

Grove Street Neighborhood Plan

Policies & Standards Relevant to New Development



Excerpts from the Grove Street Neighborhood Plan
Adopted by the Healdsburg City Council on February 28, 2000

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LAND USE

Policies

- The boundary shown between the Mixed Use land use designation and the adjacent Medium Density Residential land use designation on Figure 4-1...where not defined by an existing property boundary, may be modified based on development plans proposed for affected properties...
- Development at the interface of different land use designations shall be designed to ensure compatibility between the uses. Residential uses shall be buffered from commercial or light industrial uses where the two abut at the property line by ample building setbacks and landscaping on the commercial or light industrial parcel. Where residential uses of significantly different densities abut, buffering shall be provided on the higher density parcels.
- The City will require site specific noise assessment studies where proposed new residential development will abut existing noise sources, including Grove Street, Highway 101, and any existing light industrial or commercial use, as well as where proposed new light industrial or commercial development will abut existing residential use. Where necessary, projects shall include noise mitigation in accordance with the recommendations of the noise assessment study and as needed to meet noise standards included in Table 25 of the City Zoning Ordinance. Noise mitigation strategies which avoid use of sound walls are required along Grove Street, and encouraged along Highway 101 and other locations.

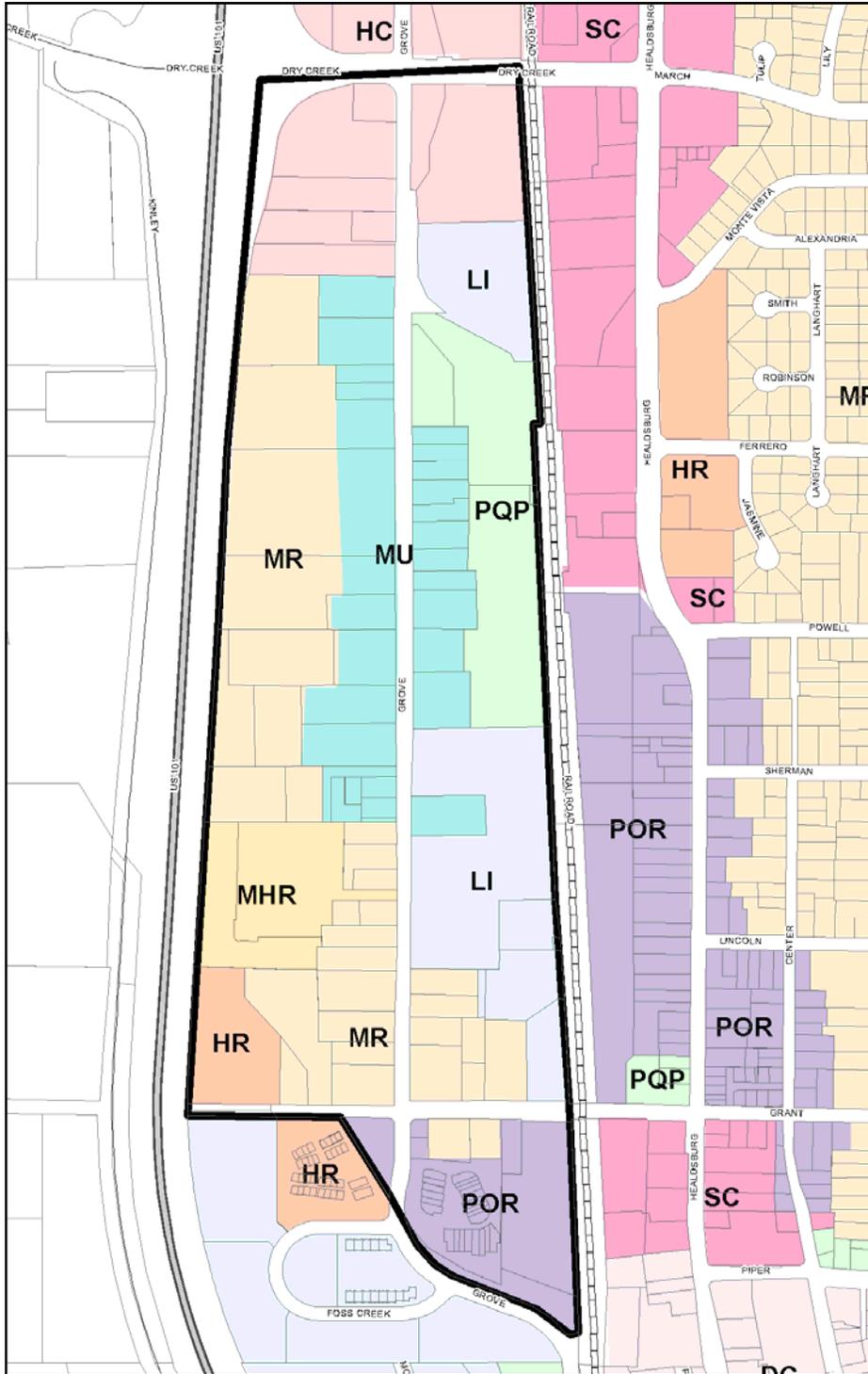


Figure 4-1 Land Use Plan

Note: This map has been superseded by Healdsburg 2030 General Plan Figure 3

CIRCULATION SYSTEM

Policies

- Street widths for W. Grant Street and any new minor residential streets shall be the minimum needed to provide adequate and safe access, circulation, and any on-street parking that may be required.
- The circulation system providing access to new development in the plan area shall be coordinated among adjacent properties to provide more than one way in and out of new development and to consolidate access and minimize new street intersections along Grove Street and interconnect with each other. In particular, cul-de-sac streets without internal connections to streets other than Grove Street shall be avoided to the extent practical.
- A coordinated alley plan to access lots fronting on Grove Street in the area of new development is encouraged in order to minimize a string of driveway cuts along Grove Street, as shown in the Conceptual Circulation Plan in Figure 6-1.
