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March 6, 2017

Susie Murray, City Planner
 Santa Rosa Community Development Department
 100 Santa Rosa Avenue, Room 3
 Santa Rosa, CA 95404

RE: PRJ16-018 Notification of Staff Position & Issues Letter

Dear Ms. Murray,

I am writing you on behalf of Barbara Hayes, applicant for the above-referenced application, in response to your memorandum to me dated December 8, 2016 in which you describe additional required submittal items and key issues. The following is the applicant's response to the letter. I have listed each of the items noted in your letter in italicized type, followed by the response.

PLANNING DIVISION (Susie Murray, 543-4348)

1. *Provide a parking analysis that supports the number of on-site parking spaces. While the number of spaces proposed meets the requirements set forth in Zoning Code Section 20-36, Table 3-4, and Zoning Code Section 20-36.050(C) (I) (a) allows the review authority to increase the number of parking spaces.*

Response: W-Trans, Traffic Consultants prepared the attached parking analysis for the project. The analysis concludes that proposed parking for 26 spaces for tenants and 3 visitor spaces meets the City Code requirements. According the W-Trans analysis the proposed parking exceeds peak parking demand for Senior Adult Housing-Attached using standard rates determined in the Transportation Engineers in Parking Generation, 4th Edition (2010) by the Institute of Transportation Engineers.

2. *The Project proposes to implement two concessions, allowed through the provision of both the City and State Density Bonus regulations (City Code Chapter 20-31 and Government Code Section 65915), to be applied to development standards. As proposed, the first concession will be applied to building height and the second to a reduction in setback along Farmers Lane. Pursuant to Zoning Code Section 20-31-030(D), provide a clear statement of how the requested concessions are necessary to make the proposed housing development economically feasible, and result in identifiable, financially sufficient and actual cost reductions. The information should be sufficiently detailed to enable City staff to examine the conclusions reached by the developer.*

Response: The Project Description has been updated and revised requesting two concessions, parking and building height. The parking concession requests the Senior Housing parking standards be applicable to this project. The height concession requests building height be increased from 45 feet to 47 feet. The additional height will allow construction of a 2 foot parapet to screen rooftop mechanical structures.

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Parking Concession - The City's Municipal Code for parking is contained in Chapter 20-36 of the City Code. For senior housing, the City Code requires one space per each residential unit. In addition, one visitor space is required per 10 units. Accordingly, this project is required to provide 26 parking spaces for tenants; 26 parking spaces are proposed. 3 parking spaces are required for visitors; 3 visitor parking spaces are proposed. W-Trans prepared a parking analysis and confirmed the proposed parking supply is consistent with current City requirements.

The project proposes 5 affordable "for sale" units for families meeting requirements for moderate income households. Cost to produce each parking space is approximately \$10,000 to \$50,000, depending on design and construction materials. If additional parking is required, these expenses will increase project construction costs and reduce the feasibility of providing affordable units.

The project maximizes use of the site while creating a great amount of setbacks along the creek, incorporating useable outdoor spaces and retaining as many trees as possible. Space needed for additional parking spaces would result in reduction of dwelling units, including affordable units, and diminished project amenities.

Height Concession - The City's Municipal Code for building height limit for R3-18 Zoning District is 45 feet. The Design Review Committee has requested the height increase for certain roof parapets on the 4 story building, from 45 feet to 47 feet. We are requesting a concession to do this. Without the concession, the 3 residential floors in the 4 story building would have to be reduced in height which would result in costly revisions and relocations of the HVAC systems within the building. The additional costs would decrease incentives to provide the affordable units for this site.

In summary without the 2 concessions, we will not be able to produce any affordable housing units.

3. *Provide a shadow analysis.*

Response: A shadow analysis of the project is attached as 2 drawings displaying conditions for summer and winter solstices. Each drawing also shows shadow conditions for the proposed buildings without trees, and proposed project buildings with existing trees and proposed trees.

4. *The Project application includes an Environmental Evaluation. Please clarify the following information within the document:*

- a. *The report references a biotic survey provided by Charles Patterson, dated September 17, 2008. Please provide a current environmental assessment of the site. This can be accomplished with an addendum to original report.*

Response: Charlie Patterson prepared an addendum to the Biological Resources Survey originally prepared in 2008. The addendum prepared February 2017 supports conclusions of the previous survey that there are no wetlands or other unusual or sensitive habitats on the site and those impacts of the proposed development are insignificant. The Biological Resources Update is attached.

- b. *Section 2: Applicable CEQA Guidelines - Response to In-fill Development Project Conditions, item C. The current biological assessment should be referenced in this discussion.*

Response: The Environmental Evaluation has been revised to include the biological resources assessment and addendum prepared by Charles Patterson.

- c. *The document references a Noise Evaluation prepared by Illingworth and Rodkin, dated June 2016, which was not included in the submittal materials. The submittal documents did include an Environmental Noise Assessment Proposal dated April 8, 2016. Please provide the technical study.*

Response: The Noise Evaluation prepared by Illingworth and Rodkin, dated June 2016 is attached.

