

11. COMMUNITY DESIGN ELEMENT

11 COMMUNITY DESIGN

The Urban Design Element sets forth policies, objectives and standards for the siting and design of development.

11.1 CULTURAL CHARACTER

Many features in the City of Healdsburg contribute to its unique character and sense of place. These features can serve as a model for new development in the Northern Planning Area to extend Healdsburg's character into the new development areas. These features include the town's street grid, its access to surrounding open space, and its architectural character. By designing a new development pattern that uses elements of the existing development pattern of the City of Healdsburg, the perception that a new town is being created will be minimized and continuity with existing development can be maximized.

In that portion of Area A where flat land is concentrated and few environmental constraints presently exist, a grid pattern of streets will be used in the Northern Planning Area to create a recognizable, cohesive and traditional framework around which new development will be organized. The grid offers many ways to move from one place to another, while providing an easily understandable system for recognizing one's location and direction of travel within the planning area, unlike the cul-de-sac streets that characterize so much suburban development today, which are both confusing and inefficient.

The grid pattern is not appropriate for those portions of Area A that contain steep slopes, sensitive vegetation or other environmental constraints where imposition of a grid pattern would impact these resources. In the remaining portions of Area A outside the flat valley to the north, streets would be designed and laid out to respect topography, vegetation, soils, etc.

Healdsburg's older neighborhoods contain a well-maintained stock of traditional, northern Californian residential structures from several historic periods. These neighborhoods with their mature landscape and variety of design have considerable charm. Within a generally single-family context, the older neighborhoods also provide a surprising variety of housing densities. Garages on the older homes also tend to be situated back from the street leaving room for yards and generous entrances to dwellings.

Furthermore, the simple architecture and construction of the older homes creates a continuity and elegance in the neighborhood. Most houses, while varying in size, are fundamentally the same—a well-proportioned woodframe box combined with basic elements such as steps, porch, bay window, cornice, and trim. It is the variety with which these elements are combined that contributes to the City's identifiable and pleasing character.

(Figure 11A)

Another important aspect of Healdsburg's cultural/aesthetic environment is the proximity and access to open space. Nearby rural areas provide a frequent reminder of Healdsburg's small size and historic link to agriculture. Similar relationships with the natural surroundings can be created in Area A by preserving the area's natural systems and habitats, maintaining the area's scenic, rural qualities, and providing physical and visual access to open space areas with trails and visual corridors.

The natural topography of the Northern Planning Area will be used to create a distinct and recognizable edge to the urbanized area, avoiding the appearance of sprawl by confining high density development to the flatter, more suitable development areas. Consequently, the Northern Planning Area will become Healdsburg's northern gateway, establishing the image and identity for this important entrance into the City.



A. Passalacqua House
321 Haydon Street
Transitional Queen Anne
Built: 1912



Samuel Meyer House
219 North Street
Italianate
Built: 1882



George Alexander House
423 Matheson Street
Queen Anne
Built: 1905



John King House
619 Johnson Street
Italianate
Built: 1885

HISTORIC HEALDSBURG HOMES NORTHERN HEALDSBURG SPECIFIC PLAN Area A

Wallace Roberts & Todd
Jones & Stokes Associates

Source:
Historic Homes of Healdsburg
A Self Guided Tour

11.2 SITING OF DEVELOPMENT

11.2.1 SITING OF DEVELOPMENT

Policies

- Prohibit development in valuable habitats, including riparian woodland, natural wetlands, and serpentine chaparral by ensuring that proposed building sites, improvements and access roads are located outside of these areas during the tentative map or planned development approval process. Minor encroachments may be permitted by the Healdsburg Public Works Director where it can be demonstrated that a significant impact will not occur (with or without mitigation).
- Alternatively, protect valuable habitats within publicly or privately owned and maintained open space preserves.
- Limit development in areas with geotechnical instability or valuable habitats.

Objective

- Establish specific criteria for the siting of new development to mitigate environmental impacts.

Area A contains a complex set of environmental conditions that must be addressed before development may occur, including geotechnical, biological, aesthetic and archeological concerns. These siting standards describe the criteria for determining suitable locations for structures, yards, driveways and certain activities. These criteria are intended to provide a checklist to be used by developers to guide the siting and design of development in response to these environmental factors and by City staff during the development review and approval process to determine compliance with the plan. The approximate locations of environmentally "sensitive" areas (i.e., high value habitat, historic features) and "constrained" areas (i.e., landslide areas, fault zones, corridor along Healdsburg Avenue with unacceptable noise levels) where siting of new development may be restricted are illustrated in Figure 11B. As development plans are submitted for review by the City, additional information may result in adjustments in the location of environmentally sensitive or constrained areas where development is restricted.

(Figure 11B)

Standards

The following standards shall apply to development within sensitive areas as indicated in the Plan.

- a. On properties containing environmentally sensitive areas designated by the plan, maintain development, including roads, driveways, gardens and housing, outside the boundaries of such areas. Properties where development siting is constrained are indicated in Figure 11B. The precise location of environmentally sensitive or constrained areas relative to proposed lot lines, building sites and access roads shall be determined or adjusted on a project by project basis at the tentative map stage as part of the required Initial Study, based on more detailed site specific mapping and/or additional technical studies to be submitted by project applicants.
- b. To avoid environmentally sensitive areas and maximize use of less constrained areas, clustering and variable lot size is encouraged. In order to facilitate clustering and variable size lots, property owners and developers may elect to use a Development Cluster Overlay Zone in the environmentally sensitive Ridgeland portion of Area A. This option will permit clustering of lots by allowing lots smaller than otherwise allowed under the base zoning, as long as the overall maximum density is not exceeded. In order to encourage use of clustering, and in recognition that more housing may be built in some areas if clustering is used while still respecting environmental constraints, a slightly higher density (1.3 dwelling units per acre) will be allowed than would otherwise be allowed under the base zone.

- c. Development shall be clustered to avoid environmentally sensitive or constrained areas, and areas with high value wildlife habitat or significant natural vegetation. Environmentally sensitive and constrained areas shall be located within the acreages of larger lots away from building sites and required improvements, or located in a common open space lot and maintained to preserve sensitive natural features.
- d. In the Neighborhood Center and Ridgeland, the siting of development will be constrained by earthquake faults. A minimum setback of 50 feet shall be established and maintained, or as approved by the City's geotechnical consultant.
- e. In the Ridgeland, roads, driveways, and building sites shall be located outside of landslide areas, as indicated on Figure 11B. Site specific geotechnical, vegetative, or other investigations as determined by the City may be required and used to adjust the location of these indicated landslide areas, and exceptions can be made for situations where landslide risk can be shown to be fully mitigated by engineering techniques.
- f. In the Neighborhood Extension, Ridgeland and Gateway areas, all habitable structures shall be setback a minimum of 170 feet from centerline of Healdsburg Avenue to protect against noise impacts. Within this setback, development may be proposed if it is determined on the basis of an acoustical analysis that methodologies such as the proposed setback from Healdsburg Avenue and/or the use of berms, landscaped sound walls or non-habitable structures, will adequately buffer noise to meet the General plan interior noise level standard. Sound walls are to be avoided unless no other means of buffering is practical. Where sound walls are used, landscaping shall be used to screen walls or cover with vines, in order to improve the appearance of these walls and discourage graffiti.
- g. Roads, driveways, and buildings shall be sited to avoid existing historical sites or features unless such sites or features are determined by the Healdsburg Public Works Director to be not significant or adequate mitigation is proposed.
- h. The location of lots and building sites shall be planned in connection with the location of required fuel breaks to minimize the need to remove significant natural vegetation (e.g. large trees, woodlands).