- To encourage bicycle traffic to offset increases in vehicular traffic, the City will require...any new large office, commercial, or light industrial use in the plan area to include bike racks or other provisions for the safe storage of bicycles for park users, employees, business owners and customers.

Standards

Consistent with the above objectives and policies, the following standards are applicable to improvements to existing streets as well as new streets constructed in the plan area:

a. Grove Street

Consult with Public Works Department for standard.

b. West Grant Street

Consult with Public Works Department for standard.

c. Residential Streets

New residential streets (i.e., all other public streets in the plan area other than Grove Street and W. Grant Street) in the plan area shall have a width of 32 feet, and shall be consistent with the "Residential Street" standard as shown in Figure 6-3.

d. Alleys

Alleys within street blocks or parallel to Grove Street are encouraged to eliminate garage openings and driveway cuts along the street. Where alleys are used, they shall be consistent with the "Alley" standard as shown in Figure 6-3. Alleys shall have a minimum width of 12 feet, with no-on street parking on either side. Alleys shall include curbs but not sidewalks. Alleys shall be constructed within a right-of-way or easement and shall be as narrow as practical and dedicated to the City.

e. Minor Access Roads and Driveways

Minor access roads and driveways serving more than one but fewer than four residences shall have a minimum width of 16 feet, excluding any on-street parking. Curbs and sidewalks are not required.



Figure 6-1 Conceptual Circulation Plan

f. Sidewalks/Bicycle Facilities

Consult with Public Works Department for standard.

g. Curbs and Gutters

Concrete curbs and gutters shall be provided on Grove Street, W. Grant Street, and all new streets dedicated to the City except where preservation of a heritage or other significant tree warrants consideration of requiring no curb or an alternative methodology for stabilizing the edge of the street or road determined to be acceptable to the City for affected sections of the street on a case-by-case basis.

h. Street Trees

Street trees shall be provided where existing trees are absent and to provide shade for pedestrians, bicyclists and parked cars, as well as provide a natural enclosure of the street. In general, new street trees shall be planted at a minimum distance of 20 feet on center but not more than 40 feet on center. Trees should be planted in the planting strip where provided, or along the edge of the street right-of-way where no strip is provided. Street tree selection may utilize any tree on the City Master Street Tree List or as otherwise approved by the City Arborist. Deciduous trees are encouraged to highlight changing seasons, and to provide summer shading and an open canopy for winter sun and warmth.

