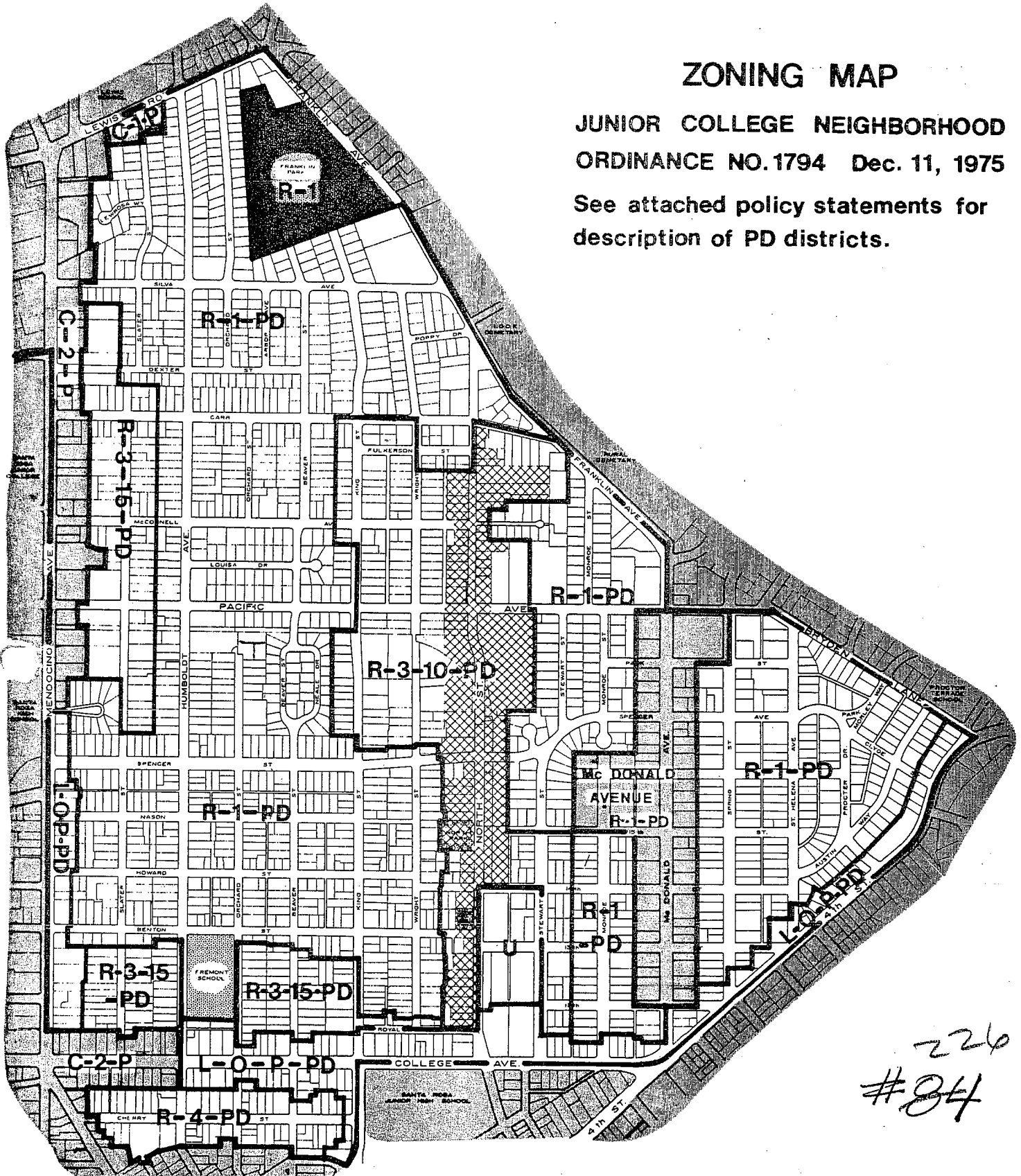
Adopted: Map and policy statements.

See Also: 7-1977

ZONING MAP

JUNIOR COLLEGE NEIGHBORHOOD
ORDINANCE NO.1794 Dec. 11, 1975

See attached policy statements for
description of PD districts.



226
#84

NOTE: Shaded areas are not part of the Junior College
Neighborhood rezoning.