11.3 GRADING

Policy

- Grading shall respect and emulate the natural topography by blending with the surrounding terrain, and shall not contribute to erosion.

Objective

- Grading should protect important topographic features containing sensitive natural resources and scenic qualities.

Area A contains important topographic features which comprise sensitive natural resources and contribute to the rural qualities and beauty of the area.

Where grading must occur for development, standards shall be met to assure that regrading of sites is done in a manner that takes into account the visual and environmental impact of new development within the larger context of the landscape of Area A and the City and that graded areas are revegetated.

Standards

- a. Minimize grading for new construction by:
 - locating structures and parking in flatter areas;

- minimizing the use of flat pad construction techniques and the size of any graded level pads;
 - stepping structures up grades with small retaining walls
 - using post and pier foundation systems to raise structures over steep terrain
 - aligning driveway rights-of-way with contour lines and limiting the width of the driveway
- b. Cut and fill slopes shall be no steeper than 3:1 on average; and retaining walls shall not exceed 4 feet in height unless an integral part of a structure's foundation. If part of a foundation, retaining walls shall not exceed 9 feet in height.
(Illustration 1)
- c.. Maintain the character of the natural terrain by varying gradients and undulating contours of graded areas to blend with the existing landform. In the transition areas between natural and graded areas, harsh graded edges should be rounded to resemble natural terrain. The toe and crest of any slope greater than 10 feet in height shall be rounded with vertical curves of at least 5 feet in radius.
(Illustrations 2, 3 and 4)

11.4 DESIGN OF DEVELOPMENT

The following guidelines have been created to guide the design of new development. The guidelines stem from two design policies:

- to maintain and enhance the traditional and rural characteristics of Healdsburg and its surroundings
- to create a distinctive, high-quality environment.

Policy

- Recognize the physical and environmental differences of areas within Area A, by dividing the area into sub-areas, each with its own design guidelines. As stated before these sub-areas are the Neighborhood Center, the Ridgeland, the Gateway and the Neighborhood Extension.

Objectives

- Establish design guidelines to address physical design issues such as size, height, setbacks, massing, architectural features, and parking. Consistent application of these guidelines is necessary if new development is to establish the intended character of each sub-area.

11.4.1 THE NEIGHBORHOOD CENTER

Policy

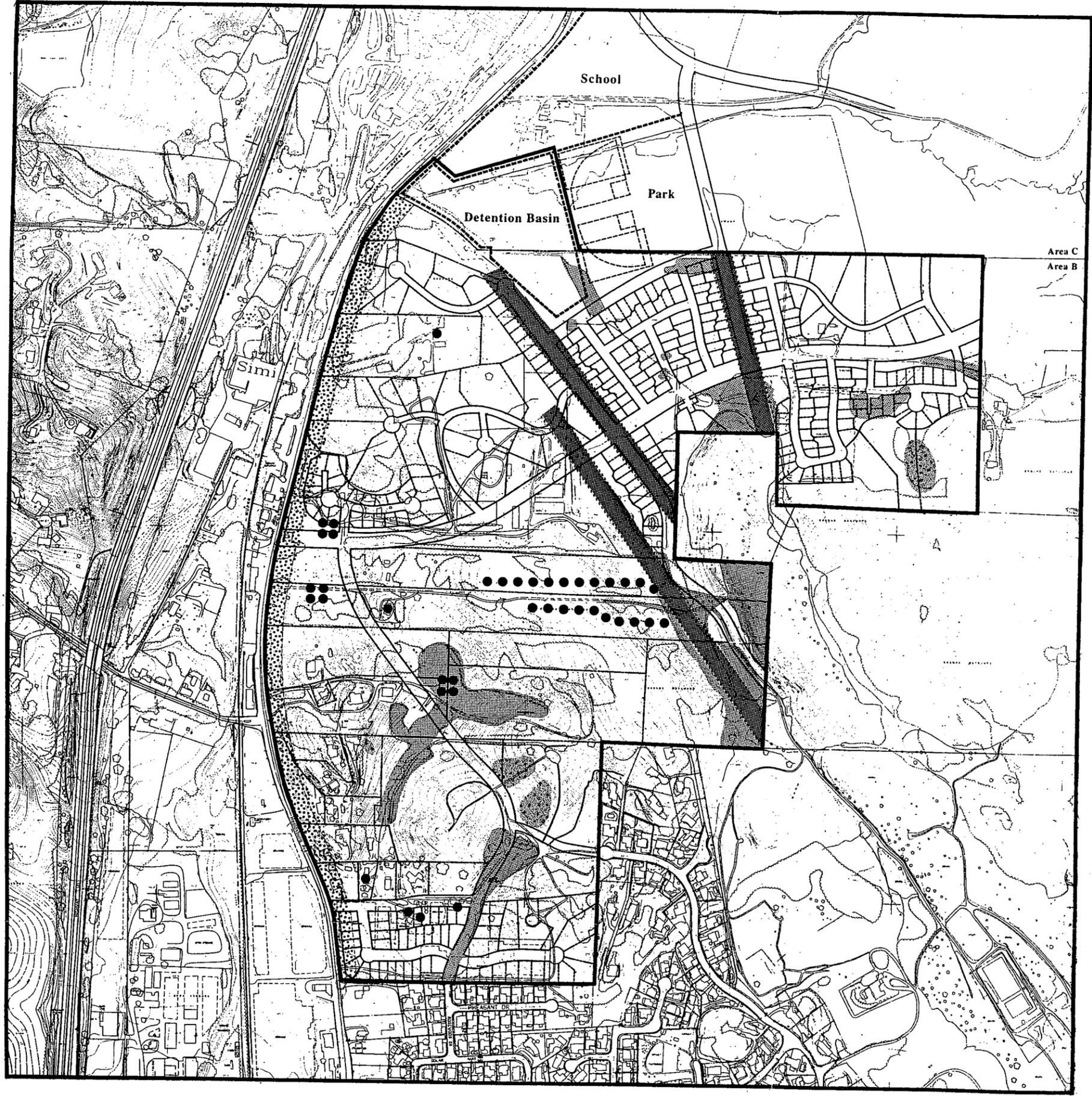
- Establish the Neighborhood Center as a pedestrian-oriented neighborhood located in the flatter valley area in the north end of Area A. Streets and parcels will be organized within a grid pattern similar to that found in historic Healdsburg.

