

# Cotati Santero Way Specific Plan Community Advisory Committee Meeting #2

Cotati SMART Station Depot  
February 28, 2024



**SANTERO WAY**  
**SPECIFIC PLAN**

# Existing Conditions Report

## SANTERO WAY SPECIFIC PLAN

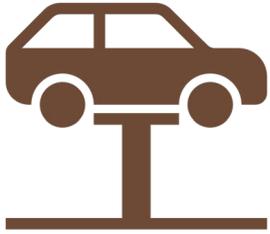
### EXISTING CONDITIONS REPORT

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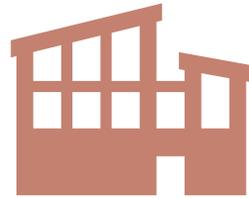
FEBRUARY 2024



# Land Use & Circulation Preview



Parking



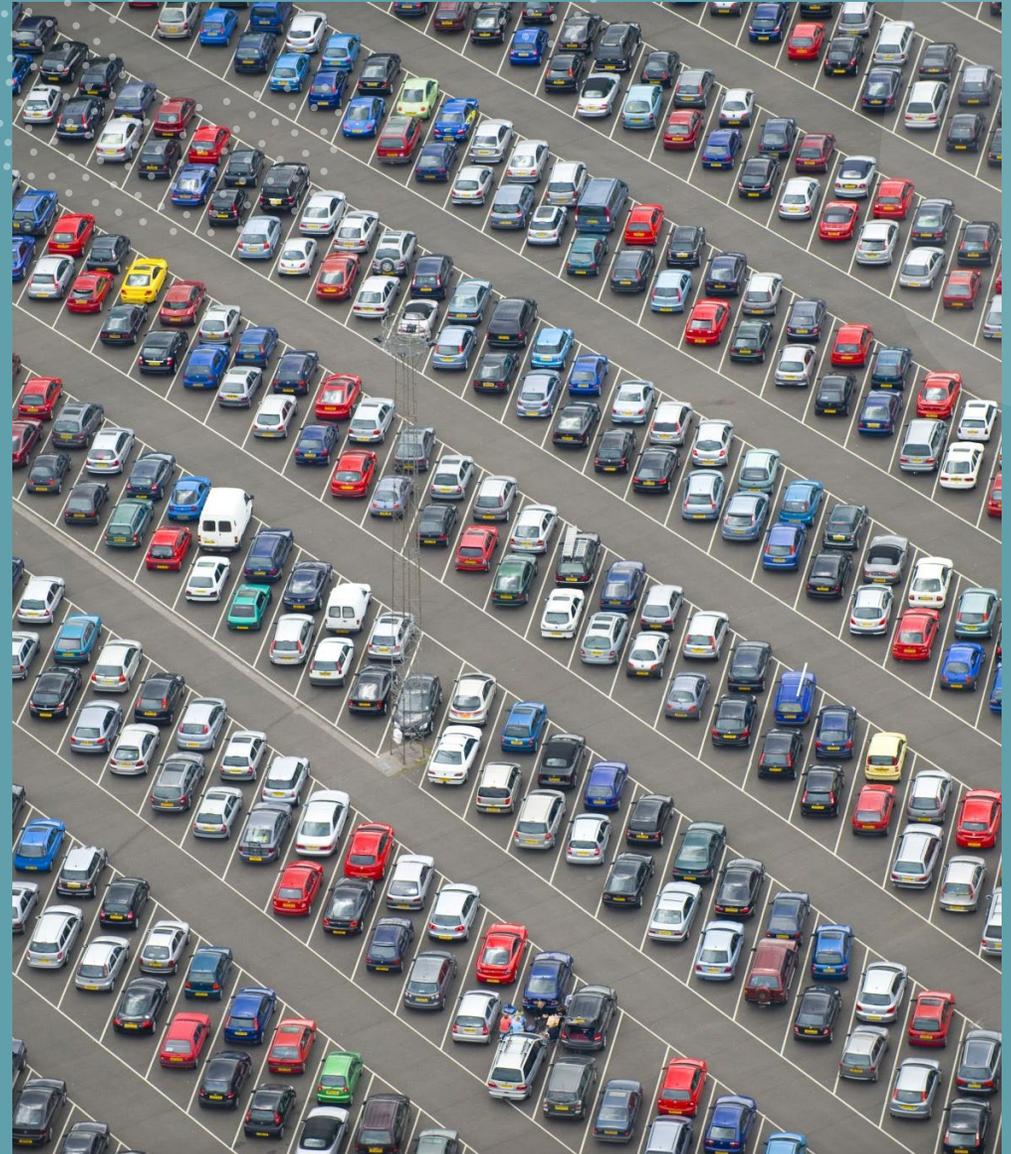
Density

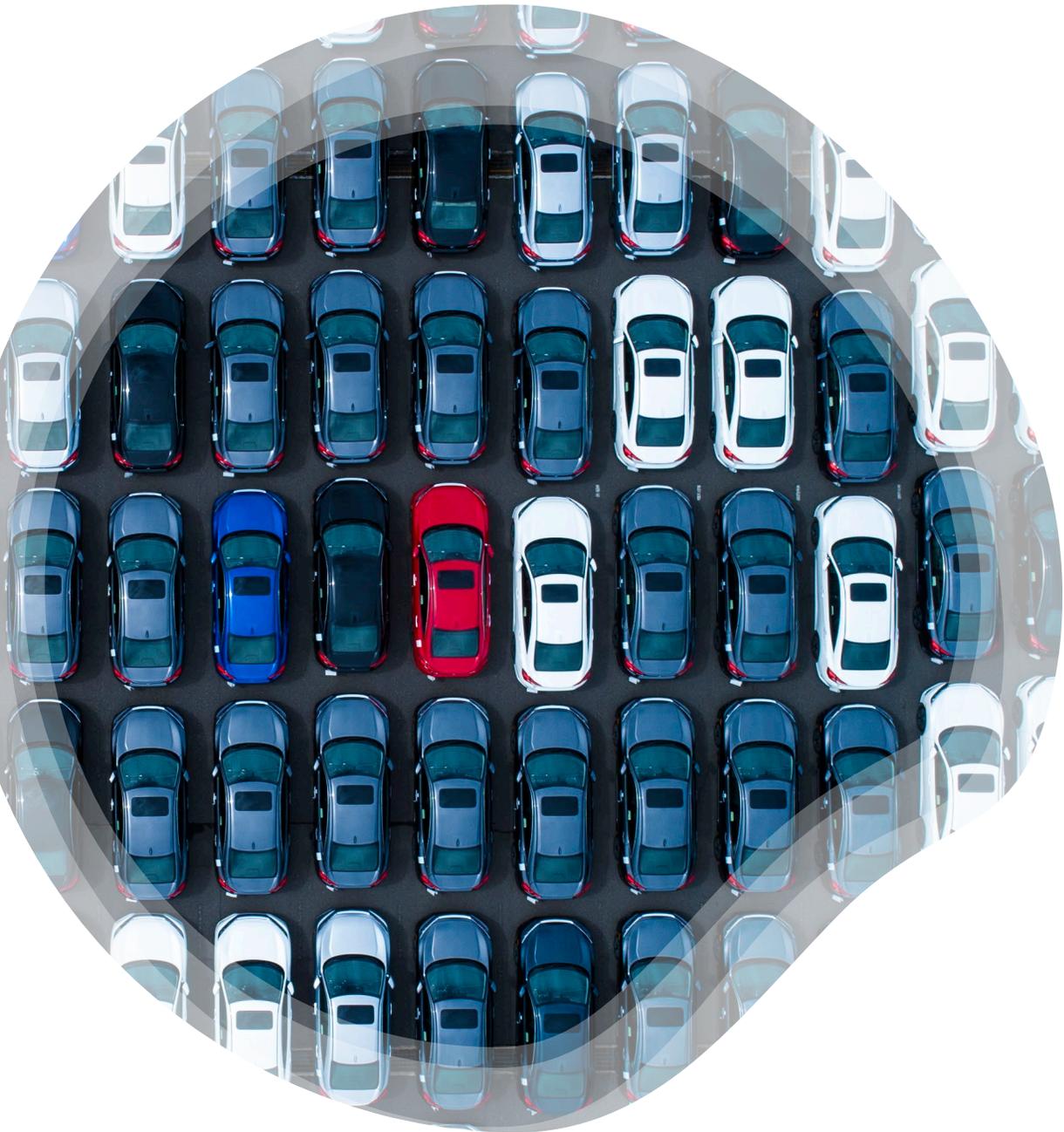


Circulation

# Parking Minimums

- 2023 State Legislation – AB 2097
- Bars a local jurisdiction from enforcing parking minimums within ½ mile of a major transit station
- Leaves parking provision up to the market (developers can elect to provide parking)
- Current local parking minimum citywide: 2 parking spaces per unit among most housing types



