
FALL 2020 GENERAL PLAN AMENDMENT PACKAGE

3575 Mendocino Avenue

General Plan Amendment

Rezoning

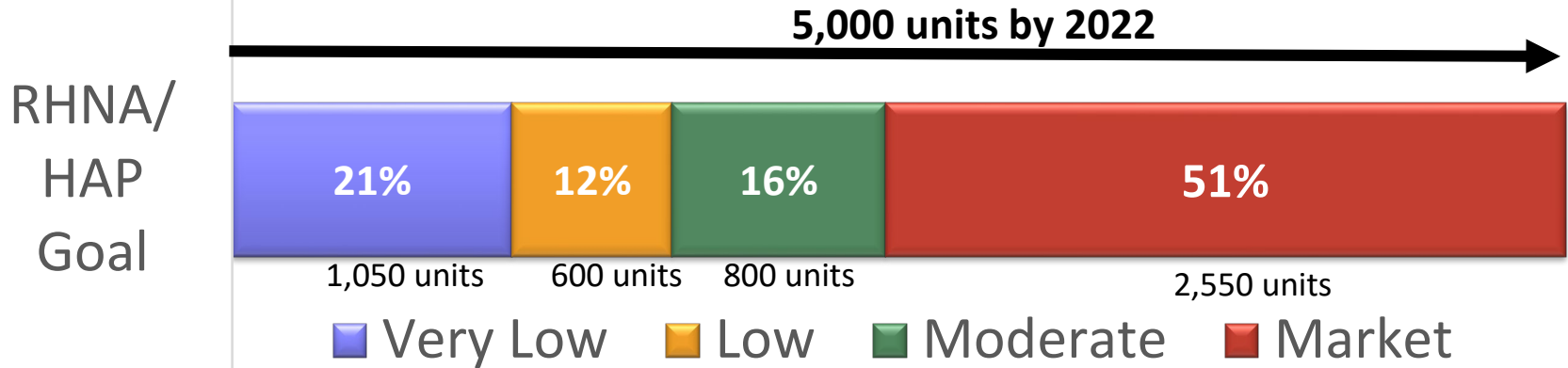
Tentative Map

3575 Mendocino Avenue

December 8, 2020

Amy Nicholson, Senior Planner
Planning and Economic Development

Housing Action Plan



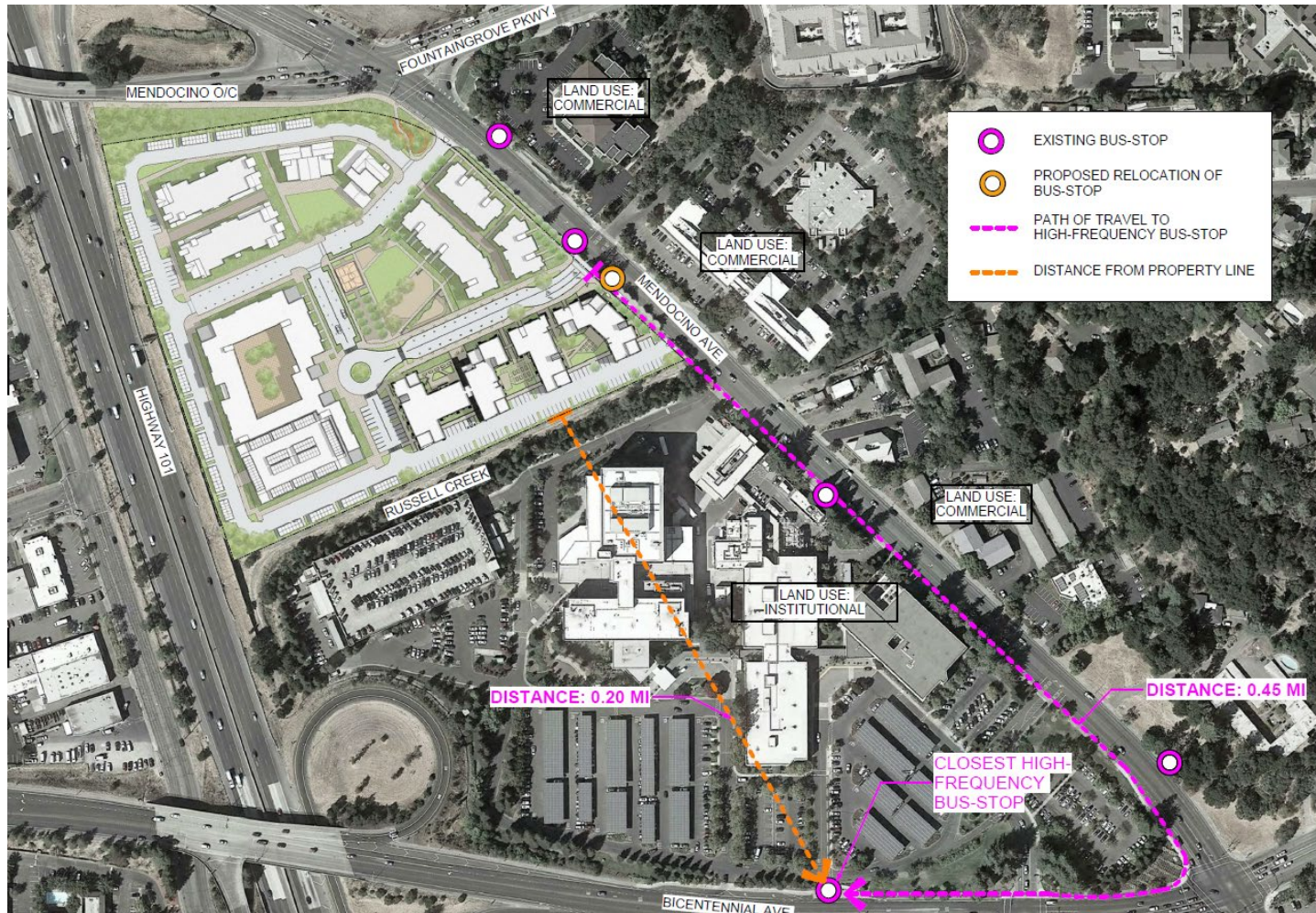
*Regional Housing Needs Allocation (RHNA) 2014 – 2022 and 2016 Santa Rosa Housing Action Plan (HAP)

3575 Mendocino Avenue: Total 532 units



- Development of up to 532 multi-family housing units
 - 162 units for low- and very low-income senior households
 - Up to 370 market rate housing units
- One-acre park with public access
- Infrastructure, public improvements, landscaping, and stormwater outfall into Russell Creek

