

RESOLUTION NO. RES-2020-204

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING AMENDMENTS TO CITY OF SANTA ROSA DESIGN GUIDELINES SECTION 2, CORE AREA, CONSISTENT WITH THE DOWNTOWN STATION AREA SPECIFIC PLAN – FILE NO. ST20-002

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 strives to facilitate 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, on August 19, 2020, at a joint meeting of the Cultural Heritage Board and Design Review Board both bodies reviewed the DSASP and provided comments; and

WHEREAS, on September 24, 2020, the Planning Commission held a public hearing and adopted resolutions recommending that the City Council adopt General Plan Amendments, the DSASP, and certify the Final Subsequent Environmental Impact Report; and

WHEREAS, on October 13, 2020, the Council held a public hearing and adopted General Plan Amendments and the DSASP which requires amendments to the Zoning Code and Design Guidelines necessary to implement the vision and policies; and

WHEREAS, on October 13, 2020, the Council certified the Final Subsequent Environmental Impact Report, Findings of Fact, and the Mitigation Monitoring and Reporting Program; and

WHEREAS, on October 21, 2020, the Design Review Board held a duly noticed public hearing on the proposed amendments to the Design Guidelines Section 2, Core Area, held a public hearing and adopted a Resolution recommending approval of the Design Guidelines amendments to the Council; and

WHEREAS, on November 4, 2020, the Cultural Heritage Board held a duly noticed public hearing on the proposed amendments to the Design Guidelines Section 2, Core Area, held a public hearing and adopted a Resolution recommending approval of the Design Guidelines amendments to the Council; and

WHEREAS, on November 17, 2020, the Council held a duly noticed public hearing on the proposed amendments to the Design Guidelines Section 2, Core Area, and considered written and oral reports of staff, public testimony, and other evidence presented by all those who wished to be heard on the matter.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Santa Rosa makes the following findings:

1. The adoption of the amendments to the Santa Rosa Design Guidelines are consistent with and necessary to maintain internal consistency with the goals and policies of the Santa Rosa General Plan which retains a vision to enhance Santa Rosa's scenic character and distinctive historic aspects and preservation districts.
2. The adoption of the proposed amendments to the Santa Rosa Design Guidelines, Section 2, Core Area, as set forth in Exhibit A (Section 2, Downtown Station Area, as amended) are necessary and desirable to achieve consistency with the DSASP.
3. The Santa Rosa Design Guidelines are a "living document" that requires periodic updates and amending of the guidelines for consistency with newly adopted Specific Plans and General Plan policies.
4. The proposed amendments will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity because they strive to improve the aesthetic of the area and protect neighborhood character.
5. The proposed amendments to the Design Guidelines are within the scope of the Subsequent Environmental Impact Report prepared for the DSASP. No new impacts would result from the adoption or implementation of the Design Guidelines.

BE IT FURTHER RESOLVED that the Council has considered the public testimony on the Design Guideline amendments as set forth in Exhibit A of this Resolution, and has determined that the amendments are necessary and appropriate to implement the DSASP.

BE IT FURTHER RESOLVED that the Council of hereby adopts the amendments to the Design Guidelines, Section 2, Core Area, as set forth in Exhibit A attached hereto and incorporated herein.

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: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM:

City Attorney

Exhibit A – Design Guideline Amendments, Section 2 – Downtown Station Area