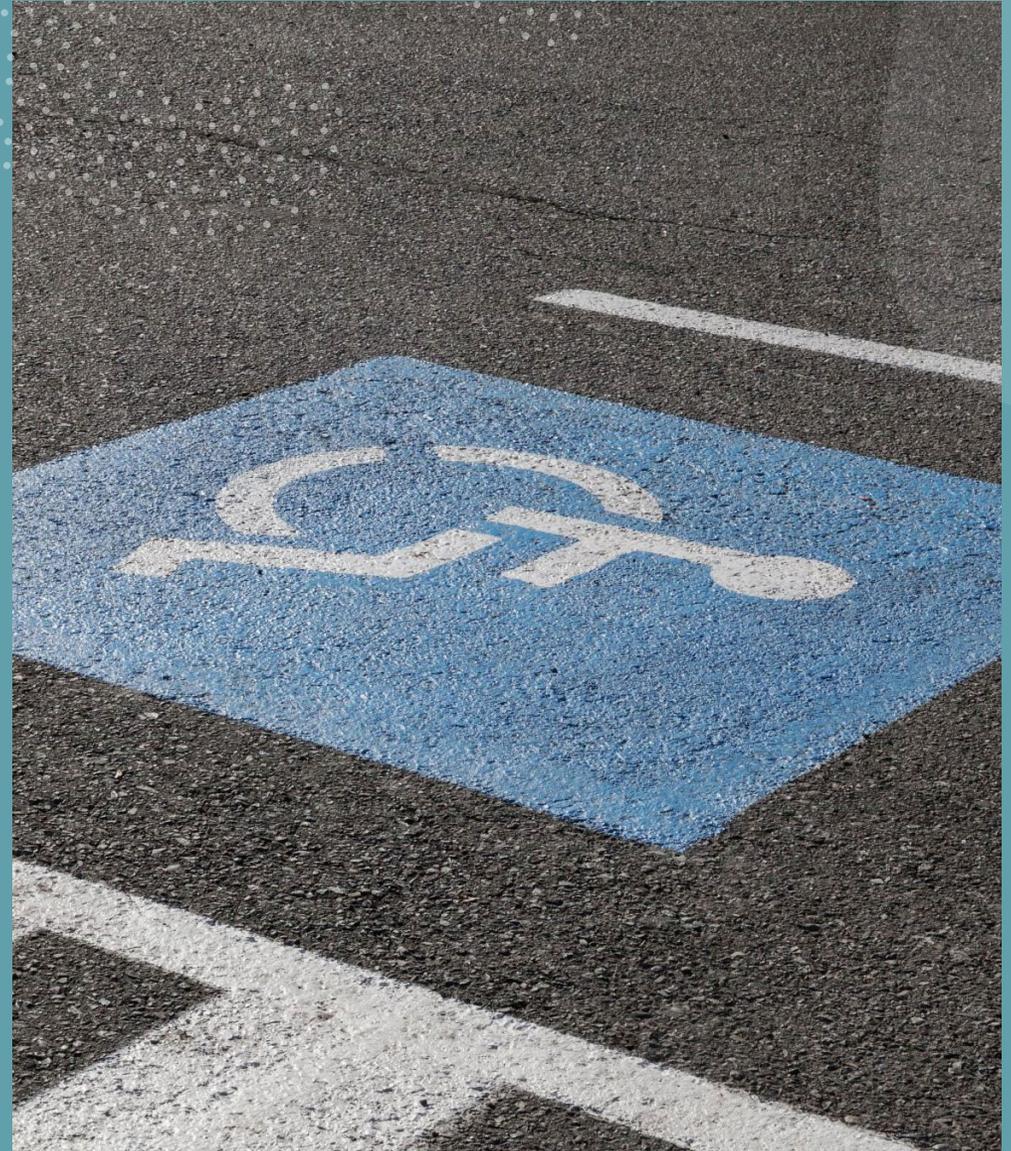


# Parking Maximums

- MTC TOC Requirement
- **Residential Parking Maximum:**  
1.5 spaces per residential unit
- **Commercial Parking Maximum:**  
1 space / 4000 square feet
- Applies only to new development