Project Description

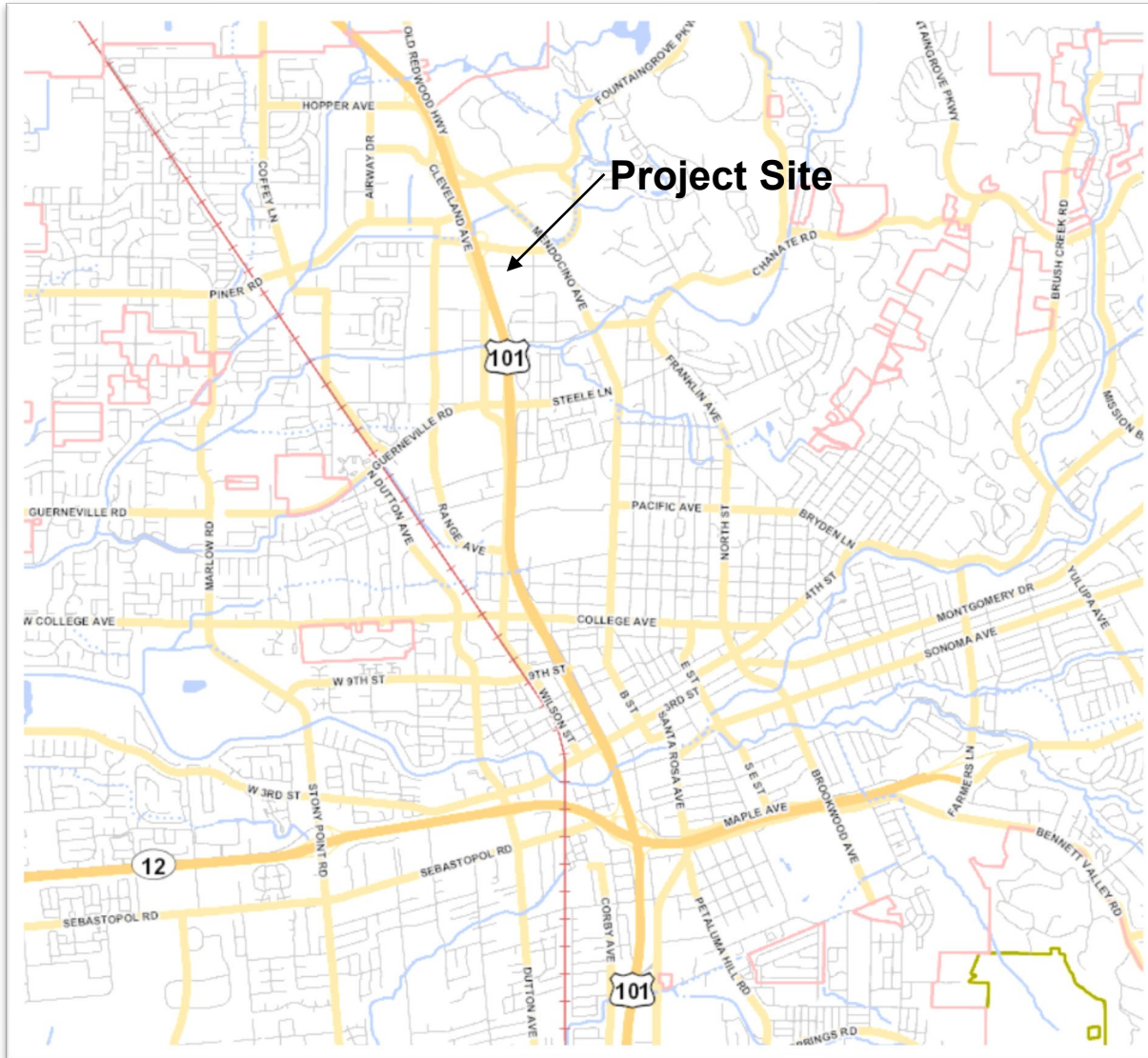


Required Discretionary Approvals

- **Sustainable Communities Environmental Assessment (SCEA)**
 - CEQA Compliance
- **General Plan Amendment**
 - Mobile Home Park to Transit-Village Medium
- **Zoning Map Amendment**
 - Rural Residential to Transit-Village Residential – with Senior Housing and Resilient City combining districts
- **Tentative Map**
 - Two Phases
- **Design Review**

