



August 10, 2021

Mr. Loren Brueggemann
30 Meyers Ct.
Novato, CA 94947
Via email

NOTICE OF DENSITY BONUS ELIGIBILITY

FILE NO. DB21-004

Stony Point Flats Apartments – 2268 Stony Point Road

Density Bonus Eligibility

Thank you for your application seeking a Density Bonus for Stony Point Flats Apartments, a proposed 50-unit, 100% affordable, multi-family development in Santa Rosa for households earning 30-60% of Area Median Income (AMI). Planning staff has reviewed your Density Bonus application and deemed the application complete. In accordance with CA Gov't Code § 65915, subd. (a)(3)(D)(i)(I), you are hereby notified that your project is eligible for up to 35% State Density Bonus pursuant to Santa Rosa Zoning Code §20-31.050 and §20-31.060. State Density Bonus eligibility is calculated as follows:

Project Profile

Stony Point Flats Apartments proposes 49 dwelling units for tenants earning 30-60% AMI with one unit reserved as a manager unit.

Project Site Area:	2.93 acres
Total Units Proposed:	50 Dwelling Units (DU)
Site Land Use Designation:	2.63 ac Medium Density Residential (8.0-18.0 units/acre) 0.30 ac Low Density Residential (2.0-8.0 units/acre)
Site Zoning District:	R-3-18
Maximum Density per Designation:	47 units (Medium Density Residential) 2 units (Low Density Residential)
Density Desired:	19 DU/acre (50 units / 2.63 acres)

Calculation of State Density Bonus of 35%

Base Project, Total Units:	49 DU
Market Rate Units:	0
Required Affordable Units:	Minimum 35% units at Low-Income Level
Percent Affordable:	49 / 50 = 98%
State Density Bonus:	Minimum 30% at Low-Income Level results in 35% State Density Bonus and maximum 3 Incentives or Concessions
Maximum Density Allowed:	25 DU/acre



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Requests for incentives or concessions and waivers

Pursuant to Santa Rosa Zoning Code Sections 20-31.060(B), 20-31.090(A and B), and 20-31.100(G), up to three (3) incentives or concessions are available to the project as a result of its Density Bonus eligibility. The applicant does not request to apply incentives/concessions or waivers to the project at this time. In accordance with Zoning Code § 20-31.030(A)(5), the applicant may request to apply incentives/concessions or waivers to the project at a later phase in the application process.

Compliance with Zoning Code §20-31.110 – Density Bonus Agreement and Terms is required.

Sincerely,

A handwritten signature in blue ink, appearing to read "Trippel".

Andrew Trippel
City Planner

Cc: File
Loren Brueggemann, applicant