Objectives

- Utilize a grid pattern of streets as the organizing element for the Neighborhood Center. As in historic Healdsburg, homes will clearly face the street with front yards, porches and entries.
- In building design, reflect the traditional character of Healdsburg's historic architecture. Building volumes and roofs should be simple, contributing to the Neighborhood Center's cohesive image. Porches and bays will punctuate and enliven the streetscape, as will materials and architectural details.

Figure 11B

SELECTED ENVIRONMENTAL CONSTRAINTS



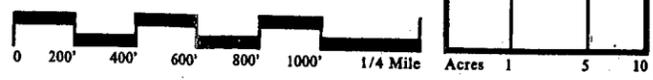
Legend

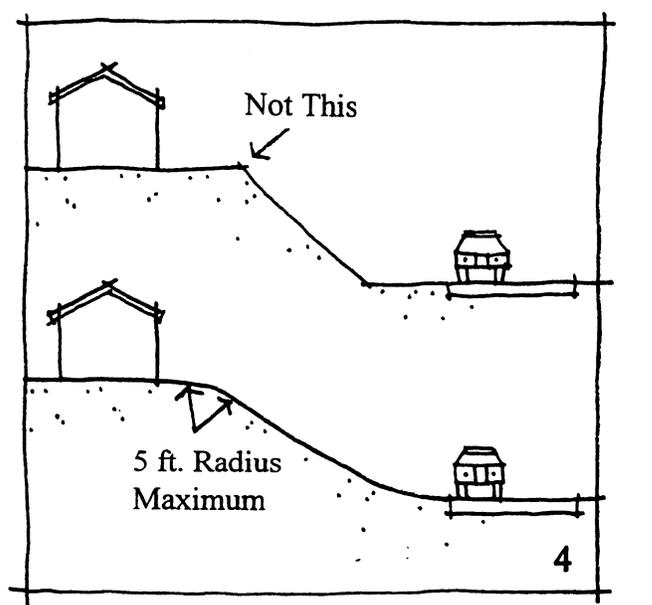
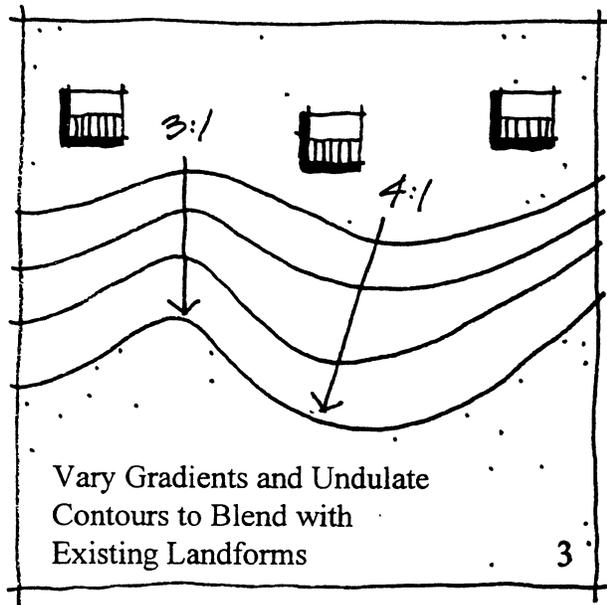
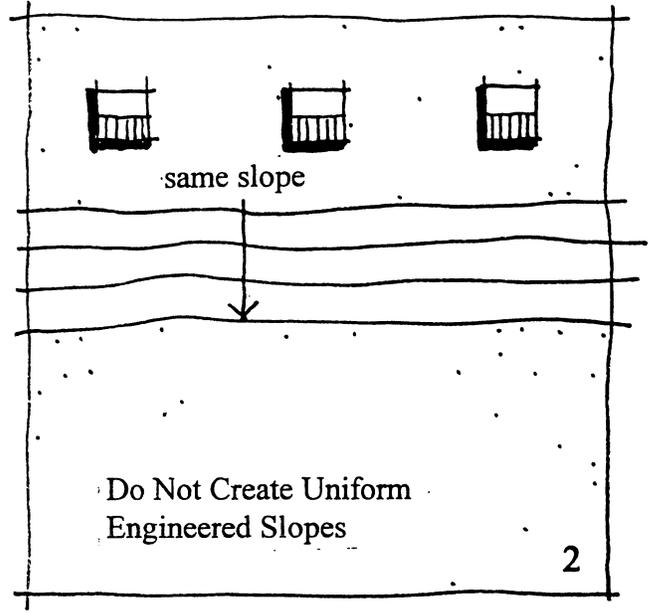
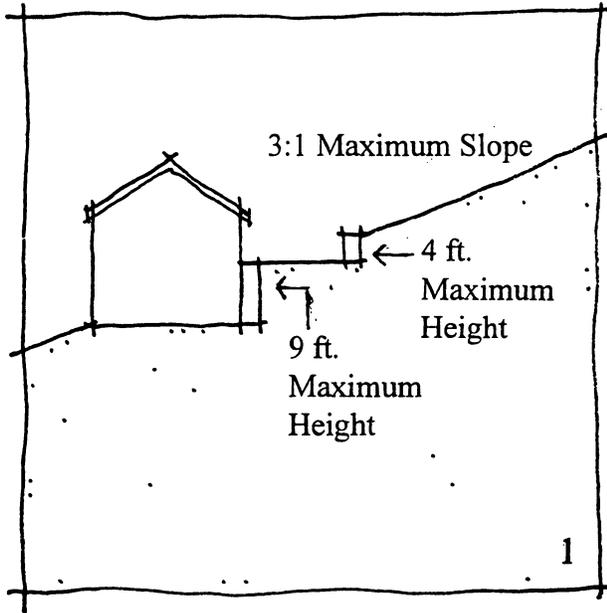
-  Unacceptable Noise Level (over 60 dB)
-  Fault with 50' Setback
(setback may vary subject to approval of city's geotechnical consultant)
-  Landslide
-  High Value Habitat
 - Riparian Woodland
 - Natural Wetland
 - Serpentine Chaparral
-  Historic Feature (s)
(locations shown are approximate and subject to verification upon project application)

-  50 ft Setback From Fault Line
-  170 ft Noise Setback From Healdsburg Avenue Centerline

NORTH HEALDSBURG SPECIFIC PLAN AREA A

WRT Wallace Roberts & Todd
 121 Second Street, 7th floor
 San Francisco, CA 94105





ILLUSTRATIONS
 NORTHERN HEALDSBURG SPECIFIC PLAN
 Area A

Wallace Roberts & Todd
 Jones & Stokes Associates

Standards

a. Development Pattern

The grid pattern of streets shall be created to provide circulation through and within the Neighborhood Center. The grid shall be extended to Area C in future plans. With the exception of apartments permitted under the provisions of the AH-1 overlay zoning district, all dwelling units shall be oriented toward streets. If possible, parking should be placed at the rear of lots except where constrained by topography or drainageways.

b. Dwelling Unit Types

The following unit types shall be permitted:

- Single Family Detached (one unit)
- A second unit may also be constructed at the same time as the single family residence on lots of at least 6000 square feet in area, but must comply with these development standards and applicable zoning restrictions.
- Any unit type is permitted under the provisions of the Affordable Housing Overlay Zoning District 1 or 2 where this district is established.

