

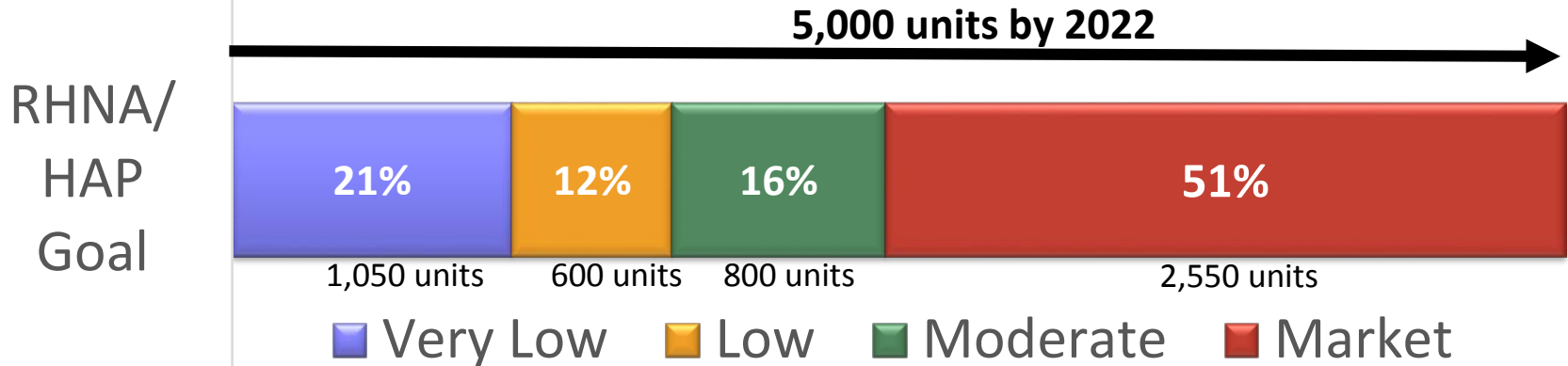


Roseland Village Tentative Map Density Bonus

Planning Commission

February 28, 2019

Andy Gustavson
Senior Planner
Planning and Economic Development




*Regional Housing Needs Allocation (RHNA) 2014 – 2022 and 2016 Santa Rosa Housing Action Plan (HAP)

Roseland Village: Total 175 Residential Units

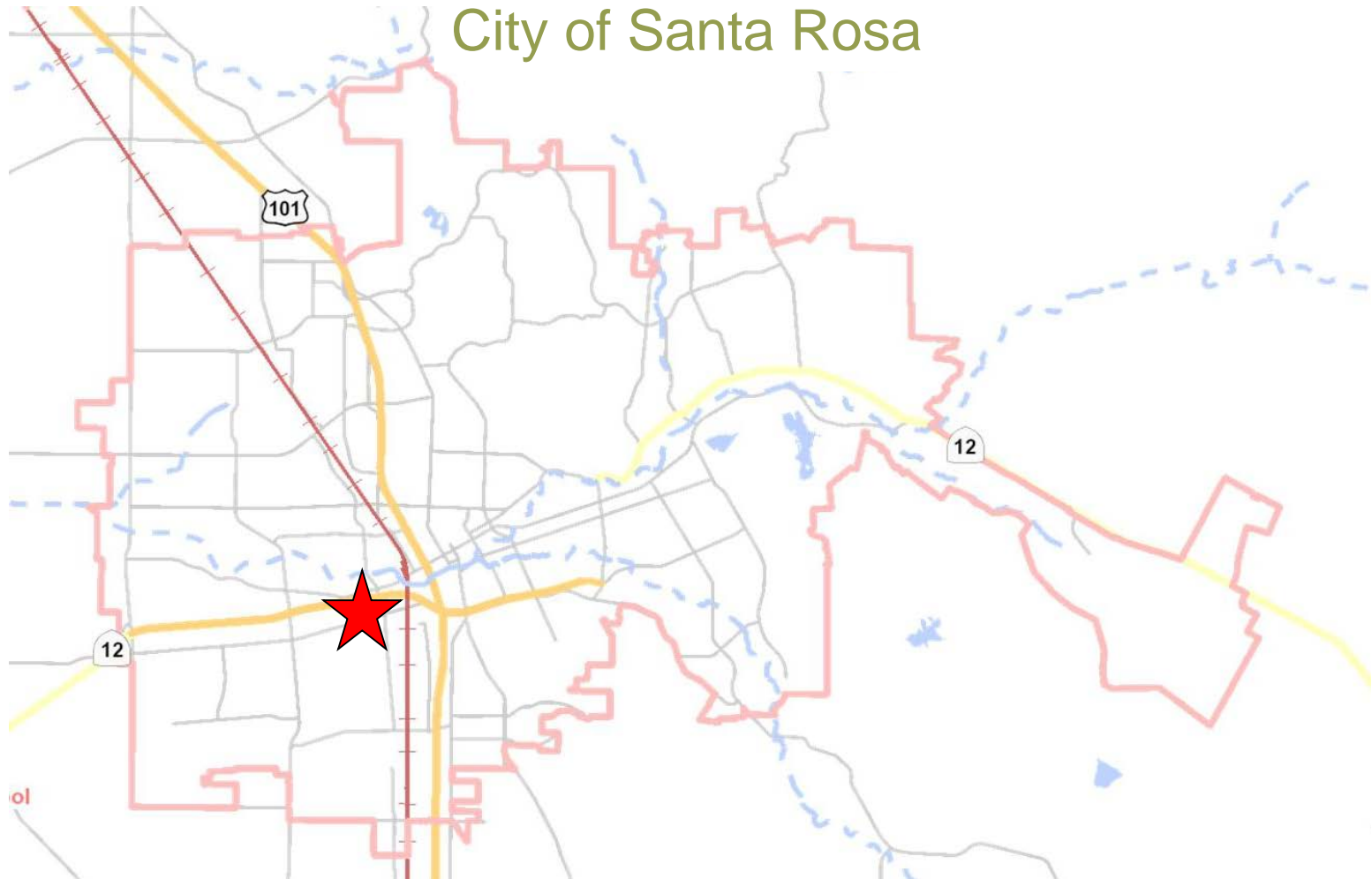
Rental Project (43% lower income):

 Market Rate:
100 Units (3.9% of goal)

 Very Low Income:
23 Units (2.2% of goal)

 Low Income:
52 Units (8.6% of goal)