i. Street Lighting

Along Grove Street and W. Grant Street, low illumination, historic street light fixtures shall be used, similar to those used in other historical neighborhoods in Healdsburg such as along Johnson Street and in the vicinity of the Plaza, at intersections and other locations as needed for public safety. Along all new streets, either streetlights applied uniformly by the City or historic street light standards may be used, with locations based on City standards.

j. Street Grading and Construction

Along Grove Street, all proposed improvements, such as grading, roadway, curb and gutter, and sidewalks, shall be designed to maintain existing stone retaining walls, picket fences, and landscape elements contributing to both the historic and aesthetic integrity and value of individual properties. Any such elements shall be repaired and replaced if necessary following any modifications resulting from construction of street improvements.

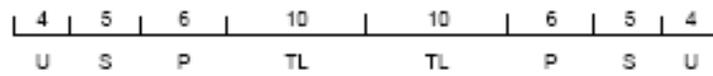
k. Street Intersection Design

Typical intersection configurations, adequate sight distances, and adequate turning radii shall be provided. Minor residential street intersections with Grove Street may be designed to include neck-down widths in conjunction with provision of landscaped bulb-outs as a type of traffic calming measure, where public safety and safe sight distance is not impaired.

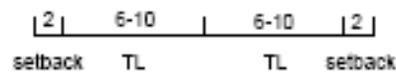
l. Dead End or Cul-de-sac Streets

Cul-de-sac streets shall not exceed 800 feet in length unless provided with secondary access approved by the City and meeting the standards included in this Neighborhood Plan.

Residential Street 50-foot right-of-way



Alley 12- to 20-foot right-of-way



- P Parking
- S Sidewalk
- TL Travel Lane
- U Utilities

**Figure 6-3 Residential Street and Alley
Standard Cross-Sections**

DESIGN OF DEVELOPMENT

The following design objectives are identified for new development in the plan area:

Objectives

- Maintain a sense of place and preserve the unique identify of the Grove Street/W. Grant Street neighborhood through streetscape, street lighting and other improvements.
- Encourage preservation and maintenance of existing historic buildings in the plan area.
- Encourage building design that is in scale with adjacent development and that harmonizes with surrounding development.
- Encourage a mix of architectural styles and discourage uniformity in any major new residential development.
- Protect large mature trees close to Grove Street and W. Grant Street and require new street tree planting that will result in the creation of new or enhanced tree canopies over streets.
- Ensure that any new commercial or office type uses in the Grove Street/W. Grant Street mixed use zone are visually compatible with and subordinate to existing and future adjoining residential uses.
- Maintain and enhance scenic viewsheds toward distant hills and ridges, Dry Creek Valley, other areas of Healdsburg, riparian woodlands along Foss Creek and Norton Slough, and the open space of the detention basin, particularly from streets and other public vantage points.
- Protect and enhance the viewshed of the plan area from Highway 101.
- Avoid or mitigate the aesthetic impact of sound walls if needed to protect residential development from traffic noise.
- Eliminate existing and unsightly overhead utility lines, if financially feasible.

Policies

- The City supports the long-term preservation of historic buildings in the plan area and encourages use of historic district and landmark designations for properties for properties with identified historic structures.
- All new development shall be subject to design review to ensure that consistent application of these design standards will maintain the intended design character of the area. Elevations for projects involving only one single family dwelling (new construction or remodeling) shall be submitted to the City for staff review and approval. Elevations for all mixed use, commercial, office, light industrial and housing development proposals other than individual custom homes shall be submitted to the City for Planning Commission review and approval. Proposed designs for signs for commercial, light industrial and office uses shall also be submitted to the City for Planning Commission review and approval.
- Sound walls shall not be allowable along Grove Street; instead, other measures such as acoustical building design shall be used to mitigate traffic noise impacts where required.
- Sound walls along Highway 101 shall be discouraged; if unavoidable, aesthetically pleasing design and eventual full landscape screening shall be required. Sound wall proposals will require design review and approval by the Planning Commission.