Project Location

3575 Mendocino Avenue

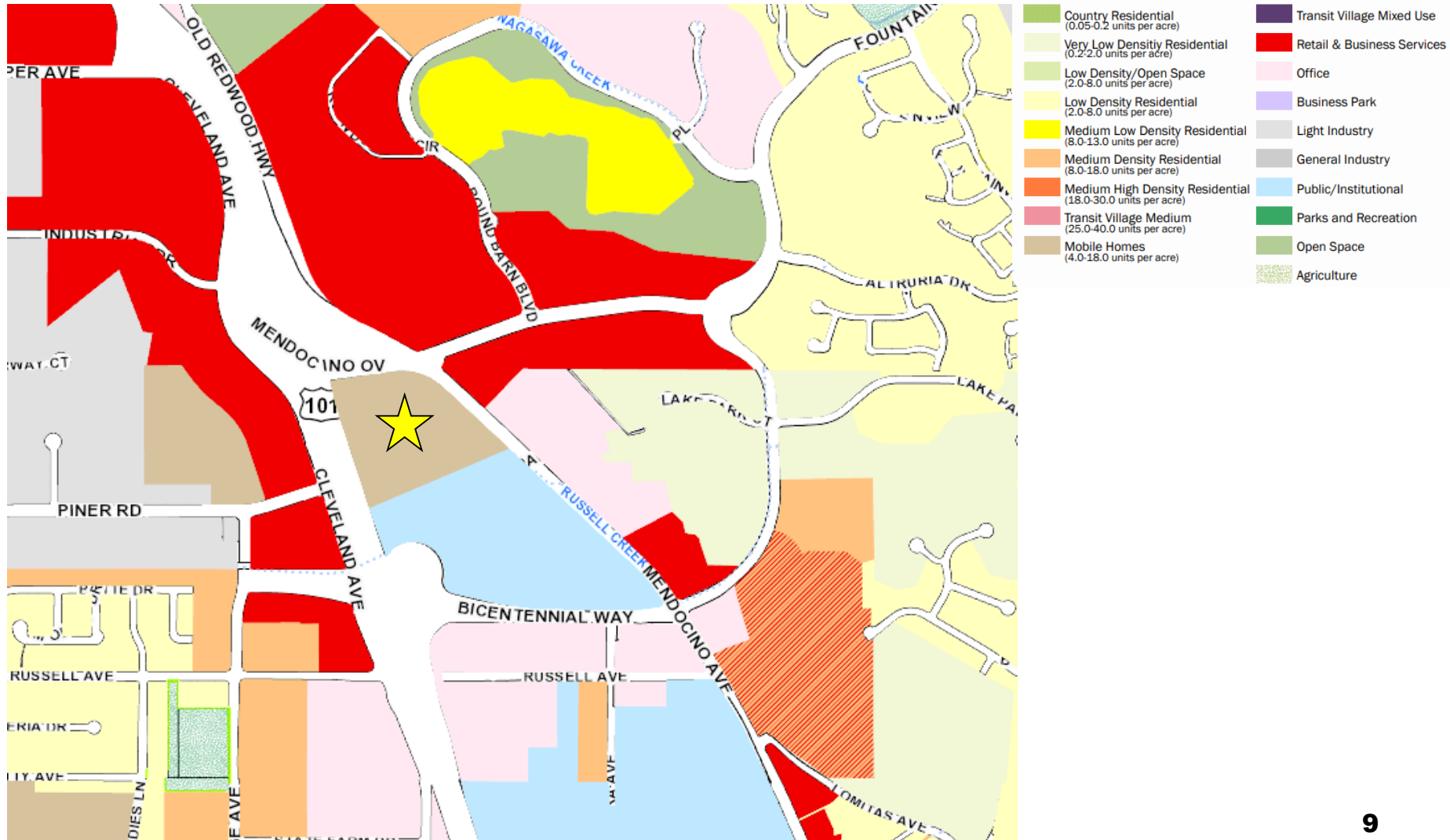


Project Location 3575 Mendocino Avenue



Project History

January 2020	Journey's End Mobile Home Park Relocation Impact Report approved by Council
February 2020	Pre-application Neighborhood Meeting
February 2020	Concept Design Review was conducted by the Design Review Board
February 2020	Minor Design Review, General Plan Amendment, Rezoning, and Tentative Map applications submitted
March 2020	Notice of Application distributed
August 27, 2020	Reviewed by Waterways Advisory Committee
September 23, 2020	Project Description and Plans resubmitted
September 25, 2020	Notice of Public Hearing and Intent to Adopt was distributed by mail, and onsite signage was posted
September 28, 2020	30-day public circulation of SCEA commenced
October 27, 2020	End of SCEA public comment period
November 12, 2020	Planning Commission public hearing



Existing

- RR-40-RC (Rural Residential – Resilient City)