# Accessible Parking Requirements

- State Law in compliance with the Americans with Disabilities Act (ADA)
- Accessible vehicle parking for people with disabilities required as stipulated by State & Federal policy
- Primary exception to AB 2097





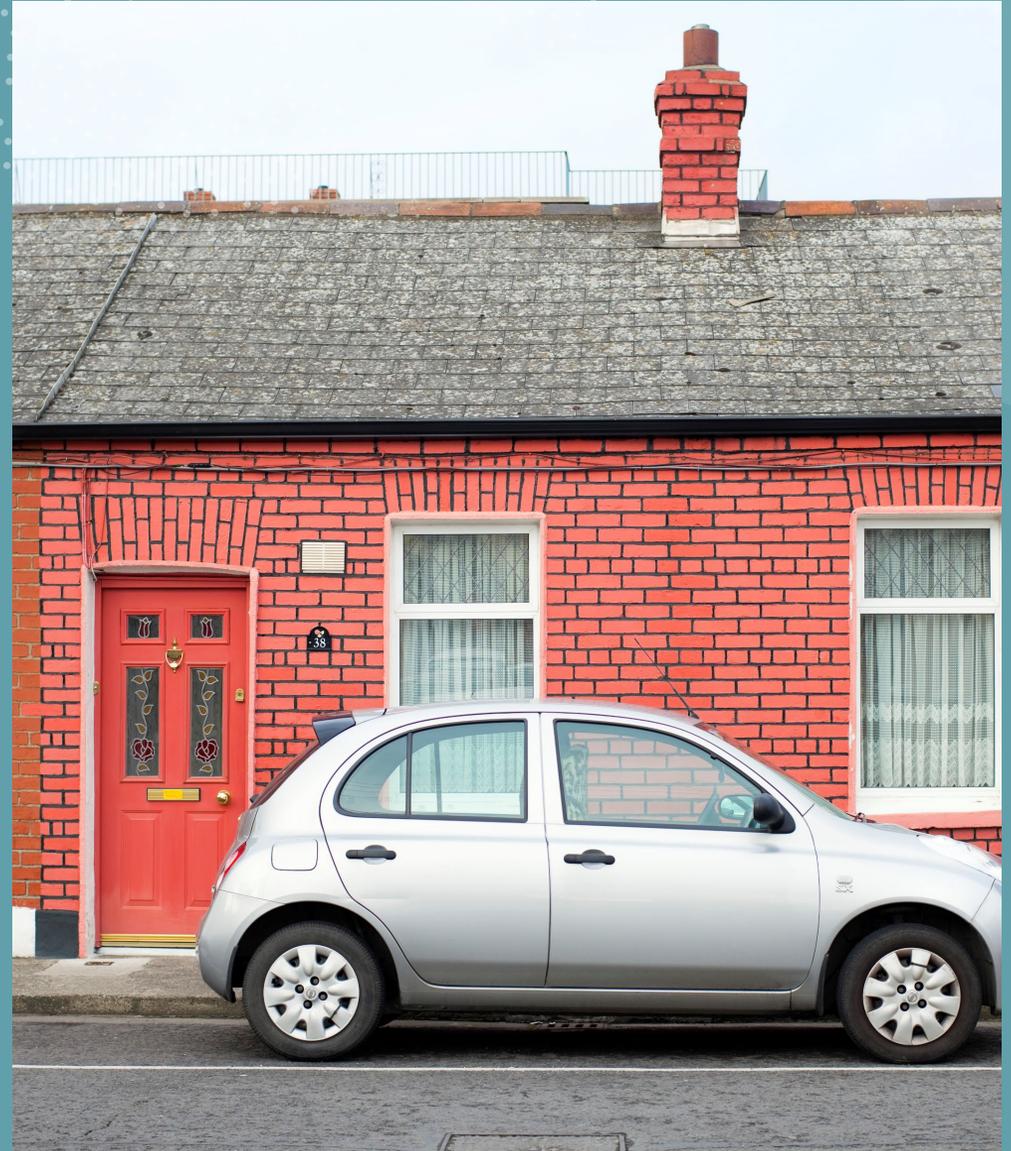
# Bicycle Parking Minimums

- MTC TOC Requirement
- *Secure bicycle parking*: bike lockers, bike cages, or indoor bike parking
- **Residential Bike Parking Minimum:** Minimum of 1 secure bicycle parking space per unit
- **Commercial Bike Parking Minimum:** Minimum of 1 secure bicycle parking space per 5,000 square feet of commercial space

# Parking Policy Options

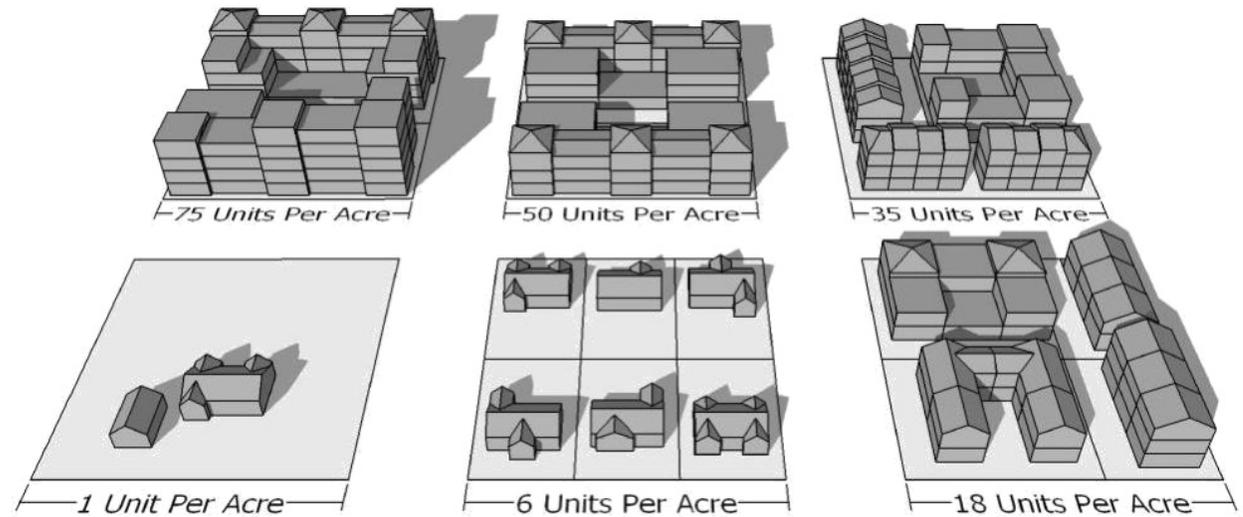
- Angled/perpendicular street parking to maximize availability (TOC maximums *only* apply to off-street parking)
- Creation of a parking district, with an overall total amount of new, off-street parking that may be constructed in the area equal or less than TOC maximums
- Unbundled parking: selling or leasing parking spaces separate from the lease of the residential property\*
- E-bike charging stations, shared bikes
- More in MTC Parking Policy Playbook

*\*Certain limitations apply to affordable housing developments.*



# What is density?

- The number of dwelling units (du) within a defined area, commonly measured as dwelling units per acre (du/acre).
- 1 dwelling unit on 1 acre = 1 du/acre
- 20 dwelling units on 0.5 acre = 40 du/acre



