

RESOLUTION NO. PRJ21-002

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING CHANGES TO AN APPROVED PROJECT, INCLUDING MINOR CHANGES TO THE ROOF, TOWER, AND MATERIALS MODIFICATIONS, FOR CARITAS HOMES, LOCATED AT 600, 608 MORGAN STREET AND 340, 360 7TH STREET, SANTA ROSA, APN: 010-041-001, 004, 005, 008, 009, 010, 011, 013, 014, 015, 016, 017, 018, 019, 020; FILE NO. PRJ21-002

WHEREAS, on March 3, 2020, the City Council certified the Final Environmental Impact Report, approved an amendment to the General Plan land use designation to Transit Village Mixed Use, a Specific Plan Amendment to include all of the project parcels within the Courthouse Square Sub-Area, a rezoning of the subject site to TV-M-H-SA (Transit Village Mixed Use), and approved a Tentative Map to allow for the expansion of an emergency shelter, known as Caritas Center, and approved the development of a 126-unit multi-family affordable housing, known as Caritas Homes (Approved Project), 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);

WHEREAS, on August 6, 2020, the Cultural Heritage Board approved Resolution No. 20-335, which consisted of a Landmark Alteration Permit for the demolition of existing buildings on the Project Site and construction of Caritas Homes in the St Rose Preservation District; and

WHEREAS, on August 6, 2020, the Design Review Board approved Resolution No. 20-1011 for Preliminary Design Review for the Approved Project on the Project Site;

WHEREAS, on March 5, 2021, an application was submitted to the Planning and Economic Development Department, in which the applicant requested desired changes to the roof, tower design elements, as well as materials of the Approved Project, furnished appropriate supporting materials, and provided an explanation of the reasons for the request to modify the Approved Project, which are more fully described in the detailed project information narrative (Exhibit 1);

WHEREAS, the Zoning Administrator heard the evidence and reviewed the proposed findings, if any, submitted by the applicant; and,

NOW, THEREFORE, BE IT RESOLVED, that after consideration of the reports, documents, and other materials presented, and pursuant to City Code Section 20-54.060 (Changes to an Approved Project), the Zoning Administrator of the City of Santa Rosa finds and determines:

1. The requested architectural revisions for the Approved Project are consistent with all applicable provisions of the Zoning Code, in that the proposed architectural changes do not increase the height or square footage of the Approved Project;

2. The requested architectural changes for the Approved Project do not involve a feature of the project that was a basis for the findings in the Environmental Impact Report that was certified by the City Council on March 3, 2020;
3. The requested architectural revisions of the Approved Project were not specifically addressed, were not the basis for conditions of approval for the Approved Project, and were not specific considerations by the Cultural Heritage Board and Design Review Board in the Approved Project approval, and design of the roofs and exterior stairs of Caritas Homes remain compatible with the time period of the adjacent structures in that the District-facing elevation will continue to feature a number of materials, namely the use of stucco as the primary cladding material, wood architectural features (fencing, trellises, and other details), aluminum-framed bronze windows, and shingle roof. The architectural features will remain consistent with the single-family residences within the District, which are typically composed in Craftsman and Queen Anne styles, all of which feature decorative wood elements;
4. The requested architectural revisions of the Approved Project do not result in an expansion of the land use and/or activity, in that the total height, setbacks, and number of units remain unchanged.

BE IT FURTHER RESOLVED that on March 3, 2020, the City Council certified an Environmental Impact Report (EIR) and adopted Findings of Fact related to the California Environmental Quality Act (CEQA) and Statement of Overriding Considerations for the Caritas Village project; and, pursuant to State CEQA Guidelines § 15162, no subsequent EIR is required, as there are no major revisions of the previous EIR and there are no new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

NOW, THEREFORE, BE IT RESOLVED that the Zoning Administrator of the City of Santa Rosa finds and determines that the said changes to the Approved Project would not be approved but for the applicability and validity of each and every one of the below conditions and that if any one or more of the following conditions are determined invalid, the requested changes to an approved project would not have been approved without requiring other valid conditions for achieving the purposes and intent of such an approval;

BE IT FURTHER RESOLVED that the Zoning Administrator of the City of Santa Rosa approved the Caritas Homes—Roof Revision, dated March 5, 2021, on file in the Planning and Economic Development Department, and subject to the following conditions:

1. Project shall comply with the Mitigation Monitoring Reporting Program associated with the Caritas Village EIR, dated January 23, 2020

2. Project modifications shall be limited to those described in the project information dated received by the City on March 5, 2021, attached hereto and incorporated herein.
3. Unless otherwise amended by this resolution, the approved conditions found in resolutions for PRJ18-052, including Cultural Heritage Board Resolution No. 20-335, and Design Review Board Resolution No. 20-1011, shall remain in full force and effect.
4. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
5. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.

REGULARLY PASSED AND ADOPTED by the Zoning Administrator of the City of Santa Rosa on the 6th of May 2021.

APPROVED: _____

ANDY GUSTAVSON, ZONING ADMINISTRATOR

ATTACHMENT: Exhibit 1