(Illustration 5)

c. Density

Density bonuses shall be permitted by either state law or the City's Affordable Housing Overlay Zoning District 2 (AH-2).

d. Lot Configurations and Sizes

The character of the Neighborhood Center will be dependent on providing diversity in lot sizes and configurations as well as diversity and human scale in the design of new structures. Large projects often make streets less lively and personable due to the repetition of identical massing and architectural details. This repetition tends to exaggerate the perception of the project's size.

The relationship of the size of a dwelling with the size of the lot is very important in establishing the scale and character of development.

The total square footage of a building footprint shall not exceed 50 percent of the total lot area. (Note: This includes main and accessory structures on the site. Excluded are driveways, decks and patios which may be counted toward open space requirements.)

(Illustration 6)

Lots widths measured at the front and rear yards shall not be less than 40 feet.

Healdsburg's historic areas contain a diversity of lot sizes and housing which provide visual interest and avoid uniformity and repetition. To provide this diversity in the neighborhood center of Area A, a variety of lot configurations and lot sizes are required for projects larger than three acres in size. Lot configurations may include, but are not limited to, zero lot line lots, angled Z lots, zipper lots, alternative width lots, quad lots, and motor court lots. Lot sizes may not be less than 3,500 square feet.

e. Diversity in Architectural Design

To provide visual interest and diversity, no unit type shall be used more than twice within the same block without altering architectural features.

f. Building Height

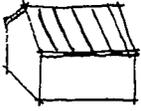
Consistency in building heights will contribute to the Neighborhood Center's identity. Heights greater than one-story will establish a distinctive profile and better enclose and define the open space created by streets. In addition, two-story heights provide more housing opportunities by permitting various unit densities.

Two-story houses are strongly encouraged in this subarea.

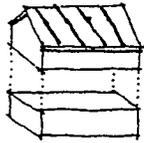
g. Yards

Consistent building setbacks from streets (i.e., front yards), are important in providing the scale appropriate among

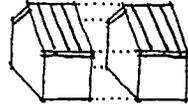
Single-Family
Detached



Two Plex

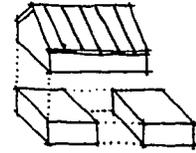
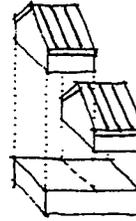


over/under

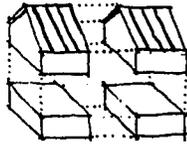


side/side

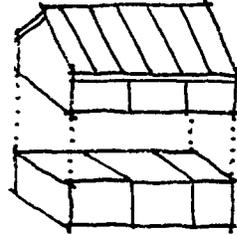
Three-Plex



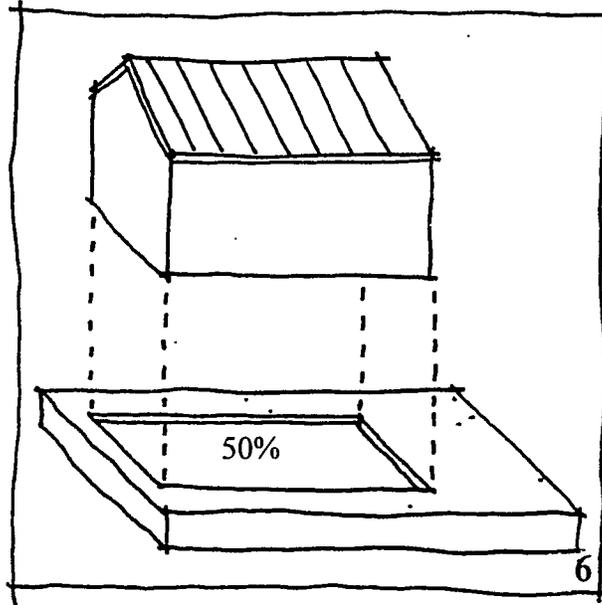
Four-Plex



Apartment



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ILLUSTRATIONS
NORTHERN HEALDSBURG SPECIFIC PLAN
Area A

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buildings in a residential neighborhood by visually and physically separating structures to avoid the appearance of crowding. Together, the front yard and its landscaping greatly contribute to strong, coherent neighborhood identity and pleasant enclosure of the street. The yard also provides opportunities to establish a transition between public sidewalks and private interiors, which encourages activity and enlivens the street. In addition to front yard setbacks, all dwelling units will have private usable open space.

For housing projects constructed within AH-I overlay zoning districts, setback and yard requirements set forth in the development standards of the zoning ordinance for this district, shall take precedence over the setback and yard requirements stated below.

i.) Front Yards

Dwelling units shall have a minimum front yard of 10 feet, measured from the back of the sidewalk. In no case shall a residential building in the Neighborhood Center have a front yard greater than 25 feet in depth. Whether garages are attached or detached from residential buildings, it shall be setback at least 20 feet from the back of the sidewalk so vehicles will not overhang the sidewalk.

Buildings on corner lots shall have two front yards along each street frontage.

Hedges, retaining walls low, fences (36" maximum height) or a sloped bank are encouraged along the front property line to separate public sidewalks and front yards.

(Illustration 7)

ii.) Private and Common Open Space

All single family lots shall provide a minimum of 400 square feet of usable private open space. For all other units, the minimum amount of open space provided per unit shall be 300 square feet, which may be a combination of private open space and a common yard area which is accessible to all units on the lot.

h. Garages

Garage doors are encouraged to be equipped with roll up doors rather than tilt up doors to enhance appearance of neighborhood. With the exception of any off-street parking structures or areas provided for apartments permitted under the AH-I overlay zoning district, which need only to comply with appropriate provisions of the City's Design Review manual, garages shall also comply with at least one of the following requirements:

- the garage door shall face to the side street, if one exists.
- the garage shall be recessed at least 4 feet behind the facade of the building when the garage faces the street.

i. Dwelling Unit Entries

The main entries to residential units and their associated porches and landings, are important features in small towns, encouraging community activity while also enhancing interior privacy.

i.) Residential buildings shall have at least one entry which provides a direct physical and visual link to the street. Separate entries which provide direct access to the street or the outside of the building are encouraged for all units when practical for the unit type.

(Illustration 8)

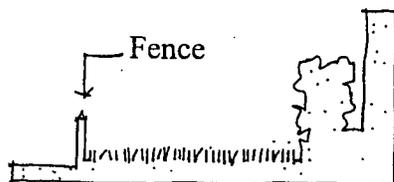
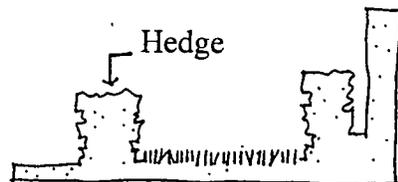
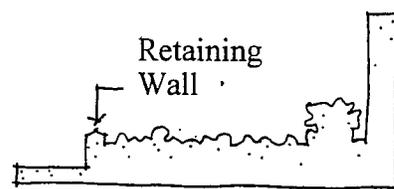
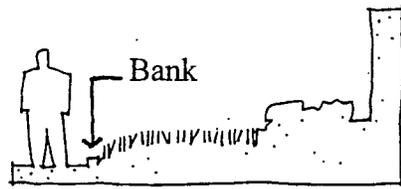
ii) Covered entry steps, porches, covered ramps and landings are encouraged.

iii) Accessibility for those with limited mobility is encouraged through use of ramps or alternative entrances without curbs or steps.