- The City shall coordinate cooperation between utility providers (electrical, telephone) and developers to share costs and responsibilities for undergrounding overhead utility lines when feasible.

Design Districts

This Neighborhood Plan divides the plan area into several design districts reflecting the differences in applicable land use designation and zoning with design standards specifically tailored to each district. These design standards address physical design issues such as architectural features of buildings, landscaping, signage, off-street parking, and streetscape improvements.

The design districts included in the plan area are shown in Figure 8-2, and include the following: Grove Street and W. Grant Street Corridors, Interior Single-Family Residential, Multi-Family Residential, Multi-Family Residential and Office, Highway Commercial, and Light Industrial.

Certain design districts (i.e., Highway Commercial, Light Industrial, and Multi-Family Residential) are already subject to design standards as set forth in the City's Design Review Manual. Proposed multi-family residential development is subject to design standards of Section IX of the Design Review Manual, while proposed industrial development is subject to design standards included in Section XII. In addition, the Design Review Manual designates those properties fronting Dry Creek Road within the plan area as included in Urban Design District #4, and includes some specific design recommendations for that area (pp. 55 and 56). These design standards are incorporated into this plan by reference.

For all other design districts (i.e., Grove Street and W. Grant Street Corridors, Interior Single Family Residential, Office and Multi-Family Residential), involving the majority of land in the plan area, new design standards have been established as part of this plan to ensure that the goals and policies of this plan are implemented in the physical design of new development and improvements.

Grove Street and W. Grant Street Corridors Design Standards

a. Architectural Design

For all new development, building design shall reflect and be harmonious with the traditional and historic character of the Grove Street/W. Grant Street neighborhood. Building volumes should be simple, but should be punctuated and articulated with features such as porches, bay windows, trellises, similar to many of the existing older homes in the area. Inset (rather than flush) windows and wood window frames are encouraged to provide architectural richness and variety in details and shadows. In addition to this standard, projects shall adhere to the guidelines included in Sections I and II in the City of Healdsburg Design Review Manual.

b. Diversity in Architectural Design

To provide visual interest and diversity, no residential unit type shall be used more than once for structures facing Grove Street without altering architectural features.

c. Orientation of Development and Setbacks

All new structures (with exception of accessory buildings) along Grove Street shall have the primary elevation and entry face the street. Along Grove Street, buildings shall be set back a minimum of 30 feet from the front property line. Whenever possible, setbacks should also be generally consistent with setbacks employed by buildings on adjoining properties, especially where needed to harmonize new development with the existing historic character of adjacent older development.