Project Location 665 & 883 Sebastopol Road



Requested Entitlements

Setting the Stage for Roseland Village Neighborhood Center

Tentative Map

7.41 Acre Site
5 Lots (3 new)

*Lots, Improvements, Utilities,
and Streets configured for
Future Roseland Village
Mixed Use Development*

Density Bonus*

32% Bonus
3 Concessions

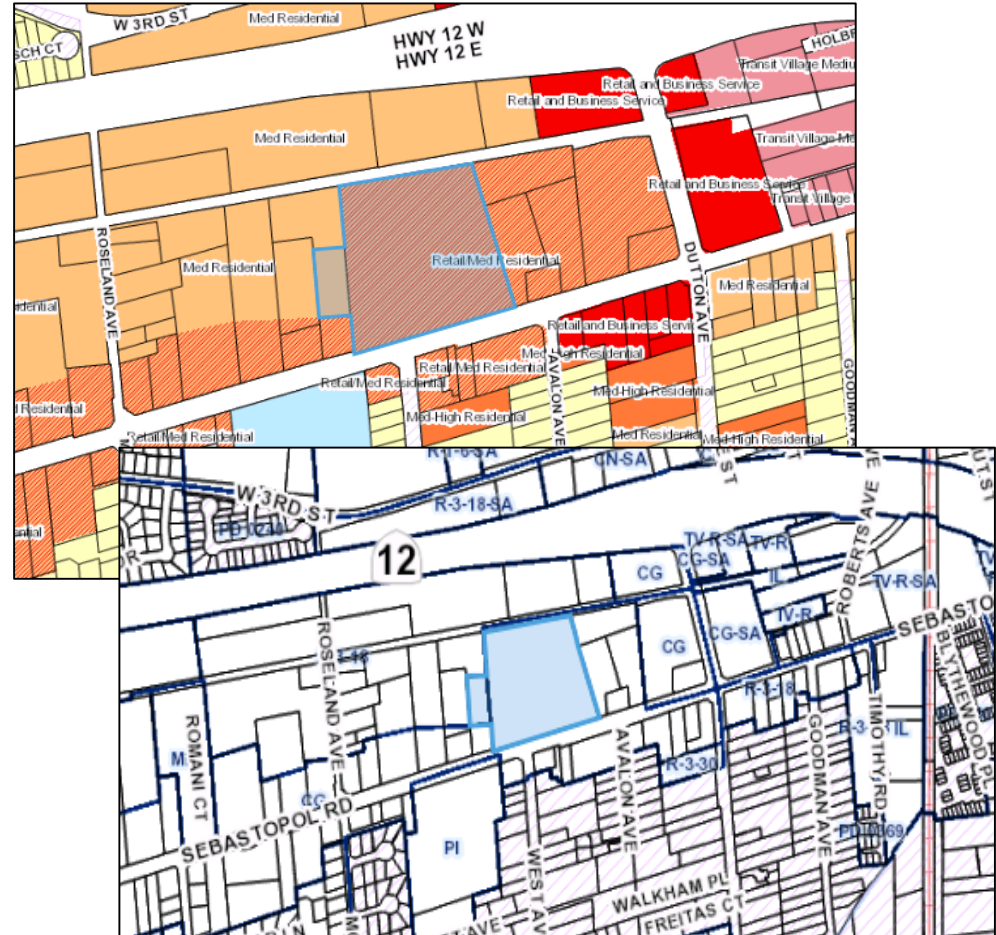
*100 Units, 75 Affordable
Concessions allow Phased
Housing Development,
Separate AH Apt Bldg,
Reduced Parking*

* Density Bonus accompanies 1st discretionary action including Subdivision

General Plan Land Use & Zoning

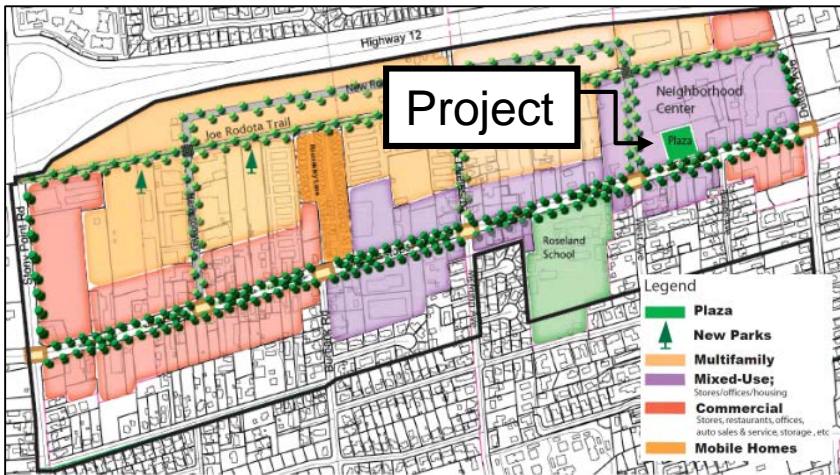
GP Land Use:
Medium Residential
(8-18 du/ac) and Retail &
Business Services

