

CONSISTENCY ANALYSIS WITH THE NORTH STATION AREA SPECIFIC PLAN

Goals and Guidelines	Consistency Determination	Consistency Analysis
Land Use		
<p>GOAL LU-1. PROVIDE FOR A COMPREHENSIVE MIX OF TRANSIT-SUPPORTIVE LAND USES.</p> <p>Policy LU-1.1. Intensify land uses and increase residential densities in the project area to support future transit improvements and ridership, and to provide a significant number of new residential units.</p> <p>Policy LU-1.2. Support transit-oriented development in the project area by allowing adequate intensity of use and requiring pedestrian-oriented development (e.g., buildings along sidewalk, parking lots minimized).</p>	CONSISTENT	<p>The project will demolish existing single-family structure, which is unoccupied, and construct 136 living units.</p> <p>The structures are proposed as close to the sidewalk as possible, just behind a 13' required Public Utility Easement.</p>
<p>GOAL LU-4. PROMOTE SUSTAINABLE SITE DESIGN.</p> <p>Policy LU-4.1: Promote site and building design that improves energy efficiency by incorporating natural cooling and passive solar heating. This may include extended eaves, window overhangs, awnings, and tree placement for natural cooling, and building and window orientation to take advantage of passive solar heating in the winter and natural cooling in the summer.</p> <p>Policy LU-4.3: Encourage green site design by utilizing native and/or drought-tolerant trees and plants where possible, incorporating permeable paving and designing resource-efficient landscapes and gardens.</p>	CONSISTENT	<p>The new structures will be required to comply with the All-Electric Building Code.</p> <p>The project is required to comply with CALGreen Tier 1 and California Green Building Standards amended by City Council Ord. No. ORD-2019-019, for all electric Construction in New Construction Low-Rise Residential Buildings.</p> <p>The landscaping is required to comply with the City's Water Efficient Landscape Ordinance. The planting and tree replacement plan includes a native and Mediterranean plant pallet, primarily if not entirely very low, low and moderate plant water requirements.</p>

		Tree replacement will done in compliance with the Tree Ordinance, City Code Chapter 17-24.
<p>GOAL AH-1. PROVIDE A VARIETY OF HOUSING TYPES AND DENSITIES IN THE SPECIFIC PLAN AREA, INCLUDING THOSE AFFORDABLE TO LOWER-INCOME HOUSEHOLDS.</p> <p>Policy AH-1.1. Utilize existing City programs and policies to encourage and facilitate development of affordable housing within the Specific Plan area.</p>	CONSISTENT	Because the project proposes 135 units designed for low-income occupants and is conditioned to remain in contract with the City for the affordable units for a period of 55 years, the project received priority processing through the development review process, consistent with direction from the City Council.
<p>GOAL AH-2. MINIMIZE DISPLACEMENT OF EXISTING RESIDENTS.</p>	CONSISTENT	The property is currently developed with one single-family residence this is vacant. No residents will be displaced.
<p>GOAL AH-3. CREATE HOUSING OPPORTUNITIES FOR A DIVERSE POPULATION.</p> <p>Policy AH-3.1. Encourage the development of housing for all groups, including students and seniors, particularly near the SMART station and the pedestrian/bicycle bridge.</p>	CONSISTENT	The project provides housing opportunities for diverse groups by designating 135 units for low-income occupants.
CIRCULATION PLAN		
<p>GOAL C-2. PROVIDE PARKING APPROPRIATE TO TRANSIT-ORIENTED DEVELOPMENT.</p> <p>Policy C-2.2. Encourage all developments to reduce parking demand through an appropriate mechanism such as pricing, unbundling parking, shared parking, transit passes, bicycle amenities, pedestrian amenities, car-share program, employee TDM, or employer-provided discount transit passes.</p>	CONSISTENT	The Project has been conditioned to require unbundled parking; provides parking stalls at a ratio of approximately 1.3 spaces/unit; and is providing bicycle parking in compliance with the Zoning Code.