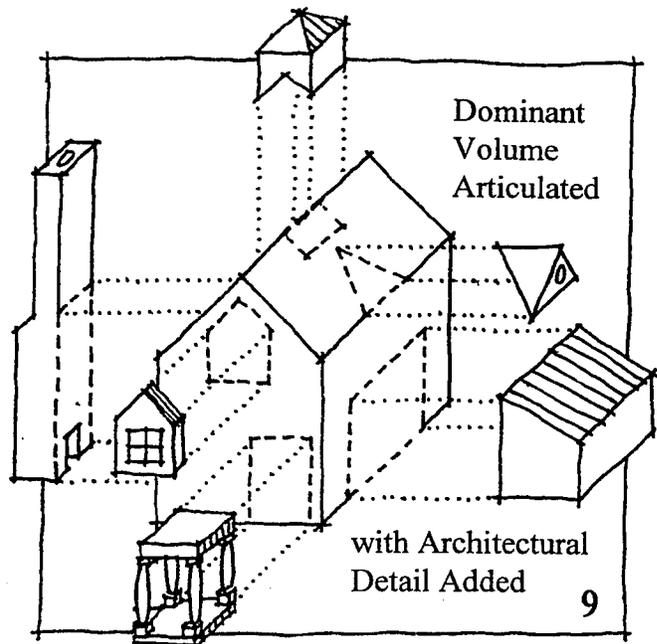
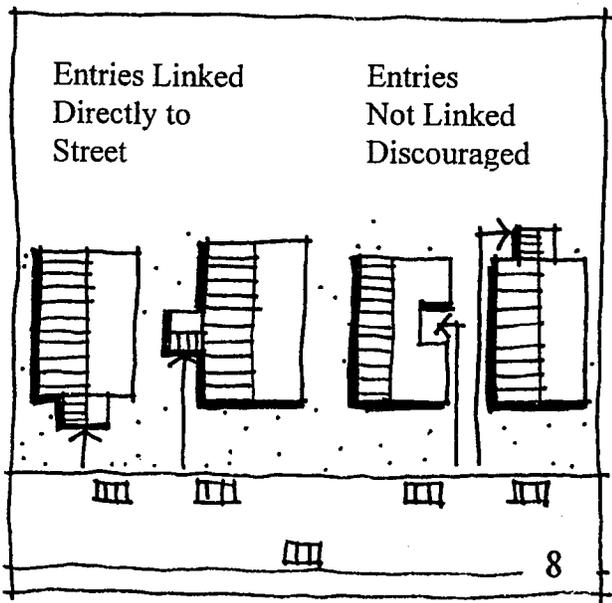
j. Massing

In Healdsburg and other small northern California towns, the traditional form for buildings is a fairly simple box form as the primary volume which is then articulated with smaller architectural details. This articulated box form gained prominence because it is relatively simple to construct.

Especially in the traditional single-family detached house, the main volume is always legible and is not compromised by complex or competing secondary volumes and angles that do not clearly relate. Thus, the traditional house provides a consistent, basic form that when repeated throughout a neighborhood contributes to the



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ILLUSTRATIONS
NORTHERN HEALDSBURG SPECIFIC PLAN
 Area A

Wallace Roberts & Todd
 Jones & Stokes Associates

neighborhood's coherence. Diversity is created by varying architectural features, details and ornaments.

- i.) Buildings designed with one dominant volume or mass, articulated with smaller add-on masses such as bay windows, dormers, porches, trellises, chimneys and cupolas are encouraged.
- ii.) Architectural details that establish a human scale are encouraged. Opportunities for ornamental details include: columns, brackets, foundation skirts, vents, rain spouts, windows, shutters and doors.

(Illustration 9)

k. Roofs

The form of roofs and their materials contribute to the image and identity of a neighborhood. The silhouette made by many roofs may be a neighborhood's strongest feature when seen from a distance. Close up, the shape and materials of roofs help define the street enclosure. In northern Californian towns, where winter rains can be heavy, most roofs are hipped or gabled, and made of metal or shingles.

- i.) Roofs shall be hipped or gabled; not flat.
- ii.) Roofs made of shingles, flat tiles or metal are permitted.

(Figure 10)

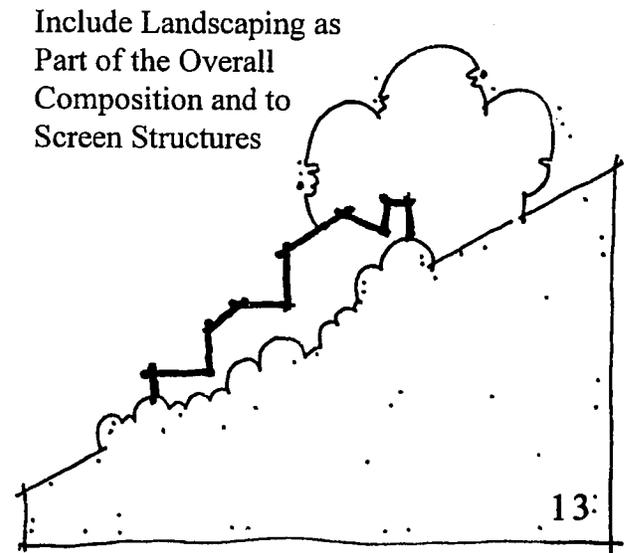
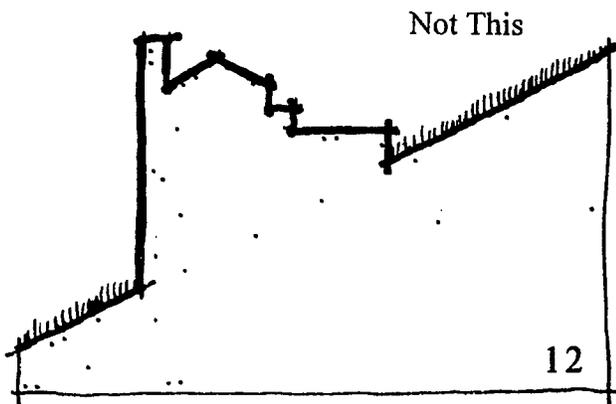
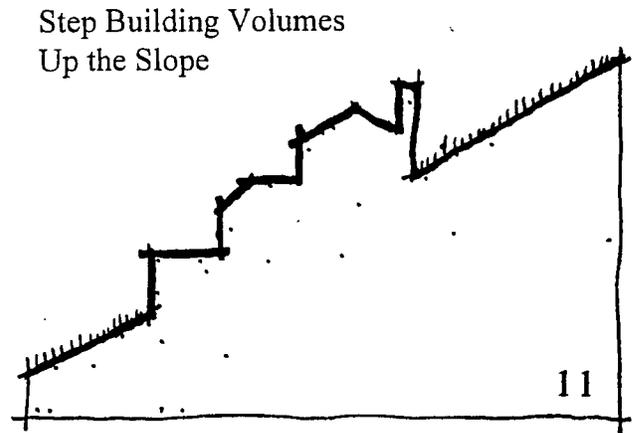
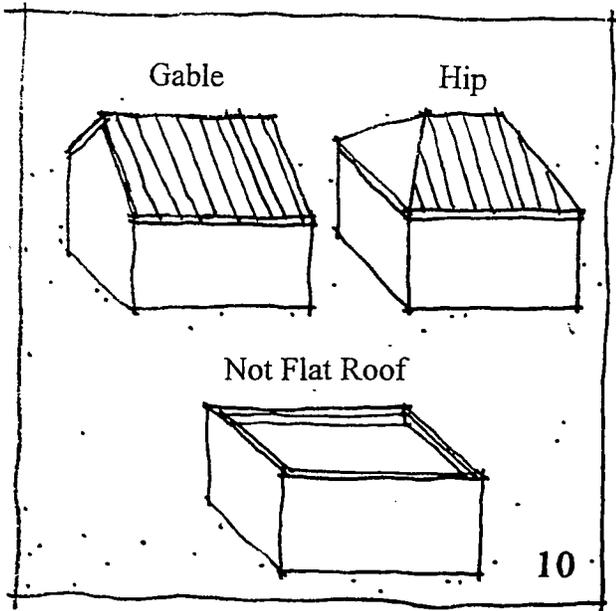
l. Exterior Finishes and Fenestration

