

CITY OF SANTA ROSA  
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL  
FROM: KIM NADEAU, PARKING MANAGER, FINANCE DEPARTMENT  
SUBJECT: ONE SANTA ROSA AVENUE PARKING AGREEMENT

AGENDA ACTION: RESOLUTION

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RECOMMENDATION

It is recommended by the Finance Department and the Planning and Economic Development Department that the Council, by resolution, approve a Parking Agreement with 1SRA, LLC, for residents of One Santa Rosa Avenue, Santa Rosa, California to park vehicles at the First Street Garage/Garage 12 located at 555 First Street, Santa Rosa.

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EXECUTIVE SUMMARY

This agreement will provide for residential parking at the First Street Garage/Garage 12 located at 555 First Street) for a proposed new mixed-use development at One Santa Rosa Avenue. This project furthers the Council goal of meeting housing needs, by supporting the establishment of residential development in the downtown. The proposed project was reviewed by the Zoning Administrator on September 23, 2020, during a public hearing, and the Zoning Administrator approved required Minor Design Review for development of a 7-story, mixed-use building comprised of ground floor commercial space and 120 market-rate and affordable multifamily housing units with indoor and outdoor amenity spaces, based upon the project description and official approved exhibit dated received September 14, 2020.

BACKGROUND

1SRA, LLC (1SRA) is planning to construct a mixed-use development project at One Santa Rosa Avenue, including 120 residential units and a cafe. The site, located within the Parking District, will not have on-site parking and the project will be conditioned to provide parking sufficient to meet city code requirements as set forth in the Downtown Station Area Specific Plan and City zoning code. The applicant has requested a parking agreement with the City to provide parking permits for the future residential tenants of the building.

PRIOR CITY COUNCIL REVIEW

Not applicable.

### ANALYSIS

1SRA has requested the option to purchase up to 90 non-reserved parking permits at Garage 12 to provide parking for the residential tenants of the future mixed-use project. The agreement's initial term begins with a period of up to five years that may be further extended for fifteen years for a total of 20 years. 1SRA then has three ten-year options to extend, for a total of fifty years. 1SRA will pay the Parking Fund the current non-reserved monthly parking permit rate for the permits purchased, as may be amended by the City Council. While the City retains its rights to redevelop, reconstruct or otherwise improve the garage, the City will need to undertake good faith efforts to relocate permit holders under the agreement.

Garage 12 is currently under-utilized with an average peak occupancy of 33% (pre-COVID) and has the capacity to absorb this parking request, while not adversely impacting existing permit parkers or daily parkers, including movie patrons.

### FISCAL IMPACT

It is estimated that 1SRA will purchase ninety monthly non-reserved parking permits. The current approved non-reserved permit rate is \$62/month, generating an estimated annual revenue of \$66,960 to the Parking Fund. There is no fiscal impact to the General Fund.

### ENVIRONMENTAL IMPACT

This action is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301 (Class 1: Existing Facilities) in that it involves leasing or licensing within existing structures with negligible expansion of the existing use.

### BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

None.

### NOTIFICATION

Not applicable.

### ATTACHMENTS

- Resolution
- Exhibit A – Parking Agreement

### CONTACT

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