<p>GOAL C-3. PROVIDE MULTIMODAL CONNECTIONS THROUGHOUT THE PROJECT AREA.</p> <p>Policy C-3.1. Improve connections in the project area by creating new streets or extensions of existing streets, as identified in the Circulation Plan.</p> <p>Policy C-3.5. Identify gaps and build sidewalks to complete the pedestrian network in neighborhoods and commercial areas.</p> <p>Policy C-7.3. Install streetscape furnishings such as benches and lighting, as identified in Table 7.4 Street Furnishing Types & Guidelines, along all pedestrian/ bicycle paths to improve safety and pedestrian comfort, where possible.</p>	<p>CONSISTENT</p>	<p>In addition to improvements along W. College Avenue, a well-traveled arterial street, the project will improve Kowell Road to approved standards. Kowell Road has been mistakenly treated as private road when, in fact, it is a public street. Kowell Road will be constructed with sidewalk, curb and gutter along the project frontage.</p> <p>Consistent with Table 7.4, Street Furnishing Types & Guidelines, the project is required to comply with the current Low Impact Development standards.</p>
<p>Infrastructure & Public Facilities</p>		
<p>GOAL PF-1. SUPPORT ANTICIPATED LEVEL OF DEVELOPMENT INTENSITY IN PROJECT AREA WITH ADEQUATE INFRASTRUCTURE.</p> <p>Policy PF-1.1. Provide utility upgrades as needed to support increased density and intensity in the area.</p> <p>Policy PF-1.2. Explore options to underground existing overhead facilities to improve the aesthetics and reliability of the utilities.</p>	<p>CONSISTENT</p>	<p>All development projects are required pay for or implement “fair-share” contributions to improvements supporting infrastructure. Some of the improves required of Aviara Apartments include bringing both W. College Avenue and Kowell Road up to City standards above ground (i.e. sidewalk, curb, gutter and street improvements) and below ground (i.e. water, sewer, utilities).</p>

<p>GOAL PF-3. PROVIDE FUNDING FOR PUBLIC SERVICES AND UTILITIES IN THE PLAN AREA.</p> <p>Policy PF-3.1. Ensure that private development provides its fair share of funding for necessary improvements to public services and utilities in the Plan Area.</p>	<p>CONSISTENT</p>	<p>All development projects are required pay for or implement “fair-share” contributions to improvements supporting infrastructure. Some of the improves required of Aviara Apartments include bringing both W. College Avenue and Kowell Road up to City standards above ground (i.e. sidewalk, curb, cutter and street improvements) and below ground (i.e. water, sewer, utilities).</p>
<p>GOAL PF-4. ENSURE ADEQUATE WATER SUPPLY IS AVAILABLE TO SERVE EXISTING AND NEW DEVELOPMENT IN THE PLAN AREA.</p> <p>Policy PF-4.2. New development and streetscape landscaping shall employ water conservation and reuse measures.</p> <p>Policy PF-4.3. Program construction of needed water system improvements as part of the City’s Capital Improvement Program as timing or conditions warrant.</p>	<p>CONSISTENT</p>	<p>All development projects are required pay for or implement “fair-share” contributions to improvements supporting infrastructure. Some of the improves required of Aviara Apartments include bringing both W. College Avenue and Kowell Road up to City standards above ground (i.e. sidewalk, curb, cutter and street improvements) and below ground (i.e. water, sewer, utilities).</p> <p>All development projects are required to comply with the City’s Water Efficient Landscape Ordinance. The conceptual landscape plan appears to meet that requirement. Landscape plans submitted for Building Permits will be required to show compliance.</p>
<p>GOAL PF-6. SOLID WASTE DISPOSAL NEEDS OF EXISTING AND NEW DEVELOPMENT IN THE PLAN AREA SHOULD BE MET WHILE PROVIDING OPPORTUNITIES FOR REDUCTION, REUSE, AND RECYCLING.</p> <p>Policy PF-6.1. Expand recycling efforts in multifamily and commercial projects in the Plan area and continue to encourage recycling by all residents.</p>	<p>CONSISTENT</p>	<p>The project has been conditioned to require recycling & compost receptacles available for use by all residents of the apartment complex. Instructions as to what can go into receptacle is also required.</p> <p>Due to</p>

<p>Policy PF-6.2. New development requiring demolition of existing structures in the Plan area should reuse and recycle materials to the greatest extent possible.</p>		
<p>GOAL PF-7. MANAGE, MAINTAIN, AND IMPROVE STORMWATER DRAINAGE AND CAPACITY IN THE PLAN AREA.</p> <p>Policy PF-7.1. New development and capital improvement projects shall reduce pollution and runoff flows impacting Paulin and Steele creeks by following the City's Storm Water Low Impact Development Technical Design Manual.</p>	<p>CONSISTENT</p>	<p>The project also proposes a 136-unit, multi-structure apartment complex, including 21 Density Bonus units (18.3% increase), with 135 units designated for low-income occupants. in an area predominantly constructed with single-family residential properties. The project is consistent with the General Plan land use designation of Medium-High Density Residential (18-30 units/acre).</p>
<p>GOAL PF-9. PROVIDE FIRE AND POLICE SERVICES THAT ENSURE THE SAFETY OF THE PLAN AREA COMMUNITY.</p> <p>Policy PF-9.1. Require developers to comply with Santa Rosa Fire Department requirements for multiple-story buildings to ensure adequate space for firefighting.</p>	<p>CONSISTENT</p>	<p>The project plans have been reviewed by the Fire Department and the project has been conditioned appropriately.</p>