Consistent use of exterior fenestration; facade and roofing materials; and colors contribute to a coherent small town image. Exterior finishes should convey a residential image through articulation and scale. Inset (rather than flush) windows and wood window frames create more variety and richness in details and shadows. Finally, lighter colors enliven building facades by emphasizing shadows from cornices, eaves, siding and other architectural features.

- i) Exterior finishes must be articulated with the massing, scale and detail of the building to create a residential image and identity.
- ii) Windows that are inset and have frames are encouraged.
- iii) Light exterior colors are encouraged.

Summary of Required Dimensions - The Neighborhood Center

Minimum Lot Width (at the front face of building)	40 feet
Maximum Lot Coverage	
Footprint	50% of lot.
Maximum Building Heights	2 Stories
Minimum Front Yard (except AH-I Units)	10 feet
Minimum Private Yard Area	
Single family	400 sq. ft.
Minimum Open Space Area	
Multi-unit projects (per unit)	300 sq. ft.
Minimum Setback for Garages from Street	
Right-of-Way (attached or detached)	20 feet
Minimum lot size	3,500 sq. ft.



ILLUSTRATIONS
NORTHERN HEALDSBURG SPECIFIC PLAN
 Area A

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11.4.2 RIDGELANDS

Policy

- Create a sub-area in Area A that recognizes the greatest concentration of sensitive natural resources. In order to retain and preserve the sensitive environmental features in this sub-area, the Ridgелands will be designated for either detached, single-family homes on relatively large lots, or clustered development where variable lot size and any housing type will be permitted. Preservation of open space will be accomplished primarily using privately owned and maintained common lands maintained through a homeowners association or a landscape and lighting district, or areas off-limits to development within acreages of individual private properties. Where deed restrictions and permanent easements may be used to limit disturbance of the land by restricting development and prohibiting future subdivision.
- Use design guidelines to make new development less visually apparent. Development will blend with the existing natural features through careful siting, grading and building design. Yards, fences and walls will meet private needs, while minimizing intrusion into sensitive environmental areas. Design guidelines and standards for materials and construction will further reinforce the Ridgeland's rural character.

Standards

- a. Development Pattern
Development should be designed and located to best maintain the rural character of the area. Where possible, buildings should either be clustered or widely separated (rather than be regularly spaced along roads), and use topography, vegetation and materials to screen buildings from roads, distant views from other parts of the City and from each other. While minimizing the visual presence of development in the area, all new construction shall preserve areas with significant environmental constraints. Where severe environmental constraints exist, clustering of development is encouraged to minimize disruption of the land. On scenic ridgeland buffers (identified in Figure 3F, and where a visibility analysis is required by the city General Plan Policy Document), these additional standards shall apply:
 - i.) Structures shall be designed and located, and grading and other construction activities shall be performed so that no trees over 20 feet tall are removed or disturbed. If removal or disturbance of such trees is found to be necessary, replacement is required, using tree species native to the local area with minimum height and spread of 12 and 8 feet, respectively, at a minimum replacement ratio of 3:1.
 - ii.) Only developments that are shown to be unobtrusive based on the visibility analysis may be approved. Structural projections above the ridgeline shall not be allowed unless it can be demonstrated that the projection will be screened by, or be subordinate in scale to, existing natural features.
- b. Yards, Setbacks and Clustering
Where topography and vegetation permit, generous yards or common lands held in open space will reinforce the rural identity of the Ridgелands.
 - i.) Residential buildings shall have a minimum setback of 30 feet from all property lines, except in clustered development or areas where this requirement would destroy high value habitat or necessitate undesirable grading. In these instances, setbacks shall be determined at the time of subdivision based on an environmental analysis of the site and the constraints contained therein. Goals relating to geologic hazards, biologic resources, aesthetic factors and cultural features shall be enforced and shall be used to determine the appropriate setback where the minimum standard of 30 feet cannot be met.
 - ii.) Clustering of development may be permitted in these cases. However, in no case shall the front yard be less than 20 feet or the distance between buildings with attached units be less than 20 feet.

c. Plant Materials

- i.) In the immediate zone surrounding structures, fire resistant landscaping is encouraged. However, the use of native and indigenous plant materials only is encouraged in areas away from structures and where native woodlands and grasslands predominate. In such areas, new plant materials shall be planted a naturalistic manner.
- ii.) Within high wild fire hazard areas, significant amounts of flammable vegetation and combustible materials shall be removed within 30 feet of residences. This does not pertain to pruned trees, specimen trees, or ornamental shrubs and groundcovers.

d. Parking and Garages

Many rural residences have detached garages or garage entrances located in back of the house, away from the road, leaving the front yard free for yards, landscaping and generous entrances. Placing the garage in front of the house can reduce front yard area and replace residential building facades containing entries, bays and windows with large, inarticulated, and monotonous garage doors.

- i.) Garages shall be set back at least 30 feet from property lines except where environmental constraints would restrict the siting of the garage. To protect sensitive natural resources, garages may need to be located close to the road. Where the garage is located on a slope that falls away from the structure, the garage shall be setback from the street a minimum of 20 feet, so that parked cars do not overhang into the street.
- ii.) Where the garage is located on an uphill slope, the setback shall be determined given the existing conditions on the lot. Detailed drawing shall be presented to the City to show the location of the garage and how the proposed location will minimize grading, disturbance of vegetation and the location of any retaining walls. In no case shall the garage be setback less than 10 feet from street right-of-way nor shall a retaining wall greater than 9 feet be created.

e. Massing

The basic form, volumes and height of a structure can reinforce or detract from the natural landforms.