Diagonal grid pattern depicts North Street R-3-10-PD District.



ADOPTED POLICY STATEMENT FOR THE JUNIOR COLLEGE NEIGHBORHOOD L-O-P-PD DISTRICT

(To be applied to all "professional office" areas)

226

The following PD Policy Statement shall take precedence, wherever there is a conflict, over the standard L-O-P zoning regulations.

1. Purpose

The purpose of this Policy Statement is to provide by use permit for the appropriate regulation of professional office and other uses consistent with the adopted goals of the Junior College Neighborhood General Plan Amendment. Individual single-family dwellings on individual lots are excepted from use permit and design review approval.

2. Front Yard Setback

The front yard setback shall be computed as the average of all existing structures along the same side of the block, or 15 feet, whichever is greater. The minimum setback to the opening of any garage or carport shall be 20 feet.

3. Design

Proposed office uses which front on primarily residential streets shall, insofar as practicable, be designed to be compatible with nearby residential uses. For the purpose of this Policy Statement, "compatible" refers to the texture and color of roofing and siding materials, roof shapes, and landscaped open areas including the general type of shrubs and trees. "Compatible" does not refer to design themes or details.

4. Historical, Architectural Structures

Historical or architectural residential structures should not be demolished for office uses. However, reuse of such structures for office uses is encouraged, provided that the reused buildings conform to all other provisions of the Policy Statement for this District, except that paragraph 2 need not apply.

5. Landscaping

Street trees which will be of medium or large scale shall be incorporated into the landscape design of all parking strips or front and side yards, whichever location is most appropriate. Selection of the trees must be approved by the Design Review Board. Landscaped berms shall also be utilized where parking areas face any street that is primarily residential.

6. Other Uses Permitted

In addition to the basic professional office uses permitted in this district, low intensity, commercial uses may be permitted in original neighborhood structures of historical or architectural significance. Such commercial reuse is only appropriate along major streets. Commercial reuse is not appropriate on local or primarily residential streets. Restoration, signing, and landscaping shall be approved by the Design Review Board. Signing shall be compatible with nearby office uses.

7. Nonconforming Buildings

Use permits for the repair or restoration of damaged or destroyed nonconforming residential structures shall be allowed. In granting such use permits, paragraph 2 of this Policy Statement need not apply. When granting use permits for repaired or restored residential structures, the number and size of the dwelling units in the original residential structures shall not be exceeded, except that all repaired or restored structures shall conform to the provisions of the Uniform Building Code.

ADOPTED POLICY STATEMENT FOR THE CHERRY STREET R-4-PD DISTRICT

The following PD Policy Statement shall take precedence, wherever there is a conflict, over the standard R-4 zoning regulations.

1. Purpose and Criteria

The purpose of the Policy Statement is to provide, by use permit for a mixture of single family residential uses, reuse of existing single family structures for low intensity office uses, and new structures along Cherry Street consistent with the existing neighborhood character. In addition to the usual criteria for granting use permits, the proposed use shall generate a low level of daily attendance and shall not generate more traffic than nearby residential uses. Adequate off-street parking for all employees and normally expected clients shall be provided on the premises or immediately adjacent thereto so that congestion will not be created on the street. The proposed use must not cause a detriment to the immediate surrounding area.

2. Neighborhood Character

The character of Cherry Street is typified by large, mature street trees; by single-family dwellings with steep-pitched roofs, basements, and wood siding; and by the fully landscaped yards and setbacks, with natural flowing plant material rather than gravel or bark.

3. Design

Proposed office and residential uses on Cherry Street shall, insofar as practicable, be designed to be compatible with the neighborhood character and shall be of a size which is in harmony with the structures in the neighborhood. For the purpose of this Policy Statement, "compatible" refers to the texture and color of roofing and siding materials, roof shapes, and landscaped open areas including the general type of shrubs and trees. "Compatible" does not refer to design themes or details. For nonresidential uses, standards for operation, parking and signing shall be established by use permit. Signing shall be limited to a single, unlighted, professional-type identification sign per site with maximum area of ten square feet.

4. Landscaping, Setbacks

Street trees of large scale shall be incorporated into the landscape design of all parking strips or front and side yards, whichever location is most appropriate. Selection of the trees must be approved by the Design Review Board.