ENGINEERING DIVISION (Jesus McKeag, 543-4614)

5. *Provide a drainage study for this site.*

Response: A drainage study was completed by Doble Thomas & Associates and is attached.

6. *Provide a sewer system analysis for the capacity of existing systems proposed to be impacted. Include existing and projected sewerage generation figures and identification of the trunk line to which the development is tributary. Demonstrate that the 6" mains have the capacity to receive the increased flow.*

Response: A sewer system analysis was completed by Doble Thomas & Associates and is attached.

7. *On Tentative Map (TM)*

- a. *Call out "15.00 PEDESTRIAN PATH EASEMENT, 2881 O.R.345, S.C.R." as "BICYCLE EASEMENT (1993-0144) and 15' WIDE PEDESTRIAN & PUBLIC UTILITY EASEMENT (2881O.R. 345).*

Response: The tentative map has been amended to include the note.

8. *On TM Sheet 1*

- a. *Show the current Parkway standards (STDs) for this stretch of Farmers Lane (STD 200J and 230 E) with a 6.5' sidewalk easement over a 13' public utility easement situated adjacent to the public right of way.*

Response: The tentative map has been amended to include the note.

9. *On TM Sheet 2*

- a. *The tree wells shall be per STD 230 F.*

Response: The tentative map has been revised to show tree wells per STD 230 F.

- b. *Show graphically and dimension driveway apron per city standard.*

Response: Driveway line work/dimensions have been revised to City standard.

- c. The bike path shall be improved consistent with the General Plan and Caltrans Chapter 1000, Topic 1003 - Class I Bike Path. The minimum width shall be 8'.*

Response: Project plan drawings have been revised to reflect a proposed bike path of 8 feet. Note that construction requirements for the bike path will conflict with and not allow construction of pedestrian amenities including furniture as requested by the Design Review Committee.

10. On TM Sheet 3

- a. Is the cleanout on new sanitary sewer (SS) lateral along frontage existing? It is shown grayed out.*

Response: The sanitary sewer cleanout exists and is being replaced.

- b. What is the size and material of the new SS lateral along frontage?*

Response: The new sanitary sewer lateral is 6" DCR35 (PVC). The tentative map has been revised accordingly.

- c. There is an existing clean out shown along the frontage. Show as to be removed if it will not be used.*

Response: Plans have been revised per the comment to show the new sewer clean out.

- d. Only one lateral is allowed per lot unless it can be demonstrated that the rear building can only sewer to the cul-de-sac.*

Response: The 6" Sewer line to the south is a Public Main line as shown on City Parcel Map 513. The Sewer in Farmers Lane is not deep enough to serve the southern portion of the site. It is believed this was the intent of providing the existing 6" Main in this location.

- e. Is new water (W) service along frontage a combo?*

Response: Yes, the new water service is a combo.

- f. What is the size and material of the new SS lateral a long frontage?*

Response: The size is 6" SDR35 and material is PVC.

- g. Show backflow device.*

Response: The tentative map has been revised to show the DDCV note on Sheet 3.

- h. Show fire line.*

Response: The tentative map has been revised to label the Fire Line and clarify its location.

- i. Show nearest existing or proposed fire hydrant and fire related infrastructure.*

Response: The tentative map has been revised to show the existing fire hydrant on Farmer Lane.

11. *On Preliminary Design Review (DR) Set Title Sheet*

- a. Use a different letter for sheet currently designated Cl.1 to avoid confusion with Civil drawings.*

Response: The final drawing set will be updated accordingly.

12. *Preliminary Standard Urban Stormwater Mitigation (SUSMP) Plan*

- a. The Best Management Practice (BMP)s selection tables need to be broken down according to the tributary areas (DMA 1-7).*

Response: The SUSMP (table WQ-1) has been amended to BMP selection labels by tributary areas.

- b. Show the C values that are used for the tributary areas on the SUSMP exhibit sheet or as a separate exhibit.*

Response: The project is a 100% Volume Capture project. C Values are not relevant unless Delta Volume Capture is proposed.

- c. Show the locations of the interceptor trees.*

Response: Trees are shown on WQ-3 sheet. We have also added them to sheet WQ-1 for clarity.

- d. Show the locations of the bioswales and pervious pavement.*

Response: The SUSMP Sheet WQ-1 has been revised to clarify the location of pervious concrete. No bioswales are proposed.

- e. In DMA 3 and 4 the bioswales and pervious pavement appear to be the same area on the SUSMP exhibit. Clarify how each is used.*

Response: The SUSMP Sheet WQ-1 has been revised to clarify the location of pervious concrete. No bioswales are proposed.

- f. Where is the rain garden?*

Response: The SUSMP Sheet WQ-1 has been revised to include label rain gardens.

- g. Call out the standard details on the plans, ex. PI-02, and where they are used.*

Response: The SUSMP has been revised to show standard details as requested.