Zoning:
General Commercial (CG)
and Retail &
Business Services

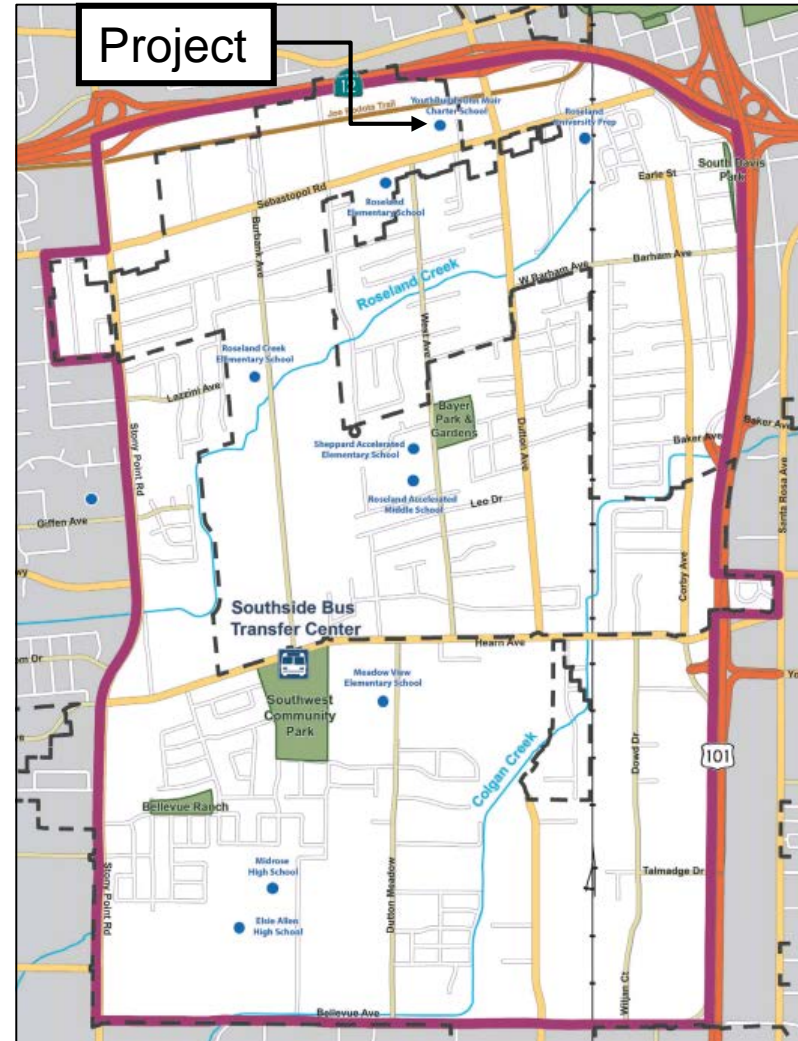


Roseland Area/Sebastopol Road Specific Plan

A place for a community center and a permanent library location, social services, a cultural center, an extended education facility, and a youth activities center.