Existing front yards shall be landscaped; no vehicular parking will be permitted anywhere within the entire front yard. The front yard setback for new structures shall be computed as the average of all existing structures along the same side of the block, or 15 feet, whichever is greater. The minimum setback to the opening of any garage or carport shall be 20 feet.

5. Nonconforming Buildings

Use permits for the repair or restoration of damaged or destroyed nonconforming residential structures shall be allowed. In granting such use permits, the setback requirements of this Policy Statement need not apply. When granting use permits for repaired or restored residential structures, the number and size of the dwelling units in the original residential structures shall not be exceeded, except that all repaired or restored structures shall conform to the provisions of the Uniform Building Code.

ADOPTED POLICY STATEMENT FOR THE JUNIOR COLLEGE NEIGHBORHOOD R-1-PD DISTRICT

(To be applied to all "low density residential" areas with the exception of the existing McDonald Avenue PD District.)

The following PD Policy Statement shall take precedence, wherever there is a conflict, over the standard R-1 zoning regulations.

1. Purpose

The purpose of this Policy Statement is to provide for the appropriate regulation of residential uses consistent with the adopted goals of the Junior College Neighborhood General Plan Amendment. For the purpose of this Policy Statement, preliminary and final development plans and separate use permit approval, as well as design review, are not required in this PD District.

2. Setbacks

The front yard setback shall be computed as the average of all existing structures along the same side of the block, or 15 feet, whichever is greater. The minimum setback to the opening of any garage or carport shall be 20 feet.

3. Trees

The provisions of the Santa Rosa Tree Removal Ordinance shall apply to all properties in this District.

4. Nonconforming Buildings

Use permits for the repair or restoration of damaged or destroyed nonconforming residential structures and the two "mom and pop" neighborhood grocery stores (at Humboldt and McConnell Avenues and at Orchard and Benton Streets) shall be allowed. In granting such use permits, paragraph 2 of this Policy Statement need not apply. In granting use permits for repaired or restored residential structures, the number and size of the dwelling units in the original residential structures shall not be exceeded, except that all repaired or restored structures shall conform to the provisions of the Uniform Building Code.

ADOPTED AMENDMENT OF THE NORTH STREET "U" DISTRICT

1. Uses Permitted

Uses to be permitted in this area shall be commercial and industrial uses limited to storage, wholesaling, distribution, and service uses which are primarily non-retail, non-manufacturing, and non-processing in character; are free from excessive noise, dust, odor, heavy traffic, or other factors not compatible with surrounding residential uses as determined by use permit; and are accessory to and serviceable to the residential or business uses of the community.

2. Setbacks

Front yard setbacks shall be up to 50 feet on large parcels where design flexibility is possible. In no case shall the front yard setback be less than 20 feet.

3. Design

Concepts which should be encouraged include staggered setbacks, limited access points, and significant open space visible from public streets. Concepts which should be avoided include uniform setbacks, frequent access points, and structures of uniform height.

4. Landscaping

Street trees which will be of large scale shall be incorporated into the landscape design of all parking strips or front and side yards, whichever location is most appropriate. Selection of the trees must be approved by the Design Review Board. Landscaped berms shall also be utilized where parking areas face any street. Landscaped front setbacks on the east side of North Street, south of Pacific Avenue, should be continuous with the landscape buffer within the right-of-way.

ADOPTED POLICY STATEMENT FOR THE NORTH STREET R-3-10-PD DISTRICT

225

(To be applied to all "low-medium density residential" areas which front on North Street)

The following PD Policy Statement shall take precedence, wherever there is a conflict, over the standard R-3-10 zoning regulations.

1. Purpose

The purpose of this Policy Statement is to provide by use permit for the appropriate regulation of residential and other uses consistent with the adopted goals of the Junior College Neighborhood General Plan Amendment. Individual single-family dwellings on individual lots are excepted from use permit and design review approval.

2. Lot Requirements

Minimum lot width shall be 60 feet for new duplex development and 100 feet for new multiple-family development.

3. Lot Coverage

Lot coverage (structures and required paved areas) for any residential land use shall not exceed 55 percent.

4. Minimum Setbacks

FRONT YARD: shall be up to 50 feet on large parcels where design flexibility is possible. In no case shall the front yard setback be less than 20 feet.