- i.) Encourage variation of building volumes and massing to keep the building's features in similar scale with surrounding natural features.
- ii.) Step the building's volumes to match the natural slope, thereby accentuating the natural topography and reducing the need for grading.
- iii.) Include landscaping as part of the overall composition of structures. Use taller trees as a visual backdrop; and create a natural base with shrubbery.

(Illustrations 11, 12, and 13)

f. Roofs

The form of roofs and their materials can contribute to the rural image of the area. Hip and gable roofs are predominant in the area and should be encouraged on new construction. (See Neighborhood Center) City code requires fire resistant roofing materials in areas with high fire hazard potential, including the Ridgeland portion of Area A.

g. Entries

Traditional rural dwelling units typically have distinctive, formal entrances. Many contain porches and porticos, and are characterized by their inviting appearance.

Encourage the creation of distinctive and inviting entries with features such as entry steps, porches, and porticos.

h. Materials and Construction

The color and texture of a building affect its ability to blend visually with the natural surroundings.

- i.) Structures and fencing should have darker, neutral colors.
- ii.) Portions of the Ridgeland lie within high hazard wild fire areas. Fire resistant materials and construction

- techniques should be incorporated to help protect residences within these areas.
- iii.) All structures built within high wild fire hazard areas shall be constructed to prevent fire and meet standards set forth in Fire Safe Guides for Residential Development in California (California Department of Forestry, May 1990, pp. 18-26) and comply with City codes requiring fire resistant roofing materials.
 - iv.) On scenic ridgeland areas where a visibility analysis is required by the General Plan Policy Document (as illustrated in Figure 3F), all roofing materials and exterior building surfaces shall be required to appear natural in character (i.e. form, pattern, texture, and color), minimize the use of reflective surfaces, and use only earth tone colors (e.g. tan, terra cotta, brown, green, and gray) with emphasis on darker shades.
- i. Grading and Landscaping
 - i.) Graded slopes shall be promptly replanted with native vegetation to minimize erosion potential and mitigate aesthetic impact. Revegetation with native trees and fire-resistant ground covers and shrubs is required.
 - ii.) On scenic ridgeland areas where a visibility analysis is required by the General Plan Policy Document (as illustrated in Figure 3F), grading and disturbance of existing vegetation shall be limited to areas required for construction and fire safety only.
 - iii.) On scenic ridgeland areas where a visibility analysis is required by the General Plan Policy Document (as illustrated in Figure 3F), all roads and entry drives shall be located and constructed in a manner that minimizes cut and fill.
 - j. Fences and Walls

Long stretches of tall, opaque fencing detract from Area A's natural beauty and block views, especially along lot lines. Walls and fences also diminish the quality of wildlife habitats by interfering with the movement of wildlife. Limited outdoor enclosures can be desirable, however, in providing for security and privacy, and to separate domestic pets from wildlife and their habitat.

 - i.) Lot line fences and/or fencing of an entire property at the property line is discouraged unless transparent fencing (i.e. wire or chain link) is used.
 - ii.) Fencing materials shall blend with the natural surroundings. Privacy fences shall not exceed 6 feet in height.
 - iii.) Retaining walls shall have a texture that creates shade and shadow on the wall. Flat, non-articulated concrete retaining walls shall be prohibited. In general, retaining walls shall not be greater than 9 feet in height except where required for street rights-of-way.

Summary of Required Dimensions - The Ridgeland

Minimum Lot Size

Single family detached (non-clustered)	40,000 sq. ft.
Development Cluster Overlay Zone	6,000 sq. ft.

Minimum Yard Setbacks

Front Yard	30 feet
Front Yard	20 feet
with constraining environmental features or clustering	
Side Yard (single family detached)	30 feet
Side Yard (clustered single family detached)	10 feet
Rear Yard	30 feet
with constraining environmental features or clustering	20 feet

Minimum distance between residential buildings

(attached units, with clustering)	20 feet
Minimum Building Setbacks	
From centerline of Healdsburg Avenue without use of berms, non-habitable structures as buffers, or sound protected habitable structures that meet General Plan standards	170 feet

11.4.3 The Gateway

Policy

- Establish a sub-area that provides a distinctive primary entrance gateway to Area A at Healdsburg Avenue.

The Gateway is the subarea at the main entrance to Area A, where Area A's primary entry road meets Healdsburg Avenue.

The Gateway is intended to establish a distinctive entrance to Area A as well as complement the scenic qualities of Healdsburg Avenue.

This subarea is divided by the proposed entry road into two areas in which the land use pattern and zoning will be different. The area north of the entry road, adjacent to Healdsburg Avenue and referred to as Gateway North, will feature a cluster of detached single family homes on relatively small lots similar to the Neighborhood Center subarea, while the area south of the entry road, Gateway South, will feature an enclave of high density housing with a distinctive architectural profile.

Objective

- Use a special landscape treatment of the intersection of the entry road at Healdsburg Avenue to enhance the primary entry into Area A and to screen both roadways and development.

The rural, scenic qualities of Healdsburg Avenue and the entry road will be maintained with open space and landscaping.

Standards

a. Development Pattern

On the north side of the entry road, single family lots of variable size on relatively small lots will form a small neighborhood enclave. On the south side of the entry road, development may be of any type, including detached or attached single family dwellings, condominiums or apartments.

b. Dwelling Unit Types

All dwelling unit types and/or mixes of dwelling unit types and configurations are permitted.

c. Yards

The scenic character of the Gateway will be established, in part, through the creation of setbacks and landscape screening which also will help protect residents from traffic noise from Healdsburg Avenue and the entry road.

- i.) All habitable structures shall be set back at least 170 feet from the centerline of Healdsburg Avenue to avoid unacceptable noise levels unless project proponents can document that any proposed habitable structures within that setback will meet the General Plan noise standard for residential land use using measures such as placement of berms or non-habitable structures between habitable structures and Healdsburg Avenue, and use of acoustical building design.

- ii.) All yard requirements shall be the same as the Neighborhood Center except as noted in (i.) above along Healdsburg Avenue.
- iii.) Parking and garages should not be visible from the entry road or Healdsburg Avenue.
- d. Fencing

Fencing of the perimeter of the properties will be important in creating the gateway image and identity for this subarea.

Open wood fences (especially split rail) or low stone walls are encouraged along property lines to emulate the agricultural fencing found in the countryside around Healdsburg.
(See Chapter 9 - Circulation Element Figures 9H and 9I)
- e. Landscaping

Landscape features will further contribute to the rural sense-of-place of the Gateway subarea and be important in creating the proper image and identity for the entrance to Area A from Healdsburg Avenue.