2007 Sebastopol Road Urban Vision Plan



Roseland Village Neighborhood Center Planned Project



Roseland Village Neighborhood Center Planned Project

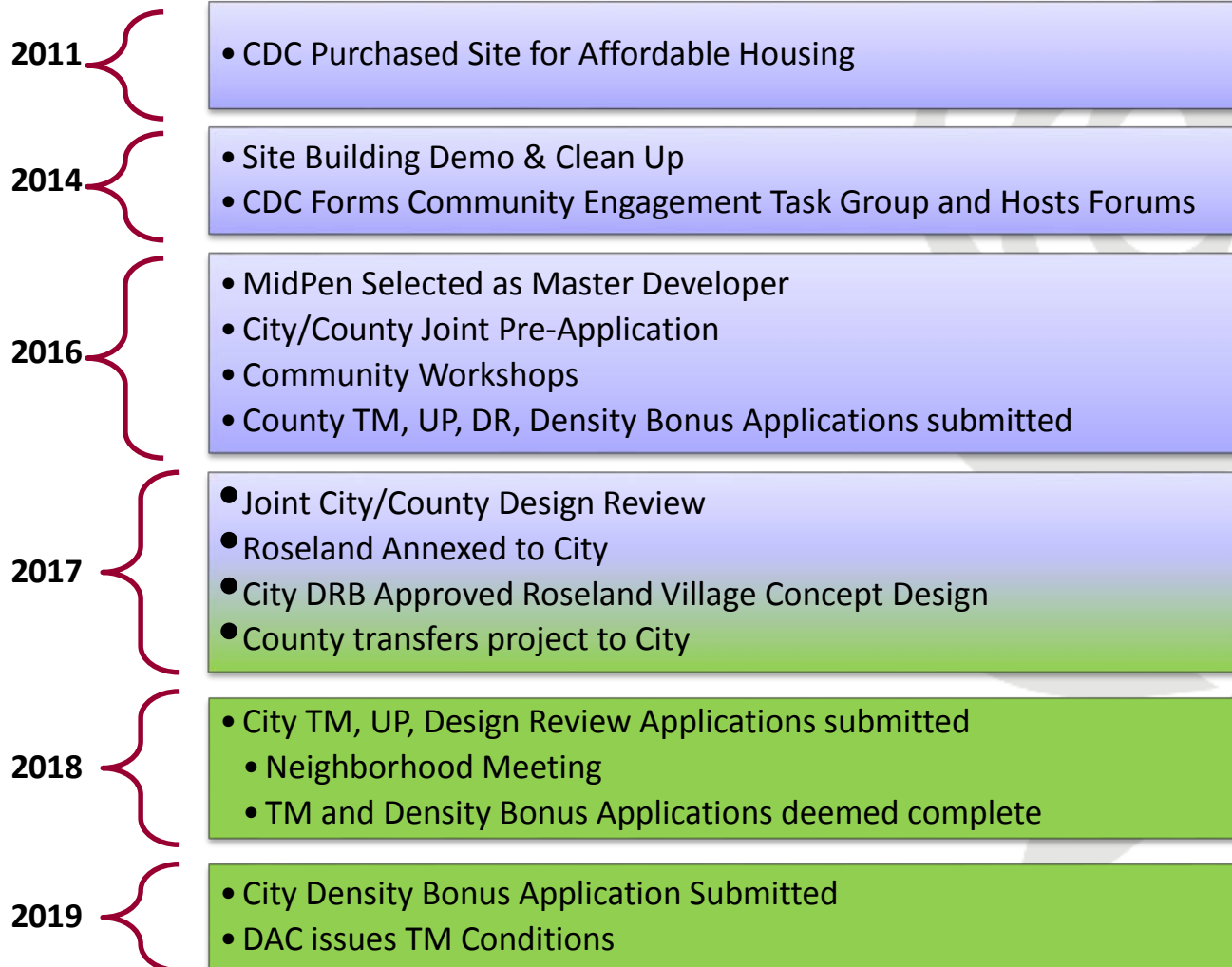


← Viewing SW to NE near
Sebastopol Road

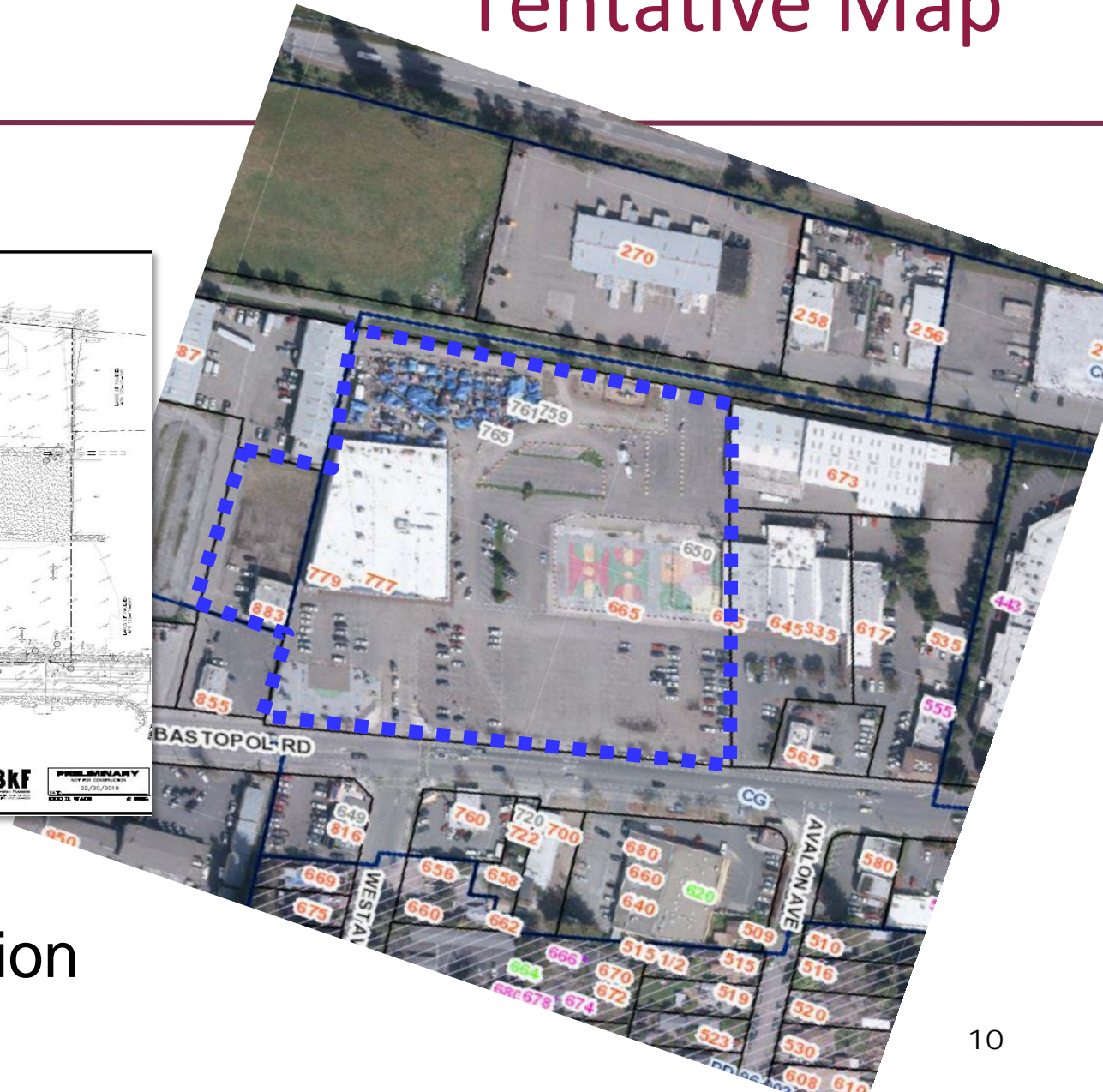
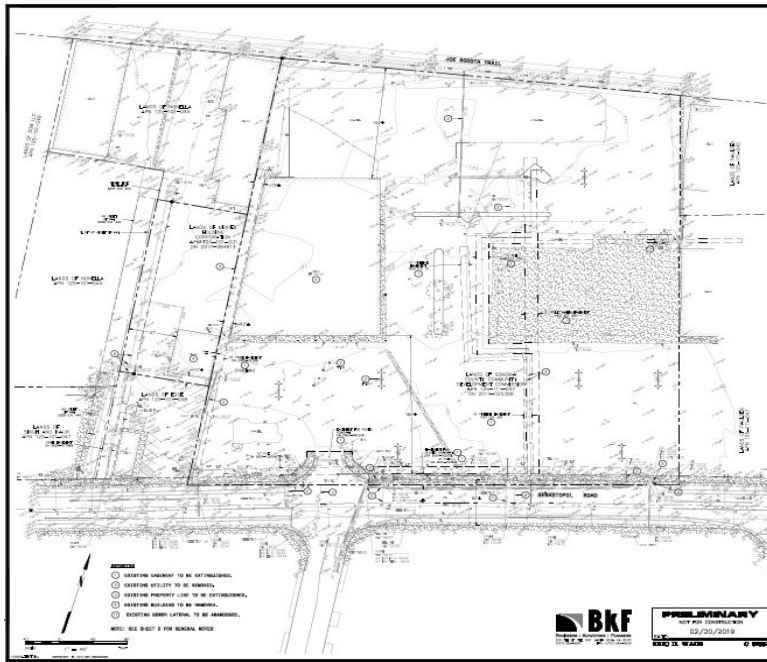