SIDE YARD: shall be five feet on one side and ten feet on the other side or one-half the height of the building, whichever is greater. Corner lots are excepted.

REAR YARD: shall be ten feet for one and two story buildings, and 15 feet for buildings higher than two stories, except that if the rear of the lot abuts upon a lot in an R-1, R-1-6, or R-2 District, the minimum rear yard shall be 15 feet for a one and two story building, and 25 feet for a building higher than two stories.

GARAGES: The minimum setback to the opening of any garage or carport shall be 20 feet.

5. Design

North Street is a new major street which bisects the Junior College Neighborhood. To maintain the integrity of the neighborhood and to avoid a "tunnel like" appearance of multiple family "boxes" along both sides of this very long street, special consideration must be given to design. Concepts which should be encouraged include clustering of units, staggered setbacks, varied roof shapes, limited access points, and significant open space visible from North Street. Design concepts which should be avoided include boxy structures, uniform setbacks, flat roof lines, frequent access points, and too many structures of uniform height.

6. Landscaping

Street trees which will be of large scale shall be incorporated into the landscape design of all parking strips or front and side yards, whichever location is most appropriate. Selection of the trees must be approved by the Design Review Board. Landscaped berms shall also be utilized where parking areas face any street. Landscaped front setbacks on the east side of North Street, south of Pacific Avenue, should be continuous with the landscape buffer within the right-of-way.

7. Other Uses Permitted

Although designated as "low-medium density residential," the North Street Area already contains several valuable uses -- North Park, Benton Street Clubhouse, and Y.M.C.A. -- which benefit the neighborhood as well as the entire City. These and other community-serving uses, in addition to basic residential uses, are permitted. Each other uses may include public parks; public and private recreational facilities; nonprofit historical, cultural, social, or charitable organizations in existing single-family dwellings; and an integrated neighborhood commercial facility which provides convenience, goods and services and whose hours are restricted to normal neighborhood activity hours, i.e. 7:00 a.m. to 10:00 p.m. The latter must clearly meet specific neighborhood needs. For other uses permitted by this paragraph, standards for operation, parking, and signing shall be established by use permit.

8. Nonconforming Buildings

Use permits for the repair or restoration of damaged or destroyed nonconforming residential structures shall be allowed. In granting such use permits, paragraphs 2, 3, and 4 of this Policy Statement need not apply. When granting use permits for repaired or restored residential structures, the number and size of the dwelling unit in the original residential structures shall not be exceeded, except that all repair or restored structures shall conform to the provisions of the Uniform Building Code.

226

ADOPTED POLICY STATEMENT FOR THE JUNIOR COLLEGE NEIGHBORHOOD R-3-10-PD and R-3-15-PD DISTRICTS

(To be applied to all "low-medium density residential" and "medium density residential" areas except those parcels which front or will ultimately front on North Street)

The following PD Policy Statement shall take precedence, wherever there is a conflict, over the standard R-3-10 and R-3-15 zoning regulations.

1. Purpose

The purpose of this Policy Statement is to provide by use permit for the appropriate regulation of residential uses consistent with the adopted goals of the Junior College Neighborhood General Plan Amendment. Individual single-family dwellings on individual lots are excepted from use permit and design review approval.

2. Height Limit

All structures shall be limited to two stories in height.

3. Lot Coverage

Lot coverage (structures and required paved areas) for any residential land use shall not exceed 55 percent.

4. Minimum Setbacks

FRONT YARD: shall be computed as the average setback of all existing structures along the same side of the block, or 15 feet, whichever is greater.

SIDE YARD: shall be five feet on one side and ten feet on the other side, or one-half the height of the building, whichever is greater. Corner lots are excepted.

REAR YARD: shall be ten feet except that if the rear of the lot abuts upon a lot in an R-1, R-1-6, or R-2 District, the minimum rear yard shall be 15 feet.

GARAGES: The minimum setback to the opening of any garage or carport shall be 20 feet.

5. Standard Lots for Duplexes and Multiple Family Dwellings

Duplexes and multiple family dwellings shall be constructed only on standard lots (minimum standards: width, 60 feet; depth, 100 feet; area, 6,000 square feet -- 7,000 square feet for corner lots).