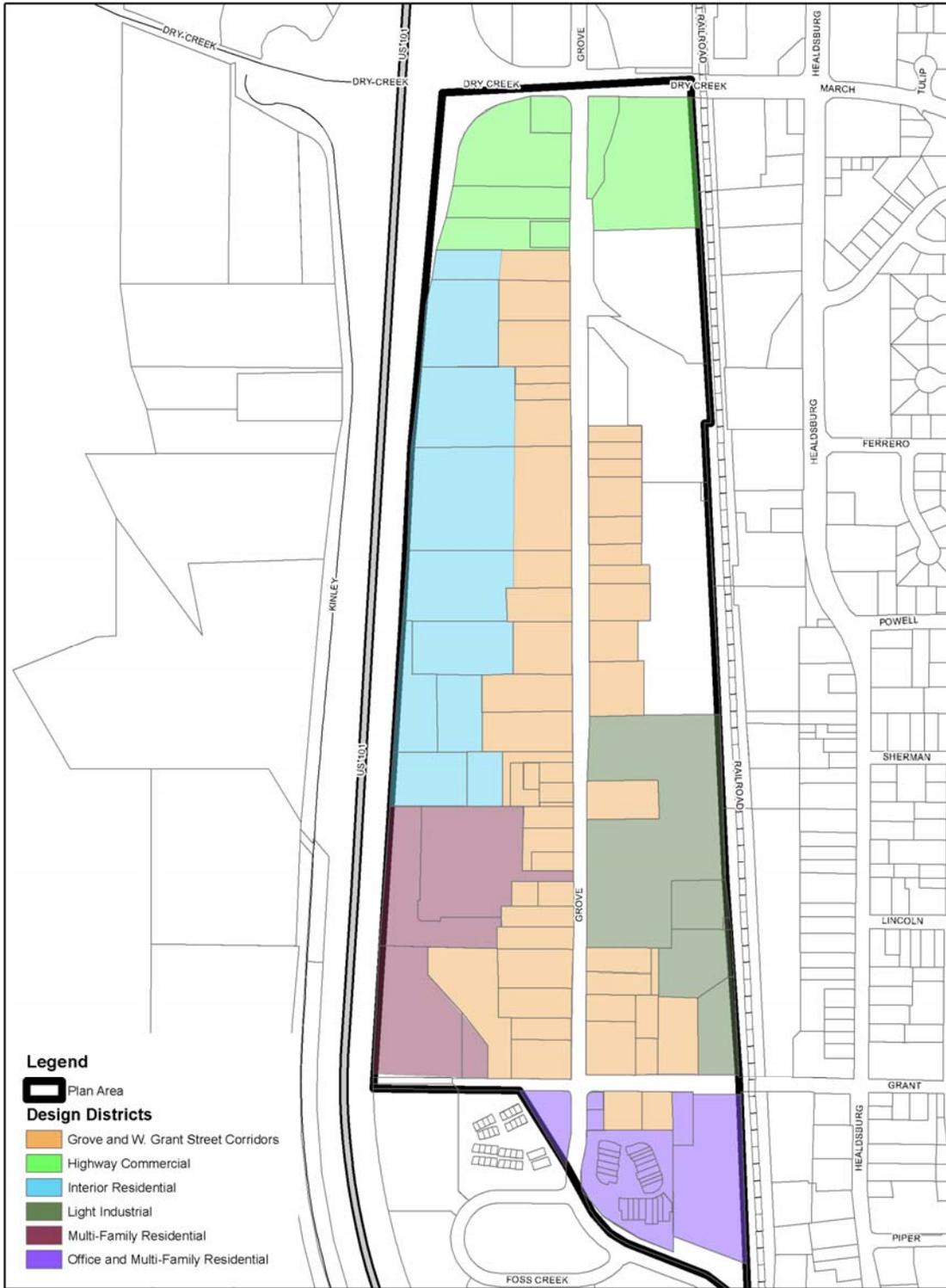


Figure 8-2 Location of Design Districts in Plan Area

d. Building Size and Scale

To preserve the residential character and scale of the area, any new buildings proposed to be used for commercial or office uses will be limited to two-stories in height and size not to exceed 4,000 square feet relative to exterior building dimensions. This pertains to the principal building only and not to any proposed accessory buildings. For residential uses, lot coverage shall be a maximum of 30 percent, including accessory buildings.

e. Entries

Attractive front entries should be provided with walkways directly accessing the street. Covered entry steps, porches, covered ramps, and landings are encouraged. Accessibility for those with limited mobility is encouraged through use of ramps or alternative entrances without curbs or steps.

f. Parking and Garages

i.) Detached garages or garage entrances shall be recessed from the front of the house, or accessed from a rear alleyway, in order to leave the front yard free for landscaping and generous entrances. In all cases, garage openings shall be set back a minimum of 10 feet from the front of the house.

ii.) For garage doors facing Grove Street, garage doors shall be limited to 9 feet in width. For two car garages, two single garage doors shall be used in place of a wide two car door.

iii.) For commercial and office uses, any off-street parking shall be provided in the rear of primary structures.

iv.) Commercial and office uses shall also adhere to parking standards included in Section III of the City of Healdsburg Design Review Manual, excepting modifications as noted above.

g. Building Facade Materials

Building facades should generally be constructed of materials already used in the area, such as horizontal wood or composite siding, wood shingles, conventional stucco, and brick.

