

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING THAT THE CITY COUNCIL AMEND 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 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.

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.

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. 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;

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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.

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. As such, 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.

WHEREAS, the Planning Commission recommends that the City 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.

WHEREAS, the Planning Commission finds that the Project is consistent with the following Plan goals and policies:

Goal/ Policy	Project Consistency
<i>Land Use</i>	
Goal SP-LU-1: Ensure land uses that promote use of transit.	Consistent. The proposed project would provide high-density development within walking distance of the Downtown SMART Station and would be consistent with the policy of promoting transit use.
Policy SP-LU-1.1: Establish appropriate land use designations and development standards that will result in a substantial number of new housing units within walking distance of the Downtown SMART Station site.	Consistent. The project site would be designated as TV-M to allow for a high-density development within walking distance of the Downtown SMART Station and would be consistent with this policy.
Policy SP-LU-1.3: Create pedestrian friendly environments and provide convenient connections to the transit facility for all modes of transportation.	Consistent. The proposed plaza or mews between the two residential structures would be 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 project area is well served by sidewalks, and pedestrian connections are available for transit stops.
Goal SP-LU-2: Encourage a variety of new housing development.	Consistent. The project would construct two high-density residential structures with 126 units of permanent affordable rental housing, as well as two units that would be reserved for onsite managers, for a total of 128 units. The project would also construct three-story apartments along 7 th Street.
Policy SP-LU-2.1: Provide a variety of housing types and densities in the Specific Plan Area	Consistent. The project would construct two high-density residential structures with 126 units of permanent affordable rental housing, plus two units for onsite managers for a total of 128 units. The project would also construct three-story apartments along 7 th Street.
Policy SP-LU-2.3: Utilize existing City programs and policies to encourage and facilitate development of affordable housing within the Specific Plan Area.	Consistent. The proposed project would develop high-density affordable housing and would enter into an affordable housing agreement with the City.

Goal/ Policy	Project Consistency
<p>Goal SP-LU-3: Encourage new development to incorporate sustainable building principles.</p>	<p>Consistent. The proposed project would target a LEED Gold sustainability rating and would be GreenPoint rated.</p>
<p>Policy SP-LU-3.1: 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.</p>	<p>Consistent. The proposed project would incorporate window awnings and tree placement to provide natural cooling. The proposed project would 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 proposed project would be built to comply with Title 24 standards to be “solar-ready” with appropriate roof strength and installed conduit.</p>
<p>Policy SP-LU-3.2: Support the use of green or sustainable building materials, including recycled content materials that are consistent with the underlying architectural style and character of the building.</p>	<p>Consistent. The proposed project would comply with the 2016 CALGreen + Tier 1 checklists for residential and nonresidential buildings, which includes the use of sustainable building materials.</p>
<p>Policy SP-LU-3.3: Encourage green site design by utilizing native trees and plants where possible, incorporating permeable paving and designing resource-efficient landscapes and gardens.</p>	<p>Consistent. The proposed project would include a variety of trees fronting the buildings on Morgan, 6th, 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.</p>
<p>Policy SP-LU-3.4: Utilize the SR BIG Program/Green Build Guidelines or equivalent and comparable guidelines for commercial and multifamily development as comprehensive guides for achieving sustainable building design and building practices.</p>	<p>Consistent. The proposed project would 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 proposed project would be built to comply with Title 24 standards to be “solar-ready” with appropriate roof strength and installed conduit. Implementation of these building design features would be consistent with the SR BIG program.</p>
<p>Policy SP-LU-4.1: Maintain and extend the positive qualities of the downtown area’s traditional</p>	<p>Consistent. The proposed project would include active uses on the ground floor that would face</p>

Goal/ Policy	Project Consistency
development pattern by requiring activity-generating uses such as retail at street level throughout the Courthouse Square and the Railroad Square Sub-Areas.	the streets and would incorporate plazas and shared mews to encourage pedestrian activity.
Policy SP-LU-4.2: Require new development to include activity generating uses such as retail at the street level along 6 th , A, and 7 th streets.	Consistent. The proposed project would include active uses on the ground floor that would face the streets and would incorporate plazas and shared mews to encourage pedestrian activity.
Goal SP-LU-5: Create identifiable places while seeking to preserve and enhance the character of existing neighborhoods within the Plan Area.	Consistent. The proposed project’s architectural character would reflect existing structures in the neighborhood with simple massing to the south and variegated massing to the north so that the proposed structures relate to the scale of existing structures within the St. Rose Historic Preservation District.
Policy SP-LU-5.1: New development shall be designed to reinforce and enhance the distinctive and unique qualities of the Sub-Area it is located within.	Consistent. The project would be required to comply with the City’s Core Area design guidelines, which include a set of goals to ensure that the design of new buildings is compatible with the architectural style and character of adjacent buildings and historic districts in terms of height, scale, materials, and massing. The proposed project would also be subject to the City’s Design Review process and may be subject to minor design modifications.
Goal SP-LU-6: Encourage development projects that will improve the quality of life in the Plan Area and draw new residents into the core of Santa Rosa.	Consistent. The project would involve development of a comprehensive family and homeless support services facility, and an affordable housing development.
Transportation	
Goal SP-T-1: Ensure that new development provides adequate vehicular circulation improvements.	Consistent. As discussed in Section 3.8, Transportation, the project would be required to implement mitigation measures TRANS-1 and TRANS-2 to ensure that adequate vehicle circulation is provided during construction and operation.

