

RESOLUTION NO. RES-2025-122

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING THE SUBMITTAL OF TWO GRANT APPLICATIONS TO THE METROPOLITAN TRANSPORTATION COMMISSION (MTC), COMMITTING THE CITY TO TAKE STEPS TOWARD ACHIEVING COMPLIANCE WITH MTC'S TRANSIT-ORIENTED COMMUNITIES (TOC) POLICY AS A CONDITION FOR MTC TO ALLOCATE REGIONAL DISCRETIONARY FUNDING FOR DENSITY AND PARKING MANAGEMENT POLICIES REQUIRED BY TOC POLICY, DELEGATION OF AUTHORITY TO ACCEPT AND EXECUTE GRANT DOCUMENTS, AND APPROPRIATE GRANT FUNDS RECEIVED TO PREPARE AMENDMENTS TO THE NORTH SANTA ROSA STATION AREA SPECIFIC PLAN AND SANTA ROSA MUNICIPAL CODE TO COMPLY WITH TOC POLICY

WHEREAS, the MTC adopted [Resolution 4530](#), the [TOC Policy](#); and

WHEREAS, the TOC Policy incentivizes local jurisdictions to plan and zone for higher residential and commercial densities in areas within one half-mile of existing and planned fixed-guideway transit stops and stations to support the region's transit investments and implement key GHG reduction strategies from Plan Bay Area 2050; and

WHEREAS, incentivizing local jurisdictions to also adopt policies focused on increasing housing production of all types, particularly affordable housing production, preservation and protection, commercial anti-displacement and stabilization, parking management, and transit station access and circulation further supports regional transit investments and Plan Bay Area 2050 implementation; and

WHEREAS, in 2023 MTC identified the Downtown Station Area and North Santa Rosa Station Area in the City of Santa Rosa as Transit Oriented Communities (TOCs); and

WHEREAS, MTC conditions the allocation of regional discretionary funding for fixed-guideway transit extension projects on compliance with the TOC Policy; and

WHEREAS, MTC anticipates that future regional funding, such as the One Bay Area Grant (OBAG) program, will consider compliance with the TOC Policy as part of the prioritization and project selection process starting with OBAG 4, expected in 2026; and

WHEREAS, during the last cycle of OBAG funding (OBAG 3), the City received \$13 million in grant funding; and

WHEREAS, the TOC Policy establishes different compliance expectations for existing and planned station areas based on the level of transit service; and

WHEREAS, the TOC Policy identifies four TOC Policy areas (density, housing affordability, parking, and access/circulation); and

WHEREAS, on September 30, 2024, the MTC announced a Call for Projects for Transit Oriented Communities (TOC) Planning and Implementation Grants, and informed local

jurisdictions of a November 22, 2024, deadline for submittals of Applications, as well as grant application guidance and requirements including compliance with the Transit Oriented Communities Policy.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Santa Rosa approves and ratifies the City's submittal of grant applications to MTC in the amount of three-hundred thousand dollars (\$300,000) for modifications to the North Santa Rosa Station Area Specific Plan to comply with density requirements for new residential and commercial office development, and in the amount of one-hundred and fifty thousand dollars (\$150,000) for a Parking Management Study for the North Santa Rosa Station Area and the development of Transportation Demand Management strategies, in response to the MTC's Call for TOC Planning and Implementation Projects.

BE IT FURTHER RESOLVED that the Council authorizes the City Manager or designee, to accept the grant award and execute all Agreements, all related award documents and any amendments thereto required for receiving such grant funds.

BE IT FURTHER RESOLVED that the Council of the City of Santa Rosa commits to completing the associated land use density and parking management work scopes following an MTC grant award by applying for these funds.

BE IT FURTHER RESOLVED that Council of the City of Santa Rosa intends to adopt relevant plans, policies or zoning updates emerging from the work completed related to density and the Parking Management Study for North Santa Rosa Station Area, including Transportation Demand Management strategies, funded by these grants to comply with the TOC Policy land use density and parking management requirements.

BE IT FURTHER RESOLVED that the Council appropriates grant funds received to a project key to be established by the Chief Financial Officer.

IN COUNCIL DULY PASSED this 8th day of July, 2025.

AYES: (6) Mayor Stapp, Vice Mayor Alvarez, Council Members Bañuelos, MacDonald, Okrepkie, Rogers

NOES: (0)

ABSENT: (1) Council Member Fleming

ABSTAIN: (0)

RECUSE: (0)

ATTEST: \_\_\_\_\_ APPROVED: \_\_\_\_\_  
City Clerk Mayor

APPROVED AS TO FORM: \_\_\_\_\_  
City Attorney