

RESOLUTION NO. RES-2020-203

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING LIMITED GENERAL PLAN AND DOWNTOWN STATION AREA SPECIFIC PLAN AMENDMENTS CONSISTING OF TEXT CHANGES TO DEFINE THE DEVELOPMENT STANDARDS FOR TWELVE HISTORIC CONTRIBUTOR PROPERTIES WITHIN THE ST. ROSE PRESERVATION DISTRICT – FILE NUMBER ST18-002

WHEREAS, on October 9, 2007, the Council of the City of Santa Rosa adopted the Downtown Station Area Specific Plan (2007 Specific Plan) to increase the number of residents and employees within walking distance of the Sonoma Marin Area Rail Transit (SMART) station through the intensification of land uses in the Plan Area; and

WHEREAS, the 2007 Specific Plan did not address other areas of policy necessary to facilitate Downtown development and, combined with the Great Recession of 2007-2009, very little housing was produced within the Plan Area; and

WHEREAS, on April 24, 2018, the City received a grant from the Metropolitan Transportation Commission (MTC) in the amount of \$800,000 to update the 2007 Specific Plan based on the Plan Area’s designation as a Priority Development Area; and

WHEREAS, the Downtown Station Area Specific Plan (DSASP) updated the 2007 Specific Plan and represents the community’s vision of creating a vibrant, sustainable, and important community gathering place where residents can celebrate their diversity and heritage; and

WHEREAS, on January 8, 2019, the City commenced the DSASP planning process which included a robust community engagement strategy including four community workshops, four Citizen Advisory Committee meetings, three Technical Advisory Committee meetings, online surveys, focus groups, and other events held both in person and virtually to create a vision for the Plan Area and to receive feedback on draft documents; and

WHEREAS, the DSASP facilitates increased mixed use and residential development in a transit supportive environment, with increased flexibility of regulations, preservation of historic resources, improved connectivity to create safe, attractive, walkable streets, increased civic, recreational and open space opportunities; and appropriate environmental protection and infrastructure development to support the increase in population and intensification of uses; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (“CEQA”), the State CEQA Guidelines, the Subsequent Environmental Impact Report (2020 Draft SEIR) for the DSASP was prepared and sent to the State Clearinghouse (#2006072104) for review by State and responsible agencies and was made available to the public for review and comment for a period of 45 days beginning on July 15, 2020 and ending on August 31, 2020, and the City provided written responses to all timely comments received; and

WHEREAS, the 2020 Draft SEIR, the Responses to Comments and the Mitigation Monitoring and Reporting Program, dated September 14, 2020, comprise the 2020 Final SEIR; and

WHEREAS, on August 13, 2020, the Planning Commission held a noticed public hearing regarding the DSASP and the Draft SEIR, at which time all persons were invited to speak or submit written comments; and

WHEREAS, on September 24, 2020, at a public meeting of the Planning Commission, the Commission considered the DSASP and associated General Plan amendments, at which time all persons were invited to speak or submit written comments, and adopted Resolution #12024 recommending that the Council approve General Plan amendments and adopt the DSASP; and

WHEREAS, the Council held a public hearing on October 13, 2020, regarding the DSASP, General Plan amendments, and 2020 Final SEIR, at which time all persons were invited to speak or submit written comments; and

WHEREAS, during the October 13, 2020, public hearing, members of the public expressed concerns over the proposed Floor Area Ratio (FAR) established for 12 contributor properties on B Street, 10th Street, and 7th Street which were limited to the following addresses and Assessor's Parcel Numbers (APNs): 510 B Street (010-035-018), 520 B Street (010-035-020), 526 B Street (010-035-021), 534 B Street (010-035-034), 558 B Street (010-034-002), 576 B Street (010-034-004), 600 B Street (010-014-007), 616 B Street (010-014-011), 630 B Street (010-014-003), 634 B Street (010-014-002), 430 10th Street (010-035-032), 509 7th Street (010-035-036) ("the subject properties") within the St. Rose Preservation District; and

WHEREAS, following the public hearing, the Council adopted a resolution approving General Plan Amendments and adopting the DSASP, with the FAR removed from the subject properties; and

WHEREAS, the DSASP regulates density and building height through FAR, and therefore density and building height standards are required for the subject properties and consistent with State law, must be reflected in the General Plan and DSASP; and

WHEREAS, text amendments to the DSASP and General Plan are necessary to implement the Council Resolution expressing density and height maximums for the subject properties; and

WHEREAS, on November 2, 2020, at a Public Hearing at a Special Meeting of the Planning Commission, the Commission considered the necessary General Plan and DSASP amendments, at which time all persons were invited to speak or submit written comments, and adopted Resolution #12030 recommending that the City Council approve the General Plan and DSASP amendments; and

