

RESOLUTION NO. RES-2020-159

RESOLUTION OF CITY OF SANTA ROSA CITY COUNCIL APPROVING GENERAL PLAN AMENDMENTS CONSISTING OF TEXT AND FIGURE CHANGES TO ALLOW ADOPTION OF THE DOWNTOWN STATION AREA SPECIFIC PLAN AND ADOPTING THE DOWNTOWN STATION AREA SPECIFIC PLAN WITH AMENDMENTS TO REMOVE FLOOR AREA RATIO FROM 12 HISTORIC CONTRIBUTOR PROPERTIES WITHIN THE ST. ROSE PRESERVATION DISTRICT – FILE NUMBER ST18-002

WHEREAS, October 9, 2007, the City Council 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 proposed Downtown Station Area Specific Plan (DSASP) updates 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, pursuant to the requirements of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, the Draft Subsequent Environmental Impact Report (2020 Draft SEIR) for the DSASP was prepared and sent to the State

Clearinghouse (#2006072104) for review by State and responsible agencies and was made available to the public for review and comment for a period of 45 days beginning on July 15, 2020 and ending on August 31, 2020 and the City provided written responses to all timely comments received; and

WHEREAS, the 2020 Draft SEIR, the Responses to Comments and the Mitigation Monitoring and Reporting Program, dated September 14, 2020, comprise the 2020 Final SEIR; and

WHEREAS, on August 13, 2020, the Planning Commission held a noticed public hearing regarding the DSASP and the Draft SEIR, at which time all persons were invited to speak or submit written comments; and

WHEREAS, in response to public comments, the Planning Commission and City Staff have recommended a number of changes to the DSASP, as set forth in Exhibit A attached hereto, and the Planning Commission has determined that these recommended changes are adequately described and analyzed in the 2020 Final SEIR for the DSASP and will not introduce any new impacts or significantly change the level of impacts previously described and analyzed in the Draft SEIR; and

WHEREAS, the DSASP and associated General Plan amendments will implement land use intensities, development policies and public improvements that are appropriate and necessary for increasing the number of housing units and diversity of housing stock and creating a transit supportive environment in and around the Plan Area; and

WHEREAS, the adoption of the DSAP will further General Plan land use and transportation goals and objectives that support intensification of land uses around transit facilities and corridors, improved modal connectivity and circulation and enhancement of the physical environment; and

WHEREAS, changes to the General Plan's text and figures are proposed, as described in detail within Exhibit B, in order to ensure consistency between the General Plan and DSASP to reflect four new land uses, bike and pedestrian improvements, and site specific policies which are now implemented and obsolete; and

WHEREAS, on September 24, 2020 at a public meeting of the Planning Commission, the Commission considered the proposed DSASP and associated General Plan amendments, at which time all persons were invited to speak or submit written comments, and adopted Resolution #12024 recommending that the City Council approve General Plan amendments and adopt the DSASP; and

WHEREAS, the Council held a public hearing on October 13, 2020 regarding the DSASP, General Plan amendments, and 2020 Final SEIR, at which time all persons were invited to speak or submit written comments; and

WHEREAS, during the October 13, 2020, public hearing, members of the public expressed concerns over the proposed Floor Area Ratio (FAR) established for 12 historic contributor properties on B Street, 10th Street, and 7th Street which were limited to the following addresses and Assessor's Parcel Numbers (APNs): 510 B Street (010-035-018), 520 B Street (010-035-020), 526 B Street (010-035-021), 534 B Street (010-035-034), 558 B Street (010-034-002), 576 B Street (010-034-004), 600 B Street (010-014-007), 616 B Street (010-014-011), 630 B Street (010-014-003), 634 B Street (010-014-002), 430 10th Street (010-035-032), 509 7th Street (010-035-036) ("the subject properties") within the St. Rose Preservation District; and

WHEREAS, the Council finds that the removal of FAR from the subject properties is appropriate and necessary; and

WHEREAS, the City Council by separate resolution, has certified the 2020 Final SEIR as complete and adequate under CEQA and has adopted the Mitigation Monitoring and Reporting Program and CEQA Findings of Fact.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Santa Rosa has considered the public testimony on the DSASP and has reached consensus on issues important to the community and has determined that the General Plan amendments and the DSASP, with the recommended changes including the removal of FAR from the subject properties, will provide necessary and appropriate policy guidance for increased residential densities and improved multi-modal connectivity within the Downtown Station Area.

BE IT FURTHER RESOLVED that the Council finds the following:

1. The adoption of the DSASP and the necessary amendments to the General Plan together maintain internal consistency with the goals and policies of the General Plan which retains a vision to produce a diverse range of housing and employment opportunities primarily through infill development.
2. The adoption of the DSASP and the General Plan amendments would not be a detrimental to the public interest, health, safety, convenience, or welfare of the City.
3. The DASAP and General Plan amendments have been reviewed and analyzed in compliance with the CEQA and by separate resolution the City Council has certified the 2020 Final SEIR.
4. Consistent with Government Code Section 65302(h) (SB 1000) and in connection with the City's General Plan Update process, the City has initiated preparation of an environmental justice element of the General Plan that identifies disadvantaged communities as well as objectives and policies to reduce the unique or compounded health risks in disadvantaged communities by means that include the reduction of pollution exposure, the improvement of air quality, and the promotion of public facilities, food access, safe and sanitary homes, and physical activity. Furthermore, the

proposed General Plan Amendments are proposed solely for consistency of the DSASP and do not constitute “revisions” or updates triggering the provisions of SB 1000.

5. The DSASP is consistent with the City’s adopted Housing Element despite the removal of housing density for Floor Area Ratio because the projected increase of housing units in the Downtown Station Area exceed the City's Housing Element housing sites inventory and projections and do not conflict with the "No Net Loss” provisions of Government Code Section 65583.2.
6. The DSASP buildout projections represent a reasonably foreseeable estimate of the growth likely to result from implementation of the DSASP prepared by the City in consideration of the total capacity of the sites within the Downtown Station Area, the likelihood for sites to redevelop in view of land use factors, and the projected market demand for residential and non-residential uses over the planning period.
7. The DSASP’s replacement of housing density requirements for Floor Area Ratio (FAR) are consistent with State Government Code Section 65917.2 which allows the City to grant a developer of an eligible housing development a floor area ratio bonus in lieu of a density bonus awarded on the basis of dwelling units per acre.

BE IT FURTHER RESOLVED that, based on the foregoing, the Council hereby adopts the General Plan amendments set forth in Exhibit B to this Resolution.

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BE IT FURTHER RESOLVED that the Council hereby adopts the DSASP as amended by changes in Exhibit A, and the text amendments as follows. The Council authorizes City staff to make minor typographical and editorial changes to the DSASP as necessary, consistent with the intent of this Resolution.

Amend Policy MOB 6.5 to read and provide as follows:

“To incentivize high-density residential and mixed-use development Downtown, allow projects that offer 50 or more housing units (preferably affordable) located within 1,000 feet of a municipal garage or lot with underutilized parking to fulfill parking need in full or in part through municipal shared parking agreements. In determining the utilization of garages, both daytime and nighttime utilization rates shall be calculated by the Parking Division.”

Add Policy LU 2.7 to read and provide as follows:

“Allow continuance of existing legal, non-conforming uses within the Plan Area until properties are ready to convert to uses that are consistent with adopted plans and regulations. Allow for maintenance and re-occupancy/retenancing of buildings with legal, non-conforming uses and exempt minor alterations and/or expansions of existing buildings from the Urban Design chapter of this plan.”

IN COUNCIL DULY PASSED this 13th day of October, 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 – Downtown Station Area Specific Plan Amendments and Maps
Exhibit B - General Plan Amendments Text and Figure Amendments