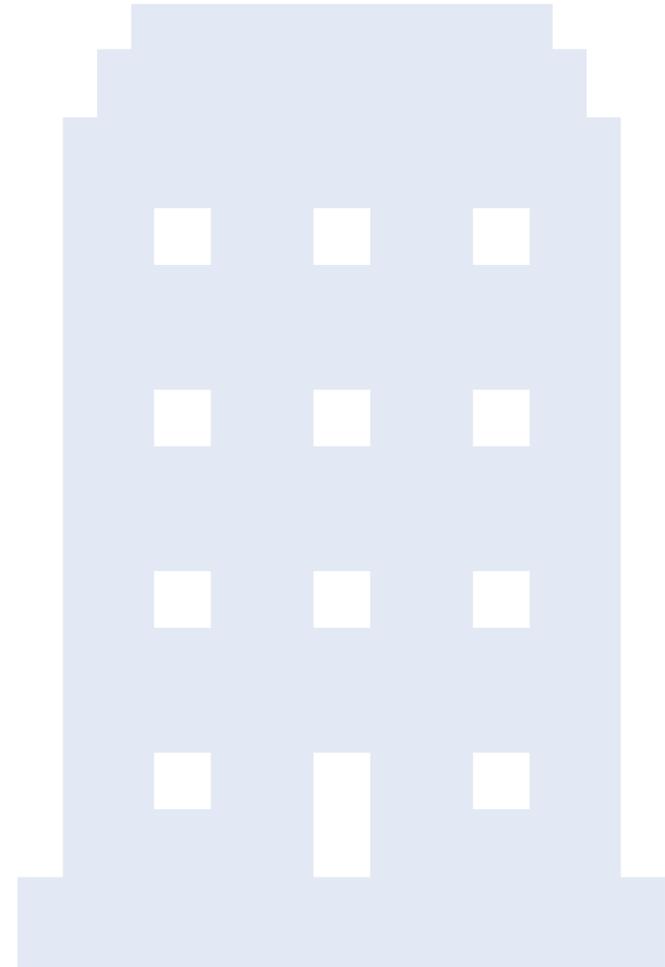


## Density Requirements

- MTC TOC Requirement
- *Net* maximum density of at least 25 units/acre on eligible parcels
- Applies to ½ mile around station, including both Cotati & Rohnert Park
- Applies on vacant residential parcels
- Can exempt parcels with existing residential development
- Floor Area Ratio (FAR) for commercial

# TOC Approach to Density Alternatives

- **Potential Alternative #1: TOC Tier 4 (Required)**  
25 u/a minimum – approx. 2-3 stories
- **Potential Alternative #2: TOC Tier 3**  
50 u/a minimum – approx. 3 stories
- **Potential Alternative #3: TOC Tier 2**  
75 u/a minimum – approx. 3-4 stories





