

ORDINANCE NO. _____

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE BY RECLASSIFYING THE PROPERTIES FOR THE CARITAS VILLAGE PROJECT, LOCATED AT 431, 437, 439, 465 A STREET, AND 506, 512, 516, 520, 600, 608, AND 612 MORGAN STREET TO THE TV-M-H-SA (TRANSIT VILLAGE-MIXED USE) ZONING DISTRICT, FILE NO. PRJ18-052

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

Section 1. The Council finds, based on the evidence and records presented, that the reclassification to the TV-M-H-SA-SA (Transit Village-Mixed Use) zoning district is appropriate for the properties located at 431, 437, 439, 465 A Street, and 506, 512, 516, 520, 600, 608, and 612 Morgan Street, also known as Assessor’s Parcel Nos. 010-041-020, 010-041-004, 010-041-005, 010-041-019, 010-041-008, 010-041-009, 010-041-010, 010-041-011, 010-041-017, 010-041-018, 010-041-013, 010-041-014, 010-041-015, 010-041-016, and 010-041-001 (Subject Properties), to facilitate infill development in the Downtown area. The Council further finds and determines that:

1. The proposed amendment is consistent with the goals and policies of all elements of the General Plan, and any applicable specific plan in that rezoning the Subject Properties to the TV-M-H-SA will facilitate the infill development a site for high density affordable housing, as well as homeless services within 0.30 miles of the SMART Train Station, the Second Street Transit Mall, and three bus routes within 0.25 miles of the project site; and
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that: the proposed uses are consistent with the allowed uses in the TV-M-H-SA land use designation, and the mitigation measures in the EIR will be enforced through a Mitigation Monitoring and Reporting Program; and
3. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) in that the City prepared an Environmental Impact Report (EIR), and the EIR was recommended to the City Council for adoption by the Planning Commission on February 27, 2020; and
4. The Subject Properties are physically suitable, including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities, for the proposed reclassification in that the Project site consists of a city block that is currently surrounded on three sides by large scale buildings and structures, such as multi-level parking structures and Highway 101.

Section 2. All conditions required by law having been satisfied and all findings with relation thereto having been made, Title 20 of the Santa Rosa City Code is amended by amending the “Zoning Map of the City of Santa Rosa,” as described in Section 20-20.020, so as to change the classification of Assessor’s Parcel Nos. 010-041-020, 010-041-004, 010-041-005, 010-041-019, 010-041-008, 010-041-009, 010-041-010, 010-041-011, 010-041-017, 010-041-

018, 010-041-013, 010-041-014, 010-041-015, 010-041-016, and 010-041-001 to the TV-M-H-SA (Transit Village-Mixed Use) zoning district.

Section 3. Environmental Determination. The proposed reclassification of the Subject Properties has been reviewed in compliance with the California Environmental Quality Act (CEQA), in that the Council certified an Environment Impact Report (EIR) for the Project on March 3, 2020.

Section 4. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance is for any reason held to be invalid and/or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 5. Effective Date. This ordinance shall take effect on the 31st day following its adoption.

This ordinance was introduced by the Council of the City of Santa Rosa on March 3, 2020.

IN COUNCIL DULY PASSED AND ADOPTED this ____ day of March 2020.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM:

City Attorney