Viewing SE to NW near
Sebastopol Road →

Project Timeline

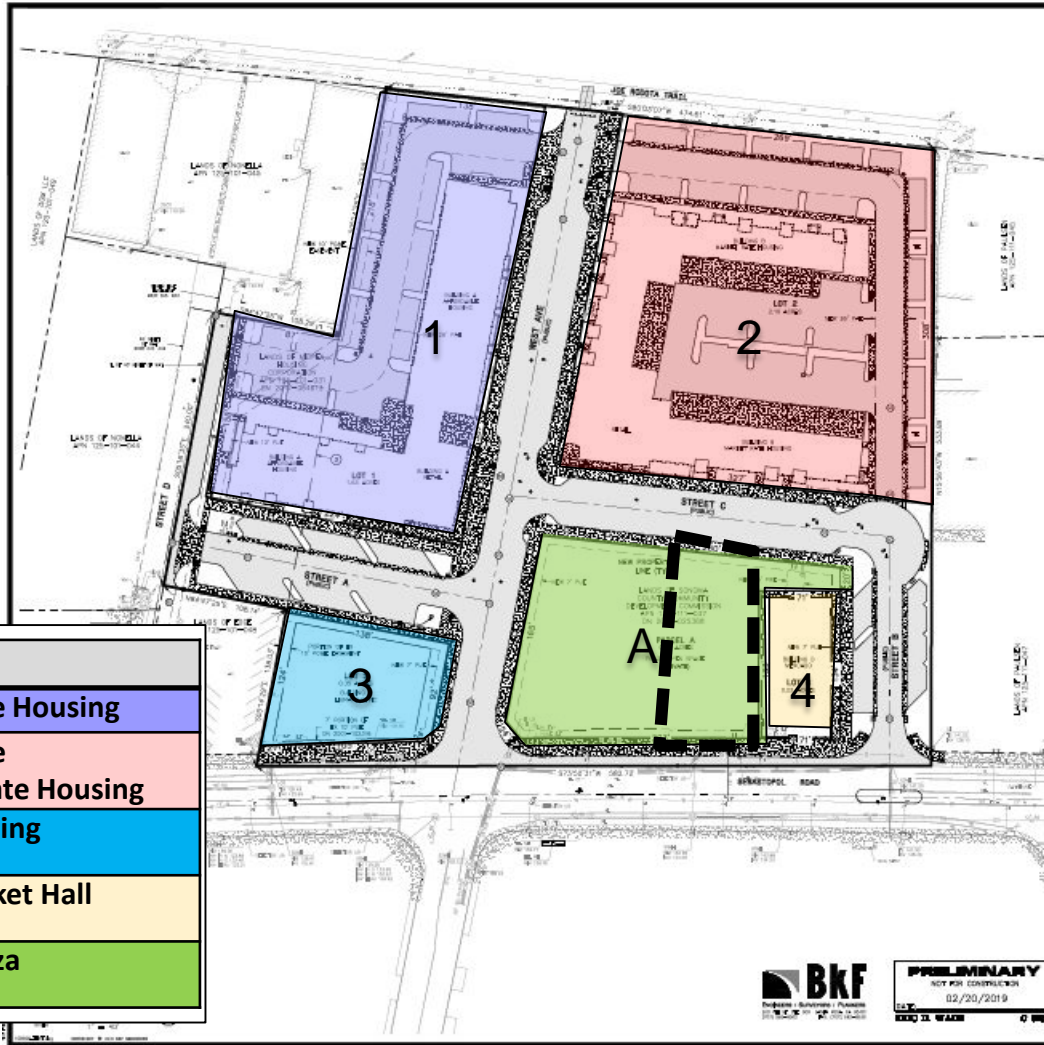


Tentative Map

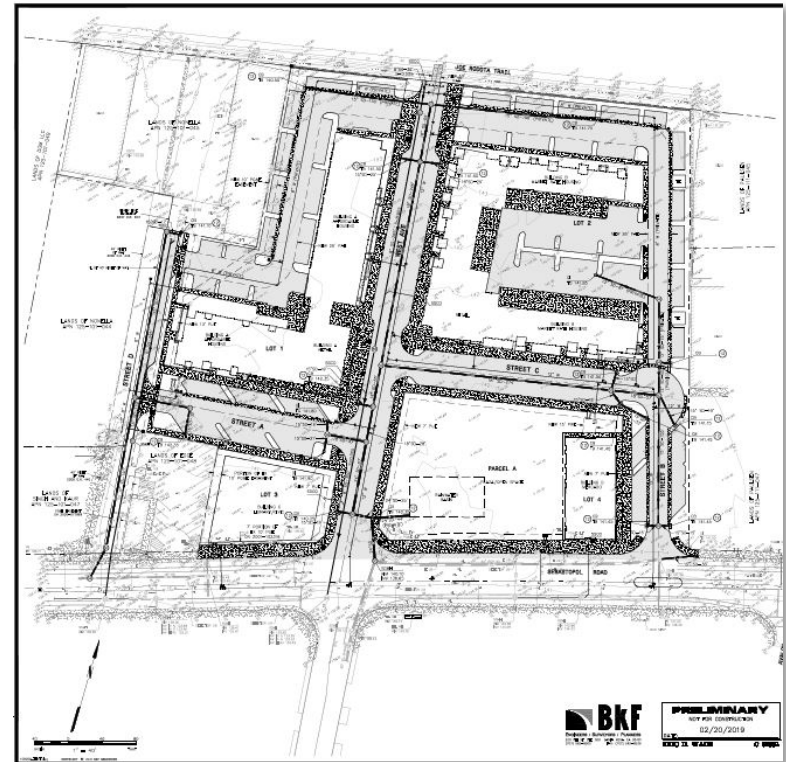
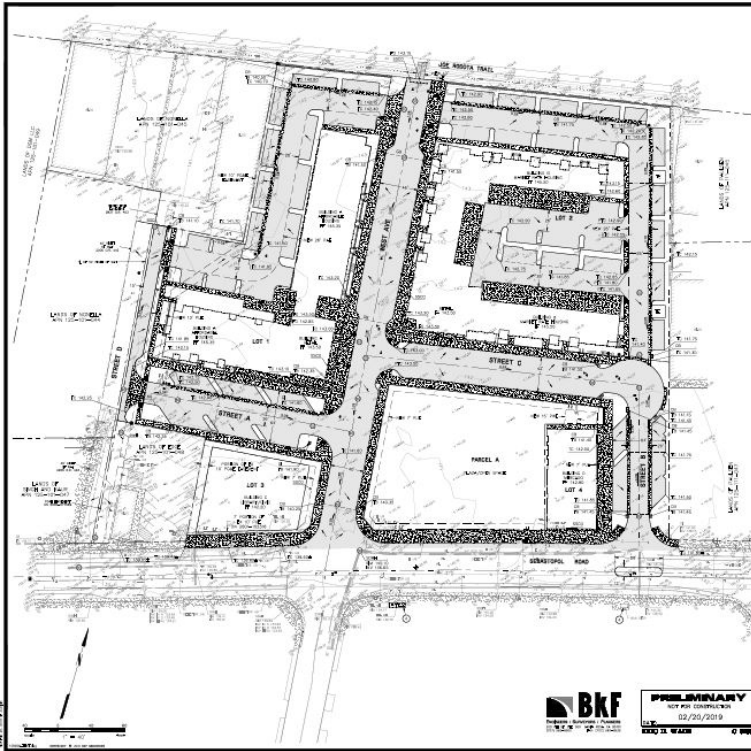