Materials such as concrete, plywood siding without regularly spaced battens, or metal are not appropriate. Building facade materials shall wrap around all four sides of a building to avoid the appearance of an applied finish to the front only.

h. Fenestration

Traditional window styles, with a vertical to horizontal ratio of 5:3 or greater, are encouraged along the street frontage to harmonize with existing historic architectural styles along Grove Street and W. Grant Street.

i. Roofing

Roofing for all projects should be similar to existing residential buildings in the area, with emphasis on simple gable and hip roofs, which may be punctuated with dormers, cupolas, etc. to provide architectural diversity and interest. Flat roofs should be avoided. Roofing materials should be fire resistant and include tile, composition shingles and similar type materials used for residential buildings currently found in the area.

j. Landscaping

In place of conventional lawn and foundation shrubbery as typically found in newer developments, dense gardens of shrubs, groundcovers and flowers are encouraged to enliven and provide visual interest along the street, particularly where front yards are small. In addition, projects shall adhere to standards pertaining to landscaping included in Section IV in the City of Healdsburg Design Review Manual.

k. Fences, Walls, and Hedges

Traditional elements such as fences (36" maximum height), retaining walls, or low hedges along the front property line to separate public sidewalks and front yards are encouraged. In addition, projects shall adhere to standards pertaining to fences and walls included in Section VI of the City of Healdsburg Design Review Manual.

l. Grove Streets and W. Grant Street Improvements

Street improvements for Grove Street and W. Grant Street, including provision of street lighting and street trees, shall be in accordance with standards and cross-sections included in the Circulation Element of this plan (see Figure 6-3).

m. Signage for Commercial or Office Uses

For any commercial or offices permitted in the Mixed Use zone along Grove Street, signs for such businesses shall be limited to 5 feet in height and no more than 16 square feet in area. Non-illuminated monument signs set back at least 10 feet from the street right-of-way are allowable, while sandwich signs are prohibited. In addition, proposed signage shall adhere to zoning requirements as well as standards pertaining to signs included in Section IX of the City of Healdsburg Design Review Manual.

n. Tree Preservation

All existing trees which are desirable and in reasonably good health shall be preserved to the extent that is feasible. In addition, projects proposed for sites where existing trees are located shall adhere to standards pertaining to tree preservation included in Section V of the City of Healdsburg Design Review Manual, as well as provisions of Section 18105 of the Zoning Ordinance (heritage tree protection requirements).

o. Renovation of Historic Buildings

Renovation and preservation of existing significant structures is encouraged. Renovation of existing structures should respect original architectural design details representative of significant historic design idioms, where present, and avoid the introduction of new or artificial design styles or elements.

Interior Single-Family Residential Design Standards

a. Architectural Design

For all new development, building design shall reflect the traditional and historic character of the Grove Street neighborhood.

b. Diversity in Architectural Design

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

c. Entries

Attractive front entries should be provided with walkways directly accessing the street. Covered entry steps, porches, covered ramps, and landings are encouraged. Accessibility for those with limited mobility is encouraged through use of ramps or alternative entrances without curbs or steps.

d. Parking and Garages

i.) Whenever possible, detached garages or garage entrances located in the back of the house shall be used, or accessed from a rear alleyway, in order to leave the front yard free for landscaping and generous entrances.

ii.) To minimize the visual impact of garage doors where door must face the street, garages shall be recessed at least 4 feet from the rest of the front facade of houses.

e. Building Facade Materials

Building facades should generally be constructed of materials already used in the area, such as horizontal wood or composite siding, wood shingles, conventional stucco, and brick. Materials such as concrete, plywood siding without regularly spaced battens, or metal are not appropriate. Building facade materials shall wrap around all four sides of a building to avoid the appearance of an applied finish to the front only.

f. Landscaping, Fences and Hedges

Traditional elements such as picket fences or low hedges to define the front yards of building adjacent to sidewalks, is encouraged. In place of conventional lawn and foundation plantings as typically found in newer developments, particularly where front yards are small, dense gardens of shrubs, groundcovers and flowers are encouraged to enliven and provide visual interest along the street.