 - i.) A landscape design that uses orchard or vineyard patterns is encouraged. This pattern of landscaping should be implemented on both sides of the intersection at Healdsburg Avenue and the Entry Road. Blossoming trees or vineyards should be planted in a grid, as if being cultivated, and may be under-planted with mustard or other flowering ground cover. Hedges are also permitted.
 - ii.) Stone walls, fences, trellises, hedges, or other features shall be used or combined between structures to fully screen parking from roads and streets.
 - iii.) A landscaped median shall be provided to further emphasize the entrance and minimize the visual impact of the wide intersection required on Healdsburg Avenue.
- f. Garages and Parking

Where attached single or multi-family dwellings are proposed, garages shall be designed as an integral part of the complex of buildings, either as separate ancillary structures or contained within the ground level of buildings. Surface parking shall be broken up by trees and landscaping to reduce the apparent size of the lots and to provide shade.
- g. Building Height and Massing

A variety in the height and massing of buildings is desirable.

 - i.) Structures may be up to 2 stories.
 - ii.) A mix of unit types within the Gateway Area is encouraged.
 - iii.) Where multi-family dwellings are proposed, buildings shall have a simple form that consists of a dominant shed-like volume with lesser add-on shed-like volumes.
- h. Exterior Finishes, Entries, Fenestration and Details

Consistent use of exterior fenestration, wall materials and colors for all buildings will contribute to a coherent image for the Gateway. Deeply inset (rather than flush) window frames and entries create dramatic shadow lines against the form of the buildings. Also, certain architectural features reoccur in the rural landscape and in historic areas of Healdsburg, such as cupolas, brackets, verandas and porches.

 - i.) The addition of special architectural features, such as cupolas, roof brackets, and simply detailed verandas and porches is encouraged.
 - ii.) The use of deeply inset (rather than flush) window frames and entries is encouraged.
 - iii.) Light, neutral exterior colors are encouraged for exterior finishes.

Summary of Required Dimensions - The Gateway North

Minimum Building Setbacks From Healdsburg Avenue

(See Ridgелands)

Minimum Lot Width

Maximum Lot Coverage

(See Neighborhood Center)

Maximum Building Heights

(See Neighborhood Center)

Minimum Front Yard

(See Neighborhood Center)

Minimum Private Yard Area

(See Neighborhood Center)

Minimum Setbacks for Garages from Street

(See Neighborhood Center)

Minimum Lot Size

(See Neighborhood Center)

Maximum allowable dwelling unit square footage

(See Neighborhood Center)

Summary of Required Dimensions - The Gateway South

Minimum Building Setbacks From Healdsburg Avenue

(See Ridgелands)

Minimum Front Yard

(see Neighborhood Center)

Minimum Side Yard

(See Neighborhood Center)

Minimum Rear Yard

(See Neighborhood Center)

Maximum Height

2 stories

Maximum Length

90 feet

11.4.4 NEIGHBORHOOD EXTENSION

Policy

- Extend the development pattern of existing neighborhoods that border Area A to the south.

The Neighborhood Extension will continue the development pattern characteristic of existing development to the south.

This subarea is divided by a proposed extension of Rosewood Drive into two areas featuring differences in land use patterns based on response to topography. The relatively level area to the west of this proposed extension adjacent to Healdsburg Avenue, Neighborhood Extension West, will have greater lot size diversity and smaller lot patterns, similar to the Neighborhood Center. The area east of the proposed extension, Neighborhood Extension East, will have somewhat larger lots on sloping land which forms a transition between the existing neighborhood to the south and the ridgелands.

Single-family homes will predominate. Homes will clearly address the street with front yards, porches and entries. The visual and physical impact of garages will be minimized by encouraging detached garages located in the rear of lots or, if attached, the impacts will be mitigated through design treatment.

Objective

- Use single-family detached houses with lots of similar size to blend new development with existing neighborhoods.

The Neighborhood Extension's preferred development pattern consists of single-family detached houses. Attached garages near the front of residences will be permitted, however, because of the proximity of similar residences just to the south. The negative impact of such garages should be mitigated, however. Detached garages are encouraged.

Standards

- a. Development Pattern
Houses shall be oriented toward the street. The placement of garages at the rear of lots is encouraged. The visual impacts of attached garages near the front of residences shall be mitigated through project design.
- b. Development Standards and Guidelines
All guidelines pertaining to the Neighborhood Center shall be applied to the Neighborhood Extension, except:
 - attached garages shall be permitted with mitigations as described in the Neighborhood Center guidelines for attached garages
 - Housing types described in the Neighborhood Center guidelines are permitted.
- c. Setback from Healdsburg Avenue
All lots adjacent to Healdsburg Avenue shall maintain a minimum building setback as required in the Ridgeline and Gateway subareas.
- d. A buffer or other appropriate means will be required along the southern boundary of the Neighborhood Extension subarea where it adjoins the north side of Pheasant Drive in order to avoid a severe elevational change and the need to provide a high retaining wall with unacceptable safety and/or aesthetic characteristics. The appropriate means for achieving this objective should be proposed once a tentative map is submitted for the development of this area.

Summary of Required Dimensions - Neighborhood Extension West

Minimum Building Setback From Healdsburg Avenue

(See Ridgelines)

Minimum Lot Width

(See Neighborhood Center)

Maximum Lot Coverage

(See Neighborhood Center)

Maximum Building Heights

(See Neighborhood Center)

Minimum Front Yard

(See Neighborhood Center)

Minimum Private Yard Area

(See Neighborhood Center)

Minimum Setbacks for Garages from Street

(See Neighborhood Center)

Minimum Lot Size

(See Neighborhood Center)

Maximum allowable dwelling unit square footage

(See Neighborhood Center)

Summary of Required Dimensions - Neighborhood Extension East

Minimum Lot Width

at front yard and rear yard

50 feet

Maximum Building Height

35 feet

Minimum Front Yard

20 feet

Minimum Side Yard

5 feet - 1 story, 10 feet - 2 story

Minimum Rear Yard

25 feet

Minimum Lot Depth

90 feet

Minimum Lot Size

6000 square feet

11.4.5 PARKS AND STORMWATER DETENTION

Policy

- Integrate natural features into the design of parks and detention facilities that make up a large part of the Neighborhood Center. Natural features should be integrated with their overall design.

Objective

- Ensure that man-made features are consistent with Area A's small town and rural character.

Standard

- a. All grading standards shall be met in Section 11.3.
- b. Lighting for playing fields and courts shall be designed to avoid glare and light spillover to nearby residential areas and the open space setback along Healdsburg Avenue. Height and cutoff angle of luminaires, and the height and density of vegetation, shall ensure that private yards and an area within 125 feet of Healdsburg Avenue not be lit directly by park lights.
- c. Lighting along paths shall be designed to minimize glare and light spillover. The height of luminaries shall not exceed 12 feet and their cutoff angle shall be adjusted to light only the path.
- d. Encourage the use of wood or wood and wire fencing and landscaping to restrict or direct movement, rather than chainlink fencing. The height and character of fences shall be consistent with Standard d, Section 11.4.3, The Gateway.

11.4.6. HISTORICAL FEATURES

Policy

- Protect historic features that are an important resource to the area's past and contribute to the area's sense-of-place.

Objective

- Restore or adaptively re-use historic buildings and landscape features where feasible. New buildings surrounding structures of historic significance shall be aesthetically compatible in size, massing, color, detail and materials.