Existing Condition

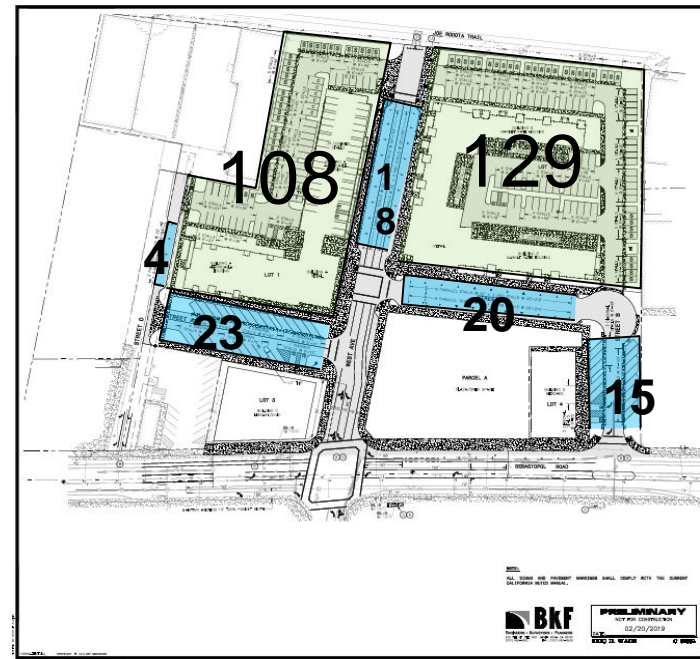
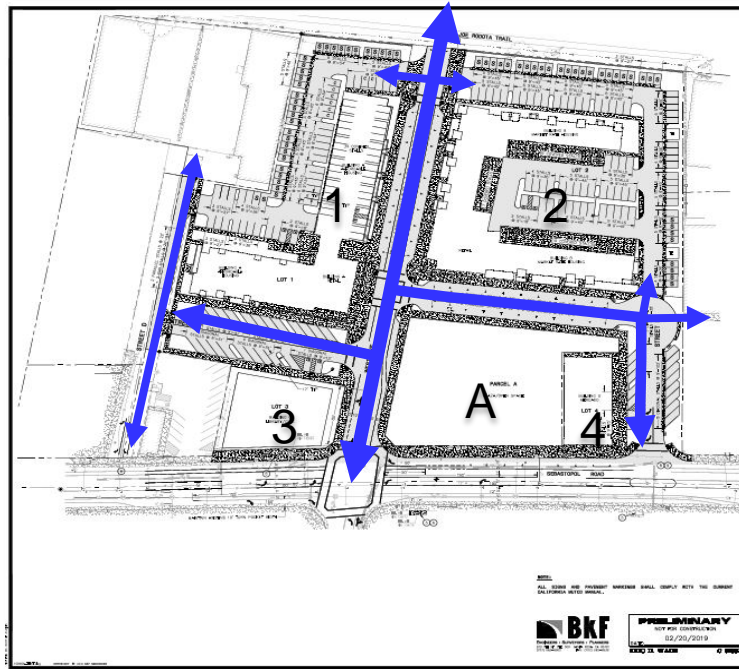
Boundary Map



Grading and Utility



Streets and Parking



The TM complies with All Subdivision Findings (City Code Chapter 19-24) as it will:

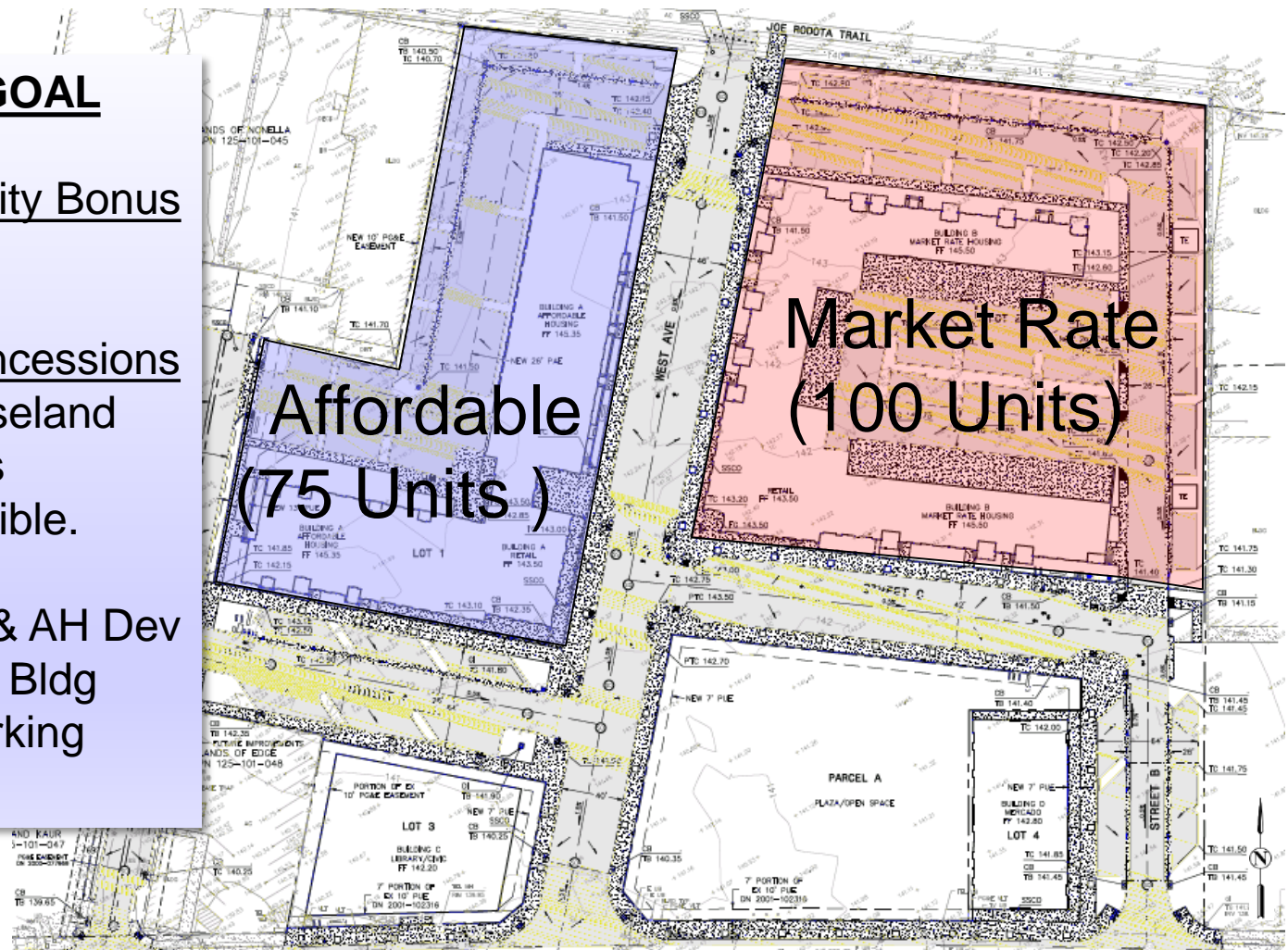
- Set the stage for planned development consistent with GP & SP.
- Help meet the need for City housing & provide public service for future residents.
- Provide building site separation and orientation that create passive or natural heating or cooling opportunities.
- Avoid violation of Water Quality regulations by conveying and treating future water discharge according to City requirements.

