

RESOLUTION NO

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING THE CITY COUNCIL APPROVE A TENTATIVE PARCEL MAP FOR THE CARITAS VILLAGE PROJECT, 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

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 adopting a resolution to recommend that the City Council approve a Tentative Parcel Map for the 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) on the Project Site; and

NOW BE IT RESOLVED, the Planning Commission has considered the application, the staff reports, oral and written, the General Plan, Specific Plan and zoning on the subject property, the testimony, written comments, and other materials presented at the public hearing, and determines that the tentative parcel map of three parcels and no more is in compliance with the requirements of the Subdivision Ordinance of the City of Santa Rosa (Title 19, City Code), and the Subdivision Map Act (Government Code section 66410 et seq.) based upon the following findings:

- A. The proposed tentative parcel map will be consistent with the proposed General Plan and the Downtown Station Area Specific Plan amendments, as specified in Government Code sections 65451 and 66473.5. The tentative parcel map will prepare the project site for high density, mixed-use development and affordable housing in the Transit Village-Mixed zone, and the Project will be near the SMART station, the Transit Mall, multiple CityBus routes, and bicycle and pedestrian routes;
- B. The proposed subdivision meets the housing needs of the City and the public service needs of the subdivision's residents are within the available fiscal and

environmental resources of the City since 100% of all Caritas Homes will be affordable housing units.

- C. The design of the proposed subdivision has, to the extent feasible, provided for future passive or natural heating or cooling opportunities in the subdivision as would be constructed to meet or exceed current energy efficient standards as codified by the 2016 CALGreen +Tier 1 checklists for residential and non-residential buildings; and built to comply with Title 24 standards to be solar-ready with appropriate roof strength and installed conduit; and is anticipated to be certified with the LEED Gold rating;
- D. The proposed subdivision would not discharge waste into the City's sewer system that would result in violation of the requirements prescribed by the California Regional Water Quality Control Board;
- E. That the proposed subdivision is consistent with the City of Santa Rosa Design Guidelines and is determined to be of Superior Design.

BE IT FURTHER RESOLVED, the Planning Commission finds and determines that this Tentative Parcel Map would not be recommended for approval to the City Council, but for the applicability and validity of the below conditions, and, that if any one or more of the below conditions are determined invalid, this tentative map would not be recommended for approval to the City Council without requiring other valid conditions for achieving the purposes and intent of such approval.

BE IT FURTHER RESOLVED that the Planning Commission recommends approval to the City Council with the City Council's adoption of the mitigation measures set forth in the Mitigation Monitoring Program, dated January 23, 2020, which was prepared in conjunction with a Final Environmental Impact Report (EIR) that was prepared for the project.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa does hereby recommend approval of the Caritas Village Tentative Parcel Map, September 9, 2018, and on file in the Department of Community Development, subject to the conditions outlined below:

1. Compliance with the Development Advisory Committee Report dated February 27, 2020, attached hereto as Exhibit A and incorporated herein.

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

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
PATTI CISCO, CHAIR

ATTEST: _____
CLARE HARTMAN, EXECUTIVE SECRETARY

Attachments: Exhibit A, DAC Report

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