WHEREAS, on October 13, 2020, the Council by separate resolution, certified the Final Subsequent Environmental Impact Report for the DSASP (“FSEIR”) as complete and adequate under CEQA and adopted the Mitigation Monitoring and Reporting Program and CEQA Findings of Fact; and

WHEREAS, the proposed General Plan and DSASP amendments are within the scope of the previously certified FSEIR and, pursuant to CEQA Guidelines Section 15162, no additional environmental review is necessary.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Santa Rosa has considered the public testimony on the General Plan and DSASP amendments and has reached consensus on issues important to the community and has determined that the General Plan and the DSASP amendments will allow for necessary and appropriate height and density standards for development within the St. Rose Preservation District, necessary due to the removal of FAR from the subject properties.

BE IT FURTHER RESOLVED that the Council finds the following:

1. The adoption of necessary amendments to the General Plan and the DSASP together maintain internal consistency with the goals and policies of the General Plan which retains a vision to produce a diverse range of housing and employment opportunities primarily through infill development, while providing predictable development standards for development on various contributor properties within the St. Rose Preservation District.
2. The adoption of the General Plan and DSASP amendments would not be a detrimental to the public interest, health, safety, convenience, or welfare of the City because there is no change to the underlying land use and the amendments are necessary to clarity of development standards and consistency with State Law.
3. The DASAP and General Plan amendments have been reviewed and analyzed in compliance with the CEQA and are consistent with the FSEIR certified by the Council at its October 13, 2020, meeting.
4. The reduction of height for the 12 historic contributing properties along B street and 10th street may result in a decrease in development potential from the current CD zoning allowance of 5 stories. In accordance with the Housing Crisis Act of 2019 (SB 330) and Section 65863(c)(1), there will be no net loss of residential density due to the concurrent adoption of the Downtown Station Area Specific Plan zoning implementation package which rezones properties within the Downtown Station Area to accommodate an additional 5,275 housing units beyond the 2007 Downtown Station Area Specific Plan and existing Housing Element.

BE IT FURTHER RESOLVED that, based on the foregoing, the Council hereby adopts the General Plan text amendments to the Santa Rosa General Plan 2035 as follows:

A. Page 2-6: Amend Table 2-1, Permitted Densities/Intensities under General Plan, as follows:

1. Amend the Core Mixed Use Residential Density column to state "no maximum," the Residential Density Mid-Point and Square Feet per Employees columns shall be marked with a -.

2. Amend the footnote under Table 2-1 which states the following: “Density and Intensity in the Core Mixed Use, Station Mixed Use, Maker Mixed Use and Neighborhood Mixed Use areas are controlled by the Floor Area Ratio shown in Figure 2-3, except for when density maximums are established in the Core Mixed Use land use designation as shown in the table above.”

B. Pages 2-10 and 2-11:

1. Add the following new land uses under Mixed Use Sites and Centers:

“Core Mixed Use

The Core Mixed Use designation is intended to foster a vital mix of residential, retail, office, governmental, entertainment, cultural, educational, and hotel uses to activate the greater Courthouse Square area and key transit corridors. The principal objectives of the CMU designation are to strengthen the role of this area as a business, governmental, retail, and entertainment hub for the region, and accommodate significant new residential development that will extend the hours of activity and create a built-in market for retail, service, and entertainment uses. High-rise development in all-residential or mixed-use buildings is envisioned in a walkable, bikeable environment with public gathering places such as plazas, courtyards, or parks and easy access to public transit. The Core Mixed Use designation has a maximum FAR range of 3.0-8.0 except for 12 contributor properties on B, 7th and 10th Streets; refer to Figure 2-3 for allowable FAR. Specified height and density maximums apply to the 12 contributor properties where there is no FAR expressed.”

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BE IT FURTHER RESOLVED that, based on the foregoing, the Council hereby adopts the Downtown Station Area Specific Plan text amendments as follows:

Amend New Policy LU 2.7 (page 2-17) as follow:

“Require new development within the Core Mixed Use, Station Mixed Use, Maker Mixed Use, and Neighborhood Mixed Use designations to achieve the mid-point or higher of the maximum FAR in all cases when FAR is established. Exceptions are allowed where parcel configuration, historic preservation or utility constraints make the mid-point impossible to achieve. On properties where no FAR is established the building height shall be limited to a maximum of 35 feet.”

IN COUNCIL DULY PASSED this 17th day of November, 2020.

AYES: (7) Mayor Schwedhelm, Vice Mayor Fleming, Council Members Dowd, Olivares, Rogers, Sawyer, Tibbetts

NOES: (0)

ABSENT: (0)

ABSTAIN: (0)

ATTEST: _____
City Clerk

APPROVED: _____
Mayor

APPROVED AS TO FORM:

City Attorney