APPLICANTS GOAL

32% State Density Bonus
Allow 175 units.

3 Incentives/Concessions
Help ensure Roseland
Village Project is
Financially Feasible.

1. Phased MR & AH Dev
2. Separate AH Bldg
3. Reduced Parking



Earned Density Bonus and Incentives/Concessions Based on Housing Development Affordability

Low Income Unit Percentage	Density Bonus*	Incentives or Concessions
10%	20%	1
11%	21.5%	1
12%	23%	1
13%	24.5%	1
14%	26%	1
15%	27.5%	1
16%	29%	1
17%	30.5%	1

Very Low-Income Unit Percentage	Density Bonus*	Incentives or Concessions
5%	20%	1
6%	22.5%	1
7%	25%	1
8%	27.5%	1
9%	30%	1
10%	32.5%	2
11%		
12% -		
15%		

Land Donation	
Percentage of Proposed Dwelling Units in the Housing Development to be Very Low-Income Units and Accommodated on the Donated Land	Percentage Density Bonus
10%	15%
11%	16%
12%	17%
13%	18%
14%	19%
15%	20%
16%	
17%	
18%	
19%	
20%	
21%	
22%	
23%	
24%	

Moderate Income Units Percentage	Density Bonus*	Incentives or Concessions
10%	5%	1
11%	6%	1
12%	7%	1
13%	8%	1
14%	9%	1
15%	10%	1
16%	11%	1
17%	12%	1
18%	13%	1
19%	14%	1
20%	15%	2
	16%	2
	17%	2
	18%	2
	19%	2
	20%	2

35% State Density Bonus Tables

State Density Bonus

Overall affordability exceeds minimum required.

Three needed Concessions dictated % of Lower Income Units.

Very Low-Income Unit Percentage	Density Bonus*	Incentives or Concessions
5%	20%	1
6%	22.5%	1
7%	25%	1
8%	27.5%	1
9%	30%	1
10%	32.5%	2
11%	35%	2
12% - 14%	35%	2

Low Income Unit Percentage	Density Bonus*	Incentives or Concessions
10%	20%	1
11%	21.5%	1
12%	23%	1
13%	24.5%	1
14%	26%	1
15%	27.5%	1
16%	29%	1
17%	30.5%	1
18%	32%	1
19%	33.5%	1
20%	35%	2
21% - 29%	35%	2
30%	35%	3

Density Bonus & Concession			
Lot Area	7.41ac		
GP Density	18 du/ac		
Max Units	133 du	<u>% du</u>	<u>I/C</u>
Very Low	14 du	20%	1
Low	14 du	32.5%	2
Total	28 du	53% *	3
* <u>35% max State Density Bonus allowed</u>			

State Density Bonus

State Density Bonus Calculation

House Development Profile

Site Area	7.41 ac	
Housing Development	175 du	
Residential Density	24 du/ac	
GP Land Use	Medium Residential	
o Max Allowable Density	18 du/ac	
Base Project	133 du	Max Units Allowed by GP
State DB Requested	32%	ZC 20-31.060
I/C Requested	3	ZC 20-31.090; -100

State Density Bonus Calculation

Qualified Project: Housing Types Eligible for Density Bonus (20-31.050)					
Affordable Unit by Type:	#	%	DB *	I/C	ZC Ref
o Very Low	14	10%	32.5%	2	20-31.060 .A
o Low	14	10%	20%	1	20-31.060 .B
Subtotal	28	20%	53%	3	
Market Rate Units	105 (Base Project - Qualified Hsg Type)				
Density Bonus Units Earned	42 (Base Project x Requested DB)				

Housing Development Result

Total Housing Dev Units	175 (Base Project + Density Bonus Units)
inc. Affordable Units	28 Subject to DB Agreement (20-31.110)
Total I/C	3 Subject to I/C Findings (20-31.090.B)

* 35% DB is the maximum allowed since the Project is outside Supplemental Density Bonus Area. Development below earned DB allowed.

Proposed Affordability Qualifies for Three Requested Concessions

Timing

AH Development Timing (20-31.100.H.1)

Location

AH Dispersal (Zoning Code Section 20-31.100.H.2):

Parking

Reduced Parking (20-36.040):

The City must grant concessions unless it (20-31.090.B):

1. will not provide AH cost reductions, or
2. will create significant, adverse impacts to public health and safety, to the physical environment, or to properties listed in the California Register of Historical Resources.

Applicant's Concession Justification

Timing

AH Development Timing (20-31.100.H.1)

- Allow 75 Affordable Units (Phase 3) to be built after 100 MR Units (Phase 2).
- Sale of Lot 2 MR Unit Site to CDC will help subsidize AH Lot 1 site improvements.
- Concurrent MR and AH development will tie MR construction start to longer AH financing timeline and thus reduce the sale value of Lot 2 as a construction ready site.

Applicant's Concession Justification

Location

AH Dispersal (20-31.100.H.2)

- Allow AH developer to effectively finance, construct, and manage AH units in separate building.
- Avoid increased blended housing project financing complexity and timing which reduces the financial feasibility of the Housing Project.
- Avoid AH tax credit sustainability design guidelines that will add a significant cost to MR development and will thus threaten the financial feasibility of the AH project.

