

## Summary of Third AT&T Site Tour and Informational Meeting – November 9, 2009

The tour started at 10:00 a.m. with a walk around the building and block to see the site within the context of surrounding and nearby land uses. Inside the building, the tour included the basement and floors 1, 2, and 5 (floors 3 and 4 are essentially the same as floor 2). The building tour ended approximately 11:10, and the meeting continued at the City Hall Annex for further discussion, adjourning at shortly before noon. Prior to adjournment, staff offered to get the building plans if anyone wanted to view them. No one chose to inspect building plans at that time.

The following summarizes the main points of the discussion and questions/answers during the tour and meeting. In addition, answers to some questions were not available at the meeting and are provided in this Summary.

1. The discussions of the first and second AT&T site tour and meeting were covered (see the summaries posted to the City's Former AT&T [Website](#)).
2. Building height/exceptions: General Plan Policy LUL-C-8 states: Allow buildings up to 10 stories in height within downtown except buildings up to 12 stories are allowed downtown at 740 and 770 Third Street and 100 D Street and up to 14 stories is allowed downtown at 620 Third Street. This policy is also reflected in the zoning code.

The Comstock at 620 Third Street is an approved project of 116 condo units and 8,403 square feet of retail. There is no currently active approved project at 740 and 770 Third St and 100 D Street.

3. The Moore Center, located at 615 Healdsburg Avenue, Santa Rosa, is a mixed use project Downtown with 80 residential apartment units and approximately 9,000 square feet of office/retail space on the ground floor. All of the residential units are leased; and approximately 7,500 square feet of the commercial space has yet to be completed. Half of the units have 1 bedroom and half have 2-bedrooms .
4. The former AT&T site is located within Parking District boundaries and within the planning area of the Downtown Station Area Specific Plan. Within the Parking District boundaries, non-residential uses are exempt from zoning code requirements to provide on-site parking. Residential projects must provide 1 on-site parking space per unit. This is consistent with the parking standards set forth in the Downtown Station Area Specific Plan.