g. Street Improvements

Street improvements for new streets shall be in accordance with standards and cross-sections included in the Circulation Element of this plan. In addition, new street alignments for east/west streets westerly of Grove Street should be designed to permit and preserve vistas across Dry Creek Valley to distant hills and ridges.

h. Landscape Buffer along Highway 101

For all new development on properties adjacent to Highway 101, a 20-foot wide irrigated landscaped buffer must be provided, to include dense plantings of redwoods and evergreen shrubs. This landscaped buffer may be provided either on highway right-of-way (based upon approval by Caltrans and any maintenance agreement needed) or on private property.

i. Sound Walls

Sound walls for noise mitigation shall be avoided whenever feasible; if unavoidable, sound walls shall be designed to be aesthetically pleasing and screened by heavy landscaping, irrigated and planted with ivy, which may include the landscape buffer required under Standard h. above.

Multi-Family Residential Design Standards

- a. All multi-family development in the plan area shall be subject to design review and approval based on compliance with the design standards in Section IX of the City of Healdsburg Design Review Manual.

- b. Scale and Massing

As much as possible, multi-family unit projects should be designed to have the appearance of single family residences from along public roads, i.e., W. Grant and Grove Streets. In scale and massing, the aim should be to provide visual harmony with the existing, predominantly single family residence character of the neighborhood and preserve neighborhood scale. The structure should have the appearance of a large single-family dwelling and not be articulated as individual units.

- c. Architectural Design

Building design shall reflect and be harmonious with the traditional and historic character of the Grove Street/W. Grant Street neighborhood.

- d. Land Use Buffers

Adjoining single-family residential uses shall be buffered from higher density residential uses where the two uses abut at the property line by ample building setbacks, fencing, and landscaping on the higher density parcel.

Office and Multi-Family Residential Design Standards

- a. All multi-family development shall be subject to design review and approval based on compliance with the design standards in Section IX of the City of Healdsburg Design Review Manual.

- b. Architectural Design

Building design shall reflect and be harmonious with the traditional and historic character of the Grove Street/W. Grant Street neighborhood.

- c. Scale and Massing

As much as possible, multi-family unit projects should be designed to have the appearance of single-family residences from along public roads, i.e., W. Grant and Grove Streets. In scale and massing, the aim should be to provide visual harmony with the existing, predominantly single family residence character of the neighborhood and preserve neighborhood scale. The structure should have the appearance of a large single family dwelling and not be articulated as individual units.

- d. Land Use Buffers

Adjoining single family residential uses shall be buffered from higher density residential uses where the two uses abut at the property line by ample building setbacks, fencing, and landscaping on the higher density parcel.

Highway Commercial Design Standards

- a. All highway commercial development in the plan area shall be subject to design review and approval based on compliance with the guidelines included in the City of Healdsburg Design Review Manual under Urban Design District No. 4 (Dry Creek Road Area).

b. Land Use Buffers

Adjoining residential uses shall be buffered from commercial uses where the two uses abut at the property line by ample building setbacks, fencing, and landscaping on the commercial parcel.

Light Industrial Design Standards

a. All light industrial development in the plan area shall be subject to design review and approval based on compliance with the guidelines included in the City of Healdsburg Design Review Manual under Section XII (Industrial Development).

b. Architectural Design

In locations which are visible from Grove Street or W. Grant Street, building design shall reflect and be harmonious with the traditional and historic character of the Grove Street/W. Grant Street neighborhood. Building materials, roofing, and other major architectural features should be similar to those used in nearby residential buildings. Highly-finished materials for building facades such as concrete and metal are not appropriate.

c. Landscape Buffer along Grove Street

For light industrial development on properties adjacent to Grove Street, a minimum 10-foot wide landscaped buffer must be provided along the street.

d. Land Use Buffers

Adjoining residential uses shall be buffered from light industrial uses where the two uses abut at the property line by ample building setbacks, fencing, and landscaping on the light industrial parcel.