Proposed

- TV-R (Transit Village Residential – Resilient City)
 - SH (Senior Housing) combining district applied to 2.5-acre portion of site

All development standards, except for vehicle parking, met for TV-R zoning district

- Concession for parking under Inclusionary Housing Ordinance

Sustainable Communities Environmental Assessment (SCEA)

SB 375: Coordinating land use development and infrastructure investment to help meet the State's GHG emissions reductions mandate

- Land use and environmental law intended to address GHGs
- Integrates land use, housing, transportation and GHG reduction
- Establishes concepts of Sustainable Community Strategies (SCS), Alternative Planning Strategies (APS), and Transit Priority Projects (TPP)

Environmental Review

California Environmental Quality Act (CEQA)

CEQA Benefit:

- Need not repeat analysis of growth-inducing and GHG effects from cars and light trucks, nor include a less dense alternative to reduce GHG
- Does not require analysis of impacts to the regional roadway network

SCEA is like an ND/MND, except:

- Cumulative effects mitigated in prior EIR are not considered cumulatively
- Need not repeat analysis growth-inducing effects, or car and light truck effects on GHG, or impacts to the regional transportation network
- Substantial evidence, not fair argument, applies
- Council adopts document

Environmental Review

California Environmental Quality Act (CEQA)

Qualifications:

- Transit Priority Project: Residential project or mixed-use with no more than 25% non-residential, ½ mile of high-quality transit corridor and minimum 20 units/acre density
- Consistent with SCS/APS with EIR (land use designation, density, building intensity, applicable policies)

Requirements of a SCEA:

- Incorporate all feasible mitigation, performance standards, or criteria in EIR
- Less than significant on all impacts

Environmental Review

California Environmental Quality Act (CEQA)

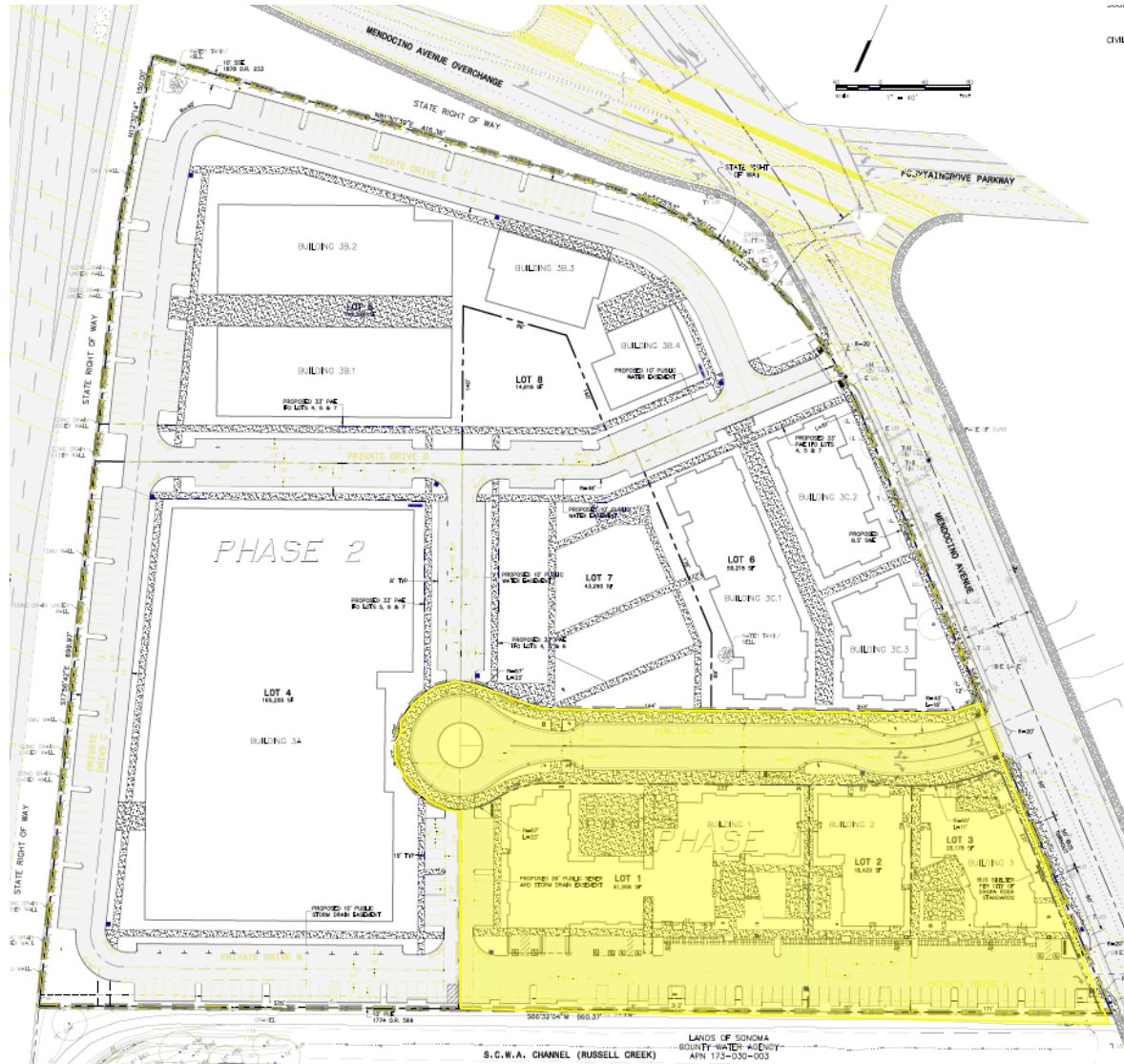
- Sustainable Communities Environmental Assessment (SCEA)
- Public Circulation: September 28th – October 27th, 2020
- Mitigation measures related to:
 - Air Quality
 - Biological Resources
 - Cultural Resources
 - Geology & Soils
 - Hazards & Hazardous Materials
 - Hydrology & Water Quality
 - Noise
 - Tribal Cultural Resources
 - Wildfire



Site Plan



Phased Tentative Map



Private Park – Public Access



Inclusionary Housing Ordinance (IHO)

- Concentration - Affordable units can be concentrated in one area of project site plan due to funding and phasing
- Concurrency - Innovation permitted if objectives of IHO are met
- Entitled to one concession – vehicle parking requested
 - Demonstration of cost reduction
- Zoning Code Section 20-31.090 - City shall grant requested concession unless the City can make a written finding that:
 - A. Concession does not result in identifiable and actual cost reductions - to provide for affordable housing costs or for rents
 - B. Concession would have a specific, adverse impact upon public health and safety or the physical environment; or
 - C. Concession would be contrary to State or Federal law

Emergency Preparedness Plan

- Provided in response to request from public
- Outlines emergency coordinators and available resources, necessary measures to taken prior to, during, and following a community fire, wildfire, flood, earthquake, extended power outage, gas explosion, and police activity within community
- Building evacuation and shelter in place procedures established

Revised Parking Plan



Public Comments

- Support of the low-income senior housing for an aging community
- Reduced parking and bicycle spaces and increased building heights
- Donation of the remaining mobile homes for use by veterans and unhoused
- Coordinate with Kaiser to coordinate/encourage housing of medical employees
- Many comment letters in support of project

Recommendation

It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council, by resolution, adopt a Sustainable Communities Environmental Assessment; by resolution approve a General Plan amendment changing the General Plan land use designation from Mobile Home Park to Transit Village Medium; introduce an ordinance rezoning from RR (Rural Residential) to TV-R-RC (Transit Village Residential-Resilient City) and TV-R-SH-RC (Transit Village Residential-Senior Housing-Resilient City); and by resolution, approve a Tentative Map for those parcels located at 3575 Mendocino Avenue, which are also identified as Assessor's Parcel Numbers 173-030-001 and 173-020-002 for the 3575 Mendocino Avenue Project; File No. PRJ20-002.

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