Goal/ Policy	Project Consistency
<p>Goal SP-T-3: Ensure that new development and streetscape projects provide pedestrian and bicycle circulation improvements.</p>	<p>Consistent. The project area is well served by sidewalks. There are also designated bike lanes on A and 6th streets.</p>
<p><i>Utilities and Public Services</i></p>	
<p>Policy SP-UPS-1.1: 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. The proposed project would pay its fair share of development impact fees.</p>
<p>Goal SP-UPS-2: Ensure that adequate water supply is available to serve existing and new development in the Plan Area.</p>	<p>Consistent. The 2015 UWMP calculates the City’s past, current, and projected water use and water supply through 2040. According to the UWMP, the future water supply would be adequate to offset future water demands from planned development during normal, single-dry, and multi-dry years through 2040.</p>
<p>Policy SP-UPS-2.1: Ensure that water supply capacity and infrastructure are in place prior to occupancy of new development in the Plan Area.</p>	<p>Consistent. The project site is currently served by two 12-inch waterlines located at A Street and 6th Street, a 4-inch waterline located at Morgan Street, and a 6-inch waterline located at 7th Street. The 4-inch waterline on Morgan Street would be abandoned, and a new 8-inch waterline would be installed.</p>
<p>Policy SP-UPS-2.2: New development and streetscape landscaping shall employ water conservation and re-use measures.</p>	<p>Consistent. The project would comply with the City’s Water Efficient Landscape Policy, which would require the applicant to implement outdoor irrigation water conservation measures and practices.</p>
<p>Policy SP-UPS-2.4: New development within the Specific Plan Area shall be required to comply with the City’s Water Efficient Landscape Policy.</p>	<p>Consistent. The project would include landscaping and irrigation systems in accordance with the requirements of the City’s Water Efficient Landscape Policy.</p>
<p>Goal SP-UPS-3: Ensure that sewer capacity is available to serve existing and new development in the Plan Area.</p>	<p>Consistent. As discussed in the NOP (Appendix A), there is substantial capacity at the Wastewater Treatment Plant to serve the proposed project, and implementation of the proposed project would not exceed wastewater treatment requirements.</p>

Goal/ Policy	Project Consistency
Policy SP-UPS-3.1: Maintain existing levels of wastewater service and provide for new development by preserving and improving infrastructure in the Plan Area, including upgrading of trunk lines.	Consistent. 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 7 th Street. No improvements are anticipated for the sewer lines. The 6-inch line along Morgan Street would be abandoned as part of this project.
Goal SP-UPS-4: Solid waste disposal needs of existing and new development in the Plan Area should be met while providing opportunities for reduction, reuse, and recycling.	Consistent. As discussed in the NOP (Appendix A), it is not anticipated that the proposed project would generate solid waste in excess of state or local standards. The landfills located in the region would have adequate capacity to serve the project.
Policy SP-UPS-4.1: Expand recycling efforts in multifamily and commercial projects in the Plan Area and continue to encourage recycling by all residents.	Consistent. As discussed in the NOP (Appendix A), the proposed project would comply with all state and local waste diversion requirements including Chapter 9-12, Refuse and Sanitation, of Santa Rosa’s City Code.
Policy SP-UPS-4.2: New development requiring demolition of existing structures in the Plan Area should reuse and recycle materials to the greatest extent possible.	Consistent. The proposed project would be GreenPoint rated in accordance with the SR BIG program. Compliance with the SR BIG program requires at least 50 percent of construction waste to be recycled.
Policy SP-UPS-5.1: New development and capital improvement projects shall reduce pollution and runoff flows impacting Santa Rosa Creek by following the City’s SUSMP.	Consistent. The proposed project would be required to follow the requirements outlined in the SUSMP Guidelines. As required by the SUSMP, the proposed project would include preparation of a Stormwater Mitigation Plan to address post-construction water quality impacts.
Policy SP-UPS-5.2: Require new development to upgrade and/or install storm drainage pipes as appropriate where needed. Improvements shall be designed to be consistent with the City’s storm drain standards.	Consistent. 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 6 th Street. The project would include a new 18-inch public storm drain on Morgan Street. The new storm drain would be designed in accordance with the City’s storm drain standards.

WHEREAS, the Planning Commission finds that a Plan Amendment is justified to achieve the objectives and policies of the Plan in that:

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- A. The proposed amendment ensures and maintains internal consistency with the goals and policies of all elements of the Plan;
- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City, in that: the proposed uses are consistent with the allowed uses in the TV-M land use designation; program participants at both Caritas Center and Caritas 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); Caritas Homes will have two on-site managers; 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; the Project will be conditioned to comply with all City ordinances, regulations and policies in the Conditions of Approval; and the mitigation measures in the EIR will be enforced through a Mitigation Monitoring and Reporting Program, as is required by CEQA;
- C. The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested land use developments, in that the Project Site 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, the Project 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
- D. The proposed Plan amendment has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the City prepared an Environmental Impact Report, Findings of Fact, Mitigation Monitoring and Reporting Program and Statement of Overriding Considerations in compliance with CEQA.

THEREFORE, BE IT RESOLVED that based on the foregoing, the Planning Commission hereby recommends that the City Council amend the Plan in the form set forth in this resolution.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 27th day of February, 2020, by the following vote:

AYES:

NOES:

ABSTAIN:

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ABSENT:

APPROVED: _____
PATTI CISCO, CHAIR

ATTEST: _____
CLARE HARTMAN, EXECUTIVE SECRETARY

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