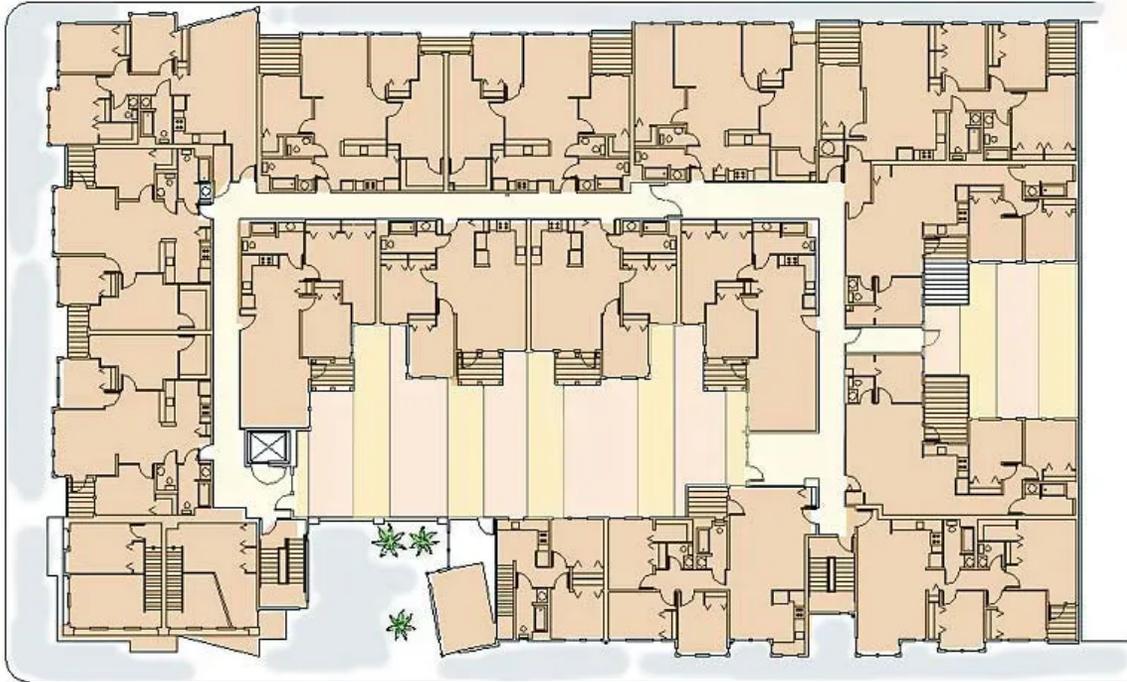
**43 units/acre**



**67 units/acre**



**92 units/acre**

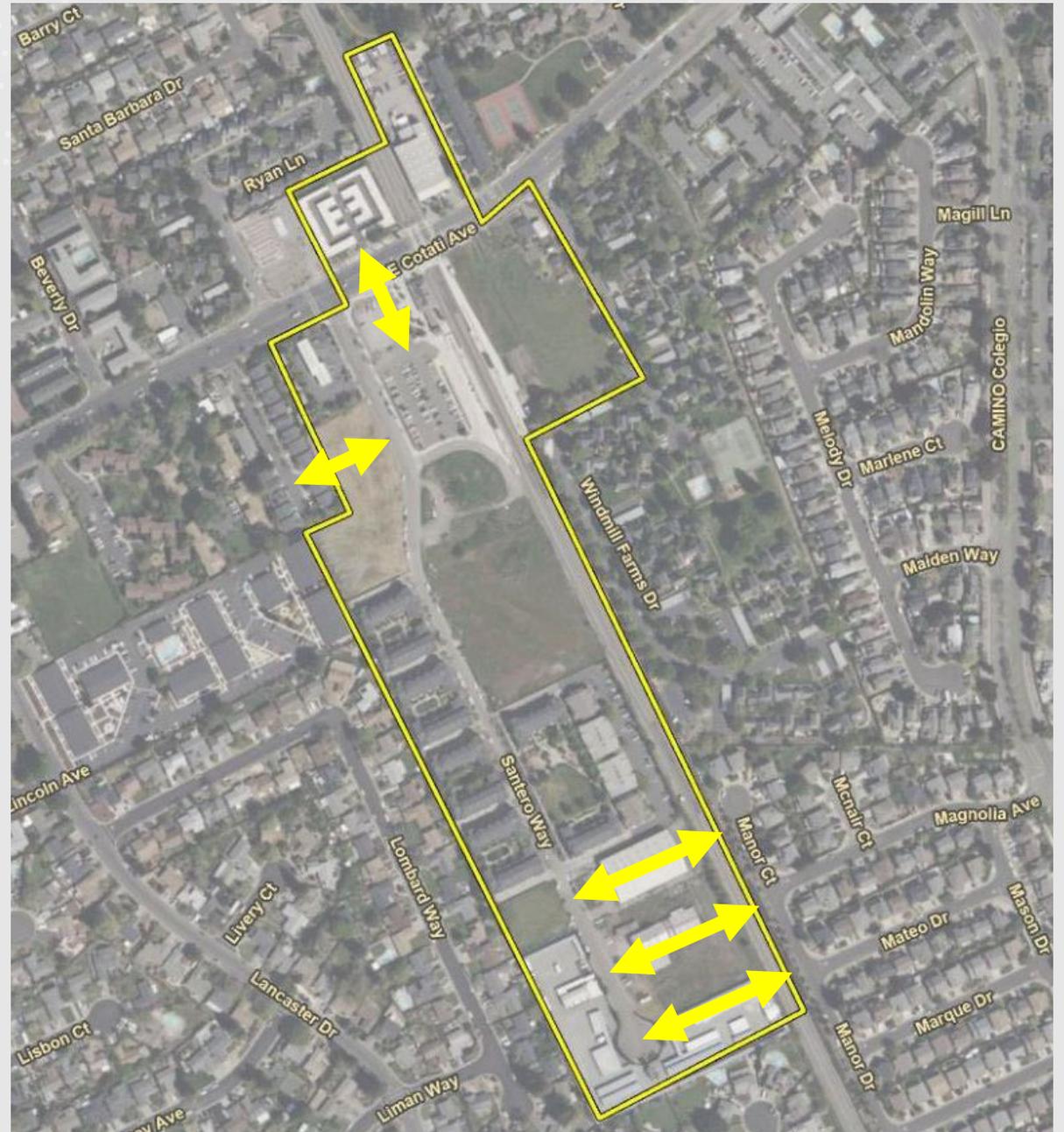


# Design Considerations

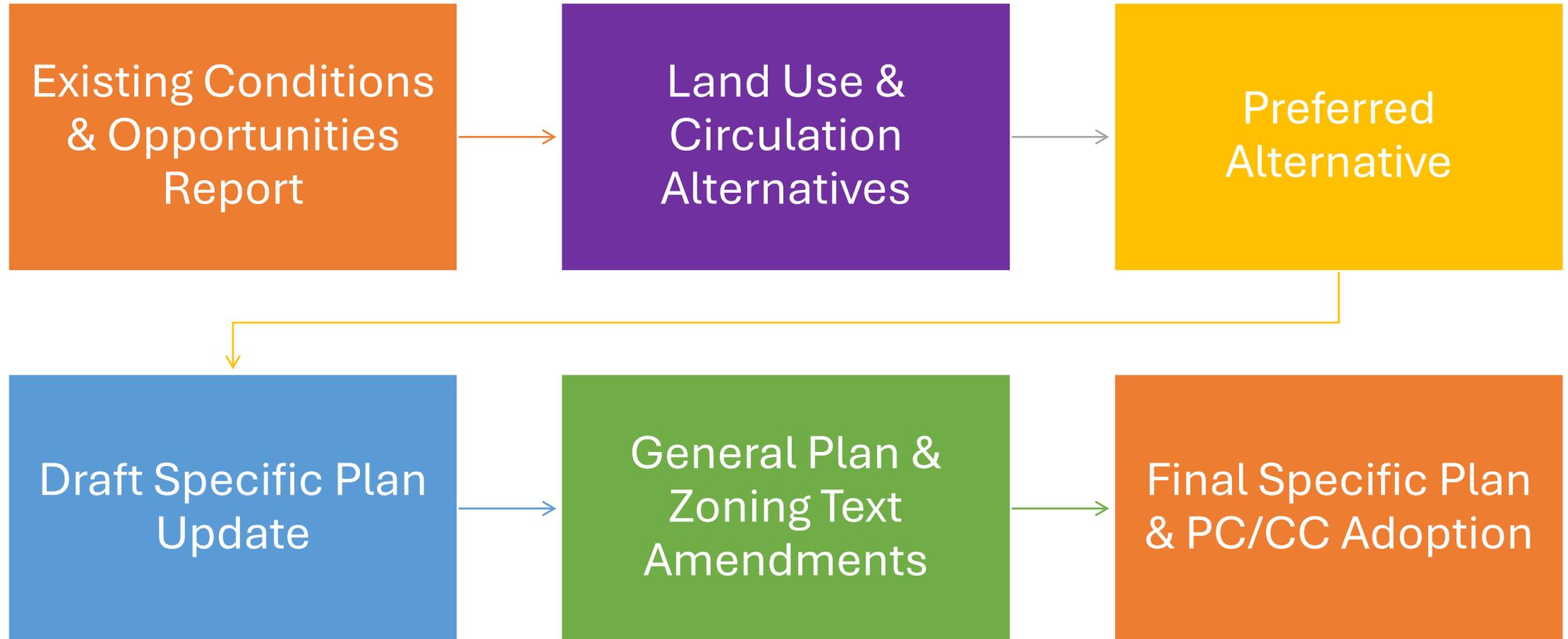


**City standards, or Plan-specific?**

# Emergency Vehicle Access (EVA) & Bicycle/ Pedestrian Connection



# Specific Plan Development



*Community engagement & environmental analysis (CEQA) conducted throughout the project!*

# CAC Overview & Next Steps



# Committee Input on Land Use & Circulation

What is your  
vision for the  
Station Depot?



# Committee Input on Land Use & Circulation

- Which **land uses** (office, retail, community center, park) are most appropriate? Which **parcels**?
- What is the most appropriate commercial/civic **building form** and **massing** (traditional or contemporary)? Incorporate with the residential development standards or distinguish/separate?
- What considerations around bike/pedestrian access, parking, and **circulation** and should be prioritized?