

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO THE CITY COUNCIL REZONING OF CARITAS VILLAGE PROJECT PROPERTIES LOCATED AT 431, 437, 439, 465 A STREET AND 506, 512, 516, 520, 600, 608, AND 612 MORGAN STREET, ASSESSOR'S PARCEL NUMBERS 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 TRANSIT VILLAGE-MIXED (TV-M-H-SA) ZONING DISTRICT – FILE NUMBER PRJ18-052.

WHEREAS, on September 10, 2018, Catholic Charities and Burbank Housing (Applicants) submitted an application for a General Plan Amendment, Specific Plan Amendment, Rezoning, Tentative parcel map, Conditional Use Permit for an emergency shelter, Major Landmark Alteration Permit, and Major Design Review for a proposed project to expand homeless services currently operating on the project site, and to construct 126 units of permanent, affordable housing, to be located at 431, 437, 439, 465 A Street and 506, 512, 516, 520, 600, 608, and 612 Morgan Street, more particularly described as Assessor's Parcel Numbers 010-041-001, 004, 005, 008, 009, 010, 011, 013, 014, 015, 016, 017, 018, 019, 020 (Project Site); and

WHEREAS, on February 27, 2020, the Planning Commission held a noticed public hearing to consider a Rezoning for Caritas Village (Project), which is a project that includes the redevelopment of a city block into: a comprehensive family and homeless support services facility (Caritas Center), and a 126-unit affordable housing development (Caritas Homes) for properties located on the Project Site; and

WHEREAS, the Caritas Village parcels are collectively known as the "Project Site." Some are currently zoned Multi-Family Residential (R-3-10-H) and some are currently zoned Neighborhood Commercial (CN-H-SA).

WHEREAS, the applicants seek a rezoning to have all Caritas Village parcels rezoned to the Transit Village-Mixed (TV-M-H-SA) Zoning District.

WHEREAS, the Transit Village-Mixed land use designation is intended to accommodate a diverse mix of high density residential, hotel, office, and retail uses and maintain a vibrant and activity generating specialty shopping district; and

WHEREAS, the requested Rezoning for the Project is within the scope of the final environmental impact report for the Caritas Village Project, entitled, "Caritas Village Final Environmental Impact Report;" and

WHEREAS, the Planning Commission, pursuant to City Code Section 20-64.050 (Findings), hereby finds and determines:

- A. The proposed amendment is consistent with the goals and policies of the General Plan, the Downtown Station Area Specific Plan, Historic Residential Subarea, and the Courthouse Square Subarea policies, in that: the Project includes up to 126 units of affordable housing, which is consistent with ensuring that adequate sites are available for development of affordable housing; the Project expands the supply of housing available to lower income households, including homeless and support services, and amenities for the residents; the Project establishes a high-density residential development within 0.30 miles of the SMART Train Station, the Second Street Transit Mall, and three CityBus routes are within 0.25 miles of the project site; the Project is an infill development on existing, developed, but underutilized, land and would not induce development beyond the planned area in the General Plan and Downtown Specific Plan; the Project site will retain the Historic combining district overlay;
- B. 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; program participants at both Caritas Center and Homes will be required to sign a program agreement that outlines expected behaviors, prohibited activities, and responsibilities, including good neighbor rules that are enforced by Catholic Charities staff to ensure that participants are not loitering in the neighborhood (both during daytime and after nighttime program operation hours); the Project includes exterior lighting systems and other design features, including camera surveillance to reduce illicit behaviors such as loitering, trespassing, littering and garbage, and bathroom incivility, as well as, a private security firm to patrol the project site and neighborhood during the day and at night; the Project will be conditioned to comply with all City ordinances, regulations and policies in the Conditions of Approval; and, the mitigation measures in the EIR will be enforced through a Mitigation Monitoring and Reporting Program, as is required by CEQA.;
- C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA), in that the City prepared an Environmental Impact Report and adopted a Statement of Overriding Considerations in compliance with CEQA.
- D. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.
- E. The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designations and anticipated land uses/developments, in that: the Project site consists of a square of flat, city blocks that are currently surrounded on three sides by large scale buildings and structures, such as multi-level parking structures and Highway 101; the Project site is accessible to public transit, as well as, sidewalks and designated bike lanes on A and Sixth Streets; and, that there is substantial capacity at the Wastewater Treatment Plant to serve the Project and implementation would not exceed wastewater treatment requirements.

NOW, THEREFORE, BE IT RESOLVED that the Santa Rosa City Planning

Commission recommends approval and adoption of the rezoning subject to the following conditions:

1. Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North Coast Region, in effect at the time, or thereafter, that the building permit(s) for this development, or any part thereof, are issued.

BE IT FURTHER RESOLVED that the Planning Commission recommends to the City Council the approval and adoption of the rezoning of property situated at 431, 437, 439, 465 A Street and 506, 512, 516, 520, 600, 608, and 612 Morgan Street from the Multi-Family Residential (R-3-10-H) and the Neighborhood Commercial (CN-H-SA) District to the Transit Village-Mixed (TV-M-H-SA) Zoning District, said property more precisely described as: Assessor's Parcel Number(s) 010-041-001, 004, 005, 008, 009, 010, 011, 013, 014, 015, 016, 017, 018, 019, 020.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 27<sup>th</sup> day of February 2020, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: \_\_\_\_\_  
PATTI CISCO, CHAIR

ATTEST: \_\_\_\_\_  
CLARE HARTMAN, EXECUTIVE SECRETARY