

RESOLUTION NO. RES-2021-001

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING AN AMENDMENT TO THE NORTH VILLAGE II HOUSING ALLOCATION PLAN CONTRACT BETWEEN THE CITY OF SANTA ROSA, THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA, AND NORTH VILLAGE INVESTORS LLC

WHEREAS, On April 14, 2011, the Planning Commission, by votes of 6-0-1-0 with Commissioner Allen Thomas absent and no other Commissioners abstaining, adopted a Supplemental Environmental Impact Report (EIR) to the Northwest Santa Rosa (NWSR) 3-97 Annexation EIR for the North Village II project (Planning Commission Resolution No. 11569) and approved a Conditional Use Permit and Tentative Map to subdivide a 17.89 acre parcel into 70 lots to accommodate the construction of 120 single- family and multi-family residential dwelling units, an onsite community center, and private open space (Planning Commission Resolution Nos. 11570 and 11571); and

WHEREAS, as part of the approval of the North Village II Project, the Planning Commission expressed support for an alternative approach to required compliance with the City's Housing Allocation Plan (HAP); and

WHEREAS, Section 21-02.122 of the HAP ordinance encourages innovation in meeting the objectives of the HAP and in projects providing on site affordable housing; and

WHEREAS, On June 5, 2012, the Council by a 7-0-0-0 vote approved the North Village II Housing Allocation Plan Contract (HAP Contract) (City Council Resolution No. 28113) between the City of Santa Rosa, the Housing Authority of the City of Santa Rosa, and Fulton Road Investors LLC, that would require the construction of 31 affordable rental units for low income households, and one (1) unrestricted resident manager unit, on site as part of the North Village II project, and in exchange, allows for the release of 16 affordable housing units provided in connection with North Village I under an existing North Village I HAP Contract recorded against the property in the Official Records of Sonoma County on July 14, 2006, as document 2006087624; and

WHEREAS, On June 19, 2014, the approved HAP Contract was recorded against the property in the Official Records of Sonoma County as document 2014041795; and

WHEREAS, North Village Investors LLC purchased the North Village II Project from Fulton