

RESOLUTION NO. RES-2020-040

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING AMENDMENTS TO THE DOWNTOWN STATION AREA SPECIFIC PLAN FOR THE CARITAS VILLAGE PROJECT TO INCLUDE ALL PROJECT PARCELS WITHIN THE COURTHOUSE SQUARE SUB-AREA AND SPECIFY ROUNDABOUT DIAMETER WIDTHS OF 80-FEET AT 6TH & A STREET AND 7TH & A STREET INTERSECTIONS FOR THE PROPERTIES AT 431, 437, 439, 465 A STREET AND 506, 512, 516, 520, 600, 608, AND 612 MORGAN STREET, ASSESSOR'S PARCEL NUMBERS 010-041-001, 004, 005, 008, 009, 010, 011, 013, 014, 015, 016, 017, 018, 019, 020 – FILE NUMBER PRJ18-052

WHEREAS, on September 10, 2018, Catholic Charities and Burbank Housing (Applicants) submitted an application for a General Plan Amendment, Specific Plan Amendment, Rezoning, Tentative parcel map, Conditional Use Permit for an emergency shelter, Major Landmark Alteration Permit, and Major Design Review for a proposed project to expand homeless services currently operating on the project site, and to construct 126 units of permanent, affordable housing, 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); and

WHEREAS, on February 27, 2020, the Planning Commission held a noticed public hearing to consider a Specific Plan Amendment for Caritas Village (Project), which is a project that includes the redevelopment of a city block into a comprehensive family and homeless support services facility (Caritas Center), and a 126-unit affordable housing development (Caritas Homes) for properties located on the Project Site; and

WHEREAS, the Planning Commission recommended that the Council amend the text and maps in the Plan as follows:

- A. Amend the maps in the Plan to extend the Courthouse Square Subarea by one-half block to include the entire Project Site.
- B. Amend the text of the Plan to specify that the roundabouts for 6th and A Streets and 7th and A Streets will not exceed eighty (80) feet in diameter; and

WHEREAS, the Applicants requested an amendment to the Downtown Station Area Specific Plan (the Plan) to bring the entire project site within the Courthouse Square Subarea of the Plan; and

WHEREAS, the Plan is the blueprint for development and preservation in a 650-acre area at the center of the City of Santa Rosa that includes Courthouse Square, Railroad Square, and surrounding residential neighborhoods. It implements the General Plan by providing a special set of development standards applied to that particular geographic area. The Plan describes a vision

for downtown as an energetic commercial and cultural center with a range of housing, employment, retail, and restaurant options in a vibrant, walkable environment; and

WHEREAS, the Project site is within the Plan area, and the parcels along Morgan Street are within the Plan's Historic Residential Subarea, and parcels along A Street are within the Plan's Courthouse Square Subarea; and

WHEREAS, the Courthouse Square Subarea is the commercial core of Santa Rosa, and encourages development of new high-density housing appropriate for a city center, while the Historic Residential Subarea envisions the maintenance and enhancement of the existing residential character of historic preservation districts, and limits development to a maximum of three stories; and

WHEREAS, the Project requires an amendment to the Plan in order to include the parcels along Morgan Street within the Courthouse Square Subarea, to allow a maximum height limit of four stories, as the Project's structures will range from two to four stories; and

WHEREAS, a primary objective of the Plan is to increase the number of residents and employees living and working within walking distance (one-half mile) of the Downtown Transit Mall and the Downtown SMART station through intensification of both residential and nonresidential land uses in the Plan area; specifically, the development of 3,409 new dwelling units, 197,500 square feet of office and institutional uses, and 296,000 square feet of retail uses within 20 years; and

WHEREAS, the Santa Rosa General Plan identifies the Plan as a Priority Development Area (PDA), including the Project site. PDAs are defined as areas located within the City's Urban Growth Boundary, concentrated near transit stations, and along major transit corridors. The City is in the process of amending the Plan, but has not adopted any amendments yet; and

WHEREAS, the proposed Plan amendment ensures and maintains internal consistency with the goals and policies of all elements of the General Plan and the Plan because:

- A. Caritas Village will provide high-density development within walking distance of the Downtown SMART Station and the Downtown Transit Mall and is consistent with the policy of promoting transit use.
- B. The proposed plaza or mews between the two residential structures is pedestrian friendly with shared amenities lining both sides and with landscaping features. The Morgan Street and A Street frontage would similarly be pedestrian friendly with ground level units and entry porches along most of their façades. In addition, the site is well served by sidewalks, and pedestrian connections are available for transit stops.

