

RESOLUTION NO. 17-960

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS TO APPROVE A DENSITY BONUS FOR KAWANA SPRINGS APARTMENT HOMES, LOCATED AT 980 AND 1072 KAWANA SPRINGS ROAD, 2604, 2612, 2620, 2630 PETALUMA HILL ROAD, ASSESSOR'S PARCEL NUMBERS 044-051-032, -035, -036, -039, -043, -048, -049, -054, AND 044-370-002, FILE NO. DB17-001

WHEREAS, an application for Density Bonus requesting a thirty-three percent (33%) density increase was submitted to the Planning and Economic Development Department by Dane Hillyard, on behalf of Kawana Springs by Vintage LP, for the development of Kawana Springs Apartment Homes, a 120 unit multifamily residential project, 6 units of which are designated for very low income occupants and 12 units of which are designated for low income occupants, for the properties located at 980 and 1072 Kawana Springs Road, 2604, 2612, 2620, 2630 Petaluma Hill Road, Assessor's Parcel Numbers 044-051-032, -035, -036, -039, -043, -048, -049, -054, and 044-370-002;

WHEREAS, the project will designate five percent (5%) of the units for very low income occupants and ten percent (10%) of the units for low income occupants. Pursuant to Section 20-31.060 of the City of Santa Rosa Zoning Code, the applicant is entitled to two concessions and a thirty-five percent (35%) density increase. The proposal includes a thirty-three percent (33%) density increase and no concessions have been requested; and

WHEREAS, State Density Bonus Law, California Government Code Section 65915 requires that when a housing developer meets certain criteria for a density bonus that the local jurisdiction must grant the regulatory concession(s) unless the City makes a written finding that the concessions or incentives (1) are not required in order to provide for affordable housing costs as defined by state law, (2) would have a specific adverse impact upon public health and safety or physical environment or any real property listed in the California Register of Historical Resources, or (3) would be contrary to state or federal law; and

WHEREAS, on August 17, 2017, the Design Review Board held a duly noticed public hearing on the application at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, the Design Review Board has considered the application, the staff reports, oral and written, the General Plan and zoning on the subject property, the testimony, written comments, and other materials presented at the public hearing; and

BE IT RESOLVED that the Density Bonus, is approved subject to each of the following conditions:

1. The applicant shall enter into an agreement with the Santa Rosa Housing Authority to provide six (6) units designated for very-low income occupants and twelve (12) units for

low income occupants, for a period of 55-years, with, at a minimum, the provisions set forth in Zoning Code Section 20-31.100(B).

2. The units designated for low and very-low income occupants shall be:
- a. Constructed at the same time as the market rate units;
 - b. Reasonably dispersed throughout the development and/or phases if applicable;
 - c. A similar unit type and size as market rate units;
 - d. Reasonably compatible with the design or use of the remaining units in terms of appearance, materials and quality finish; and
 - e. Remain substantially the same through repairs and improvements for the entire 55-year period in which these units are designated for very low income occupants.

NOW, THEREFORE, BE IT RESOLVED, that the Design Review Board finds and determines this entitlement to use would not be granted but for the applicability and validity of each and every one of the above conditions and that if any one or more of the above said conditions are invalid, this entitlement to use would not have been granted without requiring other valid conditions for achieving the purposes and intent of such approval.

REGULARLY PASSED AND ADOPTED by the Design Review Board of the City of Santa Rosa on the 17th day of August, 2017, by the following vote:

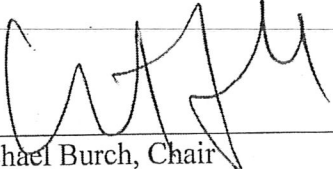
AYES: (5) Board Members Hedgpeth, Briere, Kincaid, Grogan, Weigl

NOES: (0)


ABSTAIN: (0)

ABSENT: (2) Chair Burch; Board Member Zucco

APPROVED: _____


Michael Burch, Chair

ATTEST: _____


William Rose, Executive Secretary