6. Neighborhood Design

Multiple family dwellings, including duplexes, shall be designed to be compatible with the neighborhood. For the purpose of this Policy Statement, "compatible" refers to the texture and color of roofing and siding materials, roof shapes, and landscaped open areas including the general type of shrubs and trees. "Compatible" does not refer to design themes or details.

7. Street Trees

Street trees which will be of medium or large scale shall be, wherever possible, planted in the parking strip or immediately behind the sidewalk, whichever location is most appropriate. Selection of the trees must be approved by the Design Review Board.

8. Nonconforming Buildings

Use permits for the repair or restoration of damaged or destroyed nonconforming residential structures shall be allowed. In granting such use permits, paragraphs 3, 4 and 5 of this Policy Statement need not apply. When granting use permits for repaired or restored residential structures, the number and size of the dwelling units in the original residential structures shall not be exceeded, except that all repaired or restored structures shall conform to the provisions of the Uniform Building Code.

ORDINANCE NO. 1794

AN ORDINANCE AMENDING APPENDIX B OF THE SANTA ROSA CITY CODE
(Junior College Neighborhood)

THE PEOPLE OF THE CITY OF SANTA ROSA DO ENACT AS FOLLOWS:

Section 1. All conditions required by law having been satisfied and all necessary findings with relation thereto having been made, Appendix B of the Santa Rosa City Code is hereby amended by amending the "Zoning Map of the City of Santa Rosa" as described in Section 203, so as to change the zoning of the hereinafter described property as follows:

Property generally bounded by Lewis Road to the north; Mendocino Avenue to the west; Cherry Street, College Avenue and Fourth Street to the south and Bryden Lane and Franklin Avenue to the east to be zoned as set forth on the attached map marked Exhibit "A".

(A copy of the adopted Policy Statement is attached to the official copy of the Santa Rosa City Council minutes for November 11, 1975 on file in the office of the City Clerk)

Section 2. This ordinance shall be in full force and effect from and after its adoption and publication or as soon thereafter as all precedents of law have been satisfied.

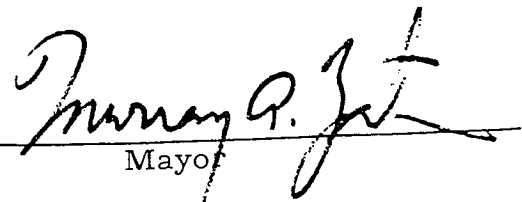
IN COUNCIL DULY PASSED this 11th day of November, 1975

AYES: (4) Mayor Zatman, Councilmen Downey, Guggiana and Jones

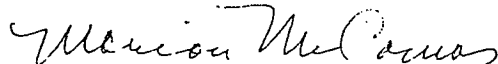
NOES: (0)

ABSTAINING: (1) Councilman Poznanovich

ABSENT: (0)

APPROVED: 

Mayor

ATTEST: 
Assistant City Clerk

*See in confirming - allowed
only code not variable*

RESOLUTION NO. 3697

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF
PROPERTY SITUATED WITHIN THE JUNIOR COLLEGE NEIGHBORHOOD

WHEREAS, after public hearing, the Planning Commission of the City of Santa Rosa believes that the present classification of property situated within the Junior College Neighborhood is no longer appropriate and that rezoning is required for the public convenience, necessity and general welfare.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends to City Council rezoning of property situated within the Junior College Neighborhood as shown in the proposed policy statement and proposed map attached.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 11th day of September, 1975, by the following vote:

AYES: Chairman Weil and Commissioners Born, Franchetti and Dias

NOES: None

ABSENT: Commissioners Foster, Hilliard and Godsey

ABSTAIN: None

APPROVED WILLIAM J. WEIL
Chairman

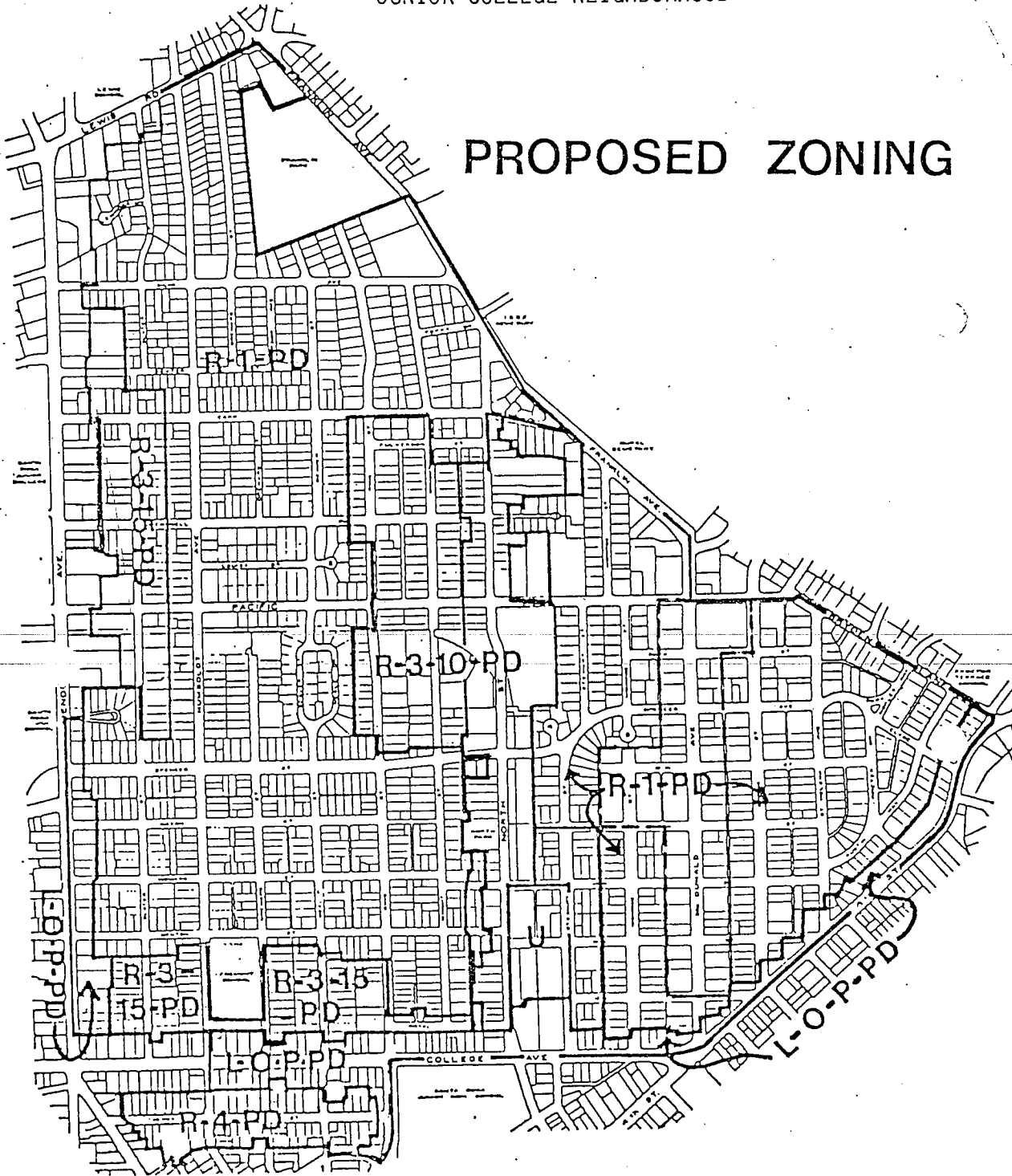
ATTEST LOREN P. MATTHIAS
Secretary Pro Tempore

I hereby certify that the foregoing resolution is a true and correct copy of a resolution duly and regularly adopted by the Planning Commission of the City of Santa Rosa at a regular meeting thereof held September 11, 1975.

Cecilia M. Casper

JUNIOR COLLEGE NEIGHBORHOOD

PROPOSED ZONING



EXISTING ZONING

The map displays the following zoning districts and features:

- Zoning Districts:** R-1, R-2, R-3, R-3-30, R-3-5R, R-4, R-4-PD, C-1-P, C-2, C-2-P, C-2-PD, S, and U.
- Streets:** Market Street, Van Ness Avenue, Geary Avenue, and others.
- Landmarks:** San Francisco State University, San Francisco State Park, and various schools.
- Scale:** 0 to 400 feet.
- North Arrow:** Indicated by an arrow pointing upwards.