- C. Caritas Village includes two high-density residential structures with up to 126 units of permanent affordable rental housing, as well as, two units that would be reserved for on-site managers, for a total of 128 units.
- D. Caritas Village includes high-density affordable housing and the applicants will enter into an affordable housing agreement with the City.
- E. Caritas Village would target a LEED Gold sustainability rating and would be GreenPoint rated.
- F. Caritas Village incorporates window awnings and tree placement to provide natural cooling. The Project will be constructed to meet or exceed current energy efficiency standards as codified by the 2016 CALGreen + Tier 1 checklists for residential and nonresidential buildings. In addition, the Project will be built to comply with California Code of Regulations, Title 24 standards to be “solar-ready” with appropriate roof strength and installed conduit. Implementation of these building design features will be consistent with the Santa Rosa Build-It-Green (“BIG”) program.
- G. The Project will comply with the 2016 CALGreen + Tier 1 checklists for residential and nonresidential buildings, which includes the use of sustainable building materials.
- H. The Project includes a variety of trees fronting the buildings on Morgan, Sixth, and A Streets. Street frontages and setback areas would have flower plantings, garden planters, vegetated stormwater plantings, landscape walls, enhanced pavement, and sidewalk shade trees as well.
- I. The Project includes active uses on the ground floor, facing the streets and incorporates plazas and shared mews to encourage pedestrian activity.
- J. The Project includes development and consolidation of a comprehensive family and homeless support services facility.
- K. The Project must pay its fair share of development impact fees.
- L. The Project will comply with the City’s Water Efficient Landscape Policy, which requires implementation of outdoor irrigation water conservation measures and practices.
- M. There is substantial capacity at the Wastewater Treatment Plant to serve the Project, and implementation of the Project would not exceed wastewater treatment requirements.

- N. The Project site is currently served by a 6-inch and a 15-inch sewer line located on A Street, a 6-inch sewer line on Morgan Street, and an 8-inch sewer line located at 7th Street. No improvements are anticipated for the sewer lines.
- O. The Project will not generate solid waste in excess of state or local standards. The landfills located in the region have adequate capacity to serve the Project.
- P. The Project is required to follow the requirements outlined in the Standard Urban Stormwater Mitigation Plan (“USMP”) Guidelines. The Project will include preparation of a Stormwater Mitigation Plan to address post-construction water quality impacts.
- Q. The Project site is currently served by 15-inch storm drains located at A Street and 15-inch, 18-inch, and 21-inch storm drains on 6th Street. The Project includes a new 18-inch public storm drain on Morgan Street, designed in accordance with the City’s storm drain standards; and

WHEREAS, the proposed Plan amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City of Santa Rosa because:

- A. The proposed uses are consistent with the allowed uses in the TV-M land use designation;
- B. Program participants at both Caritas Center and Homes will be required to sign a program agreement that outlines expected behaviors, prohibited activities, and responsibilities, including good neighbor rules that are enforced by Catholic Charities staff to ensure that participants are not loitering in the neighborhood (both during daytime and after nighttime program operation hours);
- C. The Project includes exterior lighting systems and other design features, including camera surveillance to reduce illicit behaviors such as loitering, trespassing, littering and garbage, and bathroom incivility, as well as, hire a private security firm to patrol the project site and neighborhood during the day and at night;
- D. The Project will be conditioned to comply with all City ordinances, regulations, and policies in the Conditions of Approval; and
- E. The mitigation measures in the Environmental Impact Report will be enforced through a Mitigation Monitoring and Reporting Program, as is required by CEQA; and

WHEREAS, the site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and the provision of utilities) for the requested land uses because the site is located between residential and commercial uses and therefore would facilitate transition from residential to commercial land uses; will retain the existing Historic combining district overlay; and the Project is an infill development on existing

developed, but underutilized land and therefore will not induce development in the area beyond that which has already been planned for as part of the General Plan; and

WHEREAS, the proposed Plan Amendment has been reviewed in compliance with the California Environmental Quality Act (“CEQA”) and the City circulated and adopted an Environmental Impact Report as is required by law.

NOW, THEREFORE, BE IT RESOLVED that based on the foregoing, that the Council of the City of Santa Rosa amends the General Plan in the form set forth in this resolution.

IN COUNCIL DULY PASSED this 3rd day of March, 2020.

AYES: (5) Mayor Schwedhelm, Vice Mayor Fleming, Council Members Dowd, Rogers, Tibbetts

NOES: (0)

ABSENT: (0)

ABSTAIN: (2) Council Members Olivares, Sawyer

ATTEST: _____
City Clerk

APPROVED: _____
Mayor

APPROVED AS TO FORM:

City Attorney