

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: SHARI MEADS, CITY PLANNER
PLANNING AND ECONOMIC DEVELOPMENT
SUBJECT: PROFESSIONAL SERVICES AGREEMENT – DOWNTOWN
STATION AREA HISTORIC RESOURCE EVALUATION

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Council, by resolution, approve the Professional Services Agreement with Architectural Resources Group, Inc. based in San Francisco, California, for the amount of \$180,000, to prepare a Downtown Station Area Historic Resource Evaluation which is to be grant funded.

EXECUTIVE SUMMARY

In April 2020, the City was awarded a \$310,000 California Department of Housing and Community Development (HCD) Senate Bill 2 (SB 2) Planning Grants Program (PGP) award for planning initiatives, including the Downtown Station Area (DSA) Historic Resource Evaluation (HRE). The DSA HRE will streamline DSA housing production through proactively determining sites that do not require additional historic resource evaluation, thus greenlighting them for potential development.

In October 2020, the City Council adopted the DSA Specific Plan (Downtown Plan) with the objective of increasing housing units by streamlining development and allowing greater density in the Downtown Plan area. The Downtown Plan includes policy UDCS-2.3 which directs the preparation of an historic context statement and a comprehensive historic resource survey (Historic Resource Evaluation) to locate, identify, and document DSA structures and sites that may qualify for nomination to State or Federal historic registers, or that may otherwise be of local significance.

A Request for Proposals (RFP) process for a DSA HRE was initiated in November 2020. Four proposals were received, and all submitters were interviewed. Architectural Resources Group, Inc. (ARG) was selected as the successful bidder.

BACKGROUND

California Senate Bill 2, effective January 1, 2018, was part of a 15-bill housing package aimed at addressing the State's housing shortage and high housing costs. SB 2 establishes a permanent funding source intended to increase affordable housing and it directs HCD to establish a program that provides financial and technical assistance to local governments to streamline housing production.

In March 2019, HCD issued a Notice of Funding Availability for its SB 2 Planning Grants Program.

On October 22, 2019, the Council by resolution no. RES-2019-156 approved the filing of an HCD SB 2 PGP application for the amount of \$310,000.

In November 2019 the City submitted an HCD SB 2 PGP application for three projects that will result in accelerated housing production: A Historic Resource Evaluation of the DSA (\$185,000); development of a Missing Middle Policy (\$80,000); and evaluation of the existing Growth Management Ordinance and General Plan Element (\$45,000).

On April 24, 2020, staff received from HCD an SB 2 PGP award letter for \$310,000 for the three projects included with the PGP application. This report and the attached Professional Services Agreement (Exhibit A) apply to the Historic Resource Evaluation of the DSA PGP grant allocation.

On October 13, 2020, the Council adopted the DSA Specific Plan and certified the Final Subsequent Environmental Impact Report.

On November 6, 2020, an RFP for consultant services for the DSA HRE was distributed to 19 individuals representing 16 consultant firms. The RFP was also promoted on the City's website and through the City Connections newsletter. The deadline for responses was identified to be December 2, 2020.

On December 14, 2020, virtual interviews were held with each of the four firms that submitted proposals. The interview panel consisted of Councilman Jack Tibbetts, Design Review Board member Adam Sharron, Cultural Heritage Board member John McHugh, citizen representative Lisa Kranz, and three City staff members. ARG was chosen based on their qualifications, proposed time schedule, budget, and written and oral presentations.

PRIOR CITY COUNCIL REVIEW

On October 22, 2019 the Council authorized staff by resolution no. RES-2019-156 to apply for and submit to HCD an SB 2 PGP application for the amount of \$310,000.

ANALYSIS

There are 1,114 +/- properties within the (720 acres +/-) DSA boundary that were constructed between 1870 and 1974 and therefore may be a significant resource under California Register of Historical Resources or National Register of Historic Places guidelines. The City has specific development regulations for properties that are within historic preservation districts, but 627 +/- of the age-eligible properties do not fall within the bounds of an existing preservation district and have not been evaluated for historic significance.

The DSA HRE will serve to streamline infill housing development by identifying which of these 627 +/- DSA sites are historically significant and which sites do not require additional historic resource evaluation. The HRE will also allow the City to identify and protect DSA cultural and historic resources which encourage tourism, economic development, and the celebration of the City's unique character.

The proposed Professional Services Agreement (PSA) includes the preparation of an Historic Resource Evaluation for the DSA within a 22-month timeframe. The DSA HRE includes Reconnaissance Level Surveys (RLS) for 627 +/- properties located outside existing Preservation Districts, preparation of a DSA Historic Context Statement, Intensive Level Surveys for properties determined to be potentially significant, and documentation of survey results on appropriate California Department of Public Resources forms. The full scope of work and timeline are detailed within the attached PSA (Exhibit A).

The total project budget is \$180,000 which will be paid with SB2 grant funds. The budget for ARG's work, outlined in the PSA, is \$180,000. The Council must approve contracts exceeding \$100,000 pursuant to Council Policy 600-01, Selection of Professional Services.

FISCAL IMPACT

The professional services agreement with ARG will be funded through the SB 2 Planning Grants Program grant award.

ENVIRONMENTAL IMPACT

This Council action is exempt from the California Environmental Quality Act (CEQA) because it is not a project which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, pursuant to CEQA Guideline Section 15378 and the funding being sought would accommodate feasibility or planning studies pursuant to CEQA Guideline Section 15262. Any future project within the DSA will be subject to environmental review at such time that it is initiated.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

Not applicable.

ATTACHMENTS

- Attachment 1 – ARG Proposal dated December 2, 2020
- Attachment 2 – ARG Supplemental Scope of Work and Compensation dated January 4, 2021
- Resolution / Exhibit A – PSA with ARG

CONTACT

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