RECREATION AND PARKS DEPARTMENT (Lisa Grant, 543-3774)

13. *Will the bike path be conveyed to the City with a public access and use easement? The path itself should not be dedicated to the City.*

Response: The easement for the bike path was previously dedicated to the City with the recordation of Parcel Map 513 (Document Book 2881 Page 345).

I hope that the above discussion and enclosed information is responsive to your requests, and that it is helpful to you. Please call me if you have any questions, or if you need any additional information or additional copies of the enclosed materials.

Very Truly Yours,

A handwritten signature in cursive script, appearing to read "Lisa Grant".

Attachments:

- Revised Project Description
- Revised CEQA Compliance Analysis
- Shadow Analysis
- Revised Site Plan
- Revised Tentative Map
- Noise Analysis
- Parking Analysis
- Biotic Resources Update
- Drainage Report
- Sanitary Sewer Analysis Memorandum
- Revised SUSMP
- Parcel Map 513

Cc. Project Team

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Project Description
Farmers Lane Senior Housing Project
201 Farmers Lane, Santa Rosa
APN 014-071-093
Revised March 6, 2017

Summary

Barbara Hayes, the property owner is proposing to construct a 26 unit senior residential condominium on a 1.22 acre parcel located at 201 Farmers Lane. The project location is very senior friendly with access to nearby shopping centers, churches, medical facilities and public transit. The project calls for the construction of 26 dwelling units in 2 buildings. The project will be for seniors residents, 55 years and older. The architecture is mission style with classic elements of Bernard Maybeck and Julia Morgan.

The project consists of the following major components:

- 26 condominiums - 2 and 3 bedroom dwelling units in 2 buildings comprised of 1) a 4 story building with 24 units and 2) a 2 story building with 2 units.
- The 4 story building includes ground level parking garages. The separate 2 story building has private garages.
- 5 units will be restricted for sale to households with moderate incomes in compliance with the City's Density Bonus requirements.
- Living units will range from 1069 sq. ft. to 1608 sq. ft.
- A single driveway will provide access to and from Farmers Lane. Ingress and egress movement will be southbound.
- 29 parking spaces are provided (26 resident spaces and 3 guest spaces) in compliance with City Senior Housing parking requirements. Owners will be restricted to one parking space per dwelling unit.
- 7 bike parking spaces are provided.
- Construction of a bicycle and pedestrian path located along the top of the bank of Santa Rosa Creek.
- Landscaping with incorporate native drought tolerant plants and preserve and enhance the natural landscape along Santa Rosa Creek.
- As a result of the Neighborhood Meeting additional design components have been incorporated into the project to provide compatibility with the adjacent single family neighborhood to the west. Design components will include excellent architectural design, high quality exterior finishes, retention of existing trees and planting of new trees, fully enclosed/ventilated trash enclosure, non invasive/no glare exterior lighting, a privacy fence along the westerly boundary, reduced windows size and elimination of the patios on the rear of the 4 story building.

Existing Use and Site Characteristics

The vacant 1.22 acres site is located on the west side of Farmers Lane just south of Farmers intersection with 4th St. The site fronts Farmers and extends north to the centerline of Santa Creek and south behind and existing neighboring property. The site is mostly flat and contains a variety of tree species and riparian vegetation along Santa Rosa Creek. The site is bounded by Santa Rosa Creek to the north.

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Farmer Lane and a school to the east, a dentistry office and apartment complex to the south and single family homes to the west. All surrounding properties are developed.

Zoning on the site is Multi-Family Residential; 18 dwelling units per acre (R-3-18). This is consistent with "Medium Density Residential land use designation in the Santa Rosa General Plan. Zoning and General Plan designations in the area reflect existing multi-family, school and office uses.

Project Permitting History

Date	Review Body/Entitlement	Description
2008	City Council - General Plan Amendment and Rezoning	GPA and Rezoning from the R-1-6 District (Low Density Residential) District to the R-3-18 District (Medium Density Residential).
2015	Design Review Board - Concept Design Review	Design Review Committee supported project design along with recommendations for minor design amendments now included in the project.
2015	Waterway Advisory Committee Review (WAC) – Review of Preliminary Site Plan	WAC reviewed project with recommendations for creekside bicycle and pedestrian pathway now included in the project.
2016	City Staff Pre-application Meeting	Reviewed proposal and application documents with CED staff.
2016	Neighborhood Pre-application Meeting	Reviewed proposal with neighboring residents.
2017	City Staff Position and Issues Letter	File revised plans and responses to staff position and issues letter.

Approval of the following planning entitlements is requested

Entitlement	Description
Rezoning	Rezoning from the R-3-18 District (Medium Density Residential) District to the R-3-18-SH District (Medium Density Residential Senior Housing).
Density Bonus	Density Bonus to increase the maximum permitted density adding 5 residential units which will be restricted with a housing agreement. Concessions from Zoning Code requirements including parking to accommodate reduced spaces for senior housing and building height increase requested by the Design Review Committee (from 45' to 47') to accommodate parapets on the 4 story building.
Tentative Map	Tentative Map to subdivide the parcel into 26 condominium parcels with common area.
Design Review	Design Review for design components of the project.