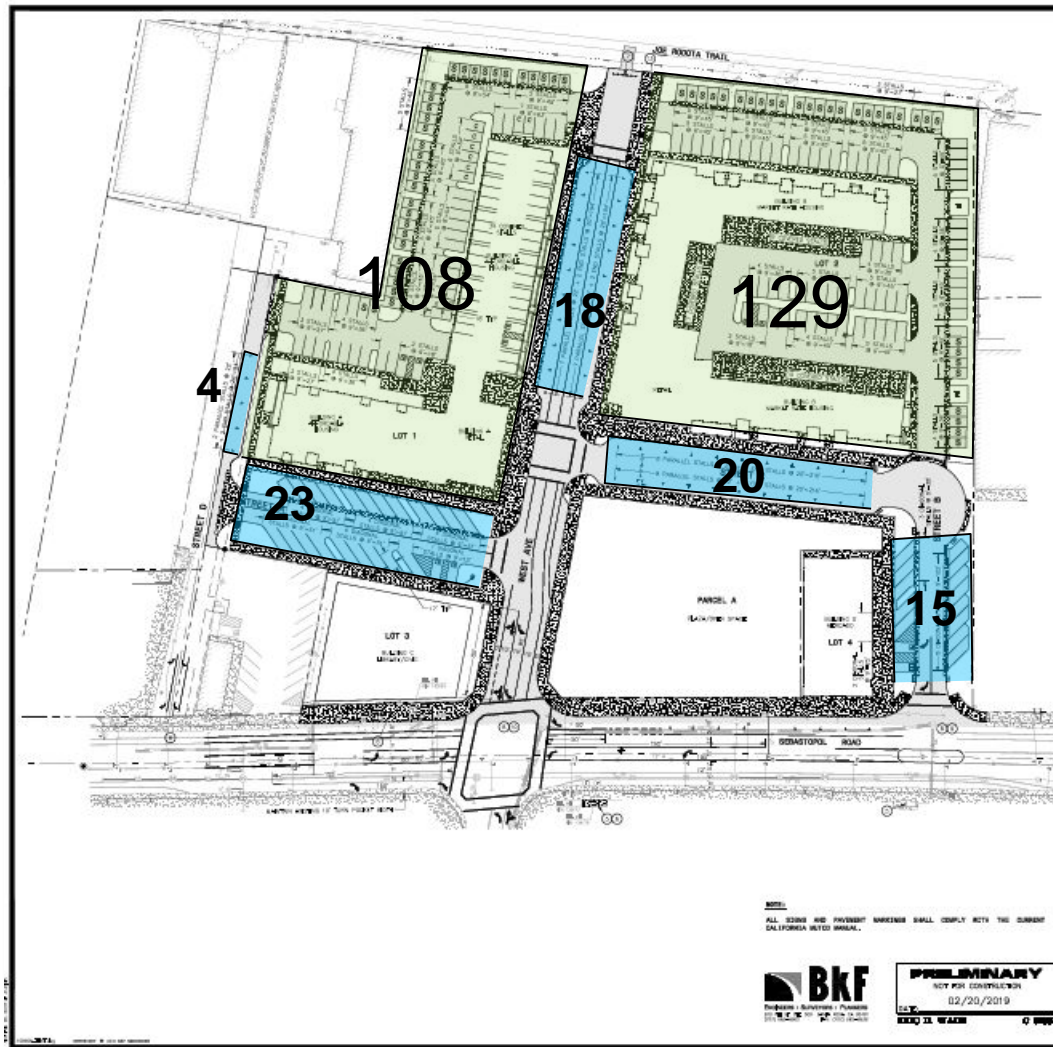
Applicant's Concession Justification

Parking

18% Parking Reduction (20-36.040)

- Allow Roseland Village to be constructed without prohibitive cost of structured parking.
- No unused surface area on the site remains for 69 spaces.
- 324 parking spaces will serve 318-322 peak cumulative parking demand, including demand from neighboring property.

Streets & Parking



State Density Bonus

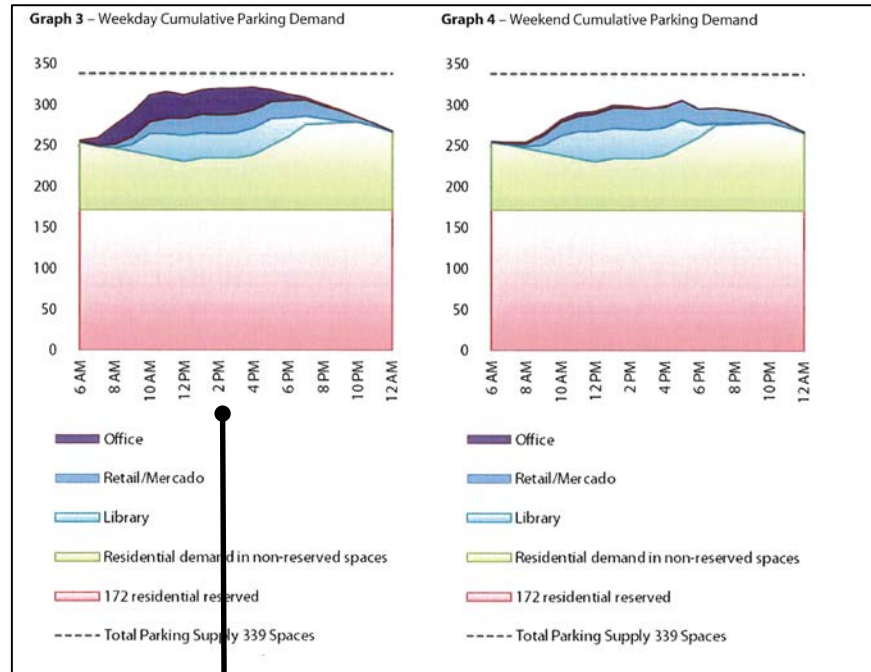
Traffic Study Parking Supply & Demand

Table 12 – Parking Requirements				
Category	Quantity	Unit	Ratio	Required
Residential				
1 space per 1BD	70	1-BD units	1.0 per BD	70
2 spaces per 2BD or 3BD	105	2-3BD units	2.0 per BD	210
Residential Total				280
Retail				
Retail	1,000	square feet	1 per 250 sf	4
Mercado	7,000	square feet	1 per 250 sf	28
Retail Total				32
Office				
Office	11,000	square feet	1 per 250 sf	44
Office Total				44
Library				
1 space per 300 sf	11,000	square feet	1 per 300 sf	37
Library Total				37
TOTAL SPACES REQUIRED				393
Proposed Spaces				324
Parking Reduction Needed				69 spaces 18%

Notes: BD=bedroom; sf=square feet

PARKING REQUIREMENTS
TRAFFIC IMPACT STUDY BY W-TRANS DATED JUNE 14, 2018
AND UPDATED AUGUST 14, 2018

Parking Supply 324



Peak Demand 319-322

Concession Findings

All of the requested concessions will provide AH cost reductions

None of the requested concessions will create significant, adverse impacts to public health and safety, to the physical environment, or to properties listed in the California Register of Historical Resources.

Environmental Review in compliance with CEQA finds:

- The proposed project qualifies for a categorical exemption from CEQA under Section 15183 of the California Public Resources Code
- The Public Resources Code states that a project consistent with an adopted general plan for which an environmental review has been certified will require no additional environmental review.

Public Comments

- The adjacent property owner to the east has submitted comments regarding a reciprocal parking agreement between the CDC parcel and the easterly property
- Other neighbors and citizens have voiced concerns at public workshops over traffic/circulation, parking, and the public plaza design.
- Community members have voiced support for housing and community center and services

- Approve the Tentative Map for a 5-lot subdivision.
- Approve a 32% Density Bonus and three Concessions for the planned Roseland Village Project with 175 dwelling units including 75 Lower Income units.



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