

RESOLUTION NUMBER [Entered by Secretary after Adoption]

RESOLUTION OF THE DESIGN REVIEW BOARD AND THE CULTURAL HERITAGE BOARD OF THE CITY OF SANTA ROSA RECOMMENDING THAT THE CITY COUNCIL ADOPT 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 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 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 City 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 City Council certified the Final Subsequent Environmental Impact Report, Findings of Fact, and the Mitigation Monitoring and Reporting Program; and

WHEREAS, on October 15, 2020, the Design Review Board and Cultural Heritage Board 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; and

BE IT RESOLVED that the Cultural Heritage Board and the Design Review Board, 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 Design Review Board and the Cultural Heritage Board of the City of Santa Rosa have considered the public testimony on the Design Guideline amendments as set forth in Exhibit A of this Resolution, and have determined that the amendments are necessary and appropriate to implement the DSASP; and

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board and the Cultural Heritage Board of the City of Santa Rosa does hereby recommend that the City Council amend the Design Guidelines, Section 2, Core Area, as set forth in Exhibit A attached hereto and incorporated herein.

DULY AND REGULARLY ADOPTED by the Design Review Board and Cultural Heritage Board of the City of Santa Rosa on this 15<sup>th</sup> day of October, 2020, by the following vote:

DESIGN REVIEW BOARD:

AYES: ( )  
NOES: ( )  
ABSTAIN: ( )  
ABSENT: ( )

Approved: \_\_\_\_\_  
Scott Kincaid, Chair

Attest: \_\_\_\_\_  
William Rose, Executive Secretary

CULTURAL HERITAGE BOARD:

AYES: ( )  
NOES: ( )  
ABSTAIN: ( )  
ABSENT: ( )

Approved: \_\_\_\_\_  
Brian Meuser, Chair

Attest: \_\_\_\_\_  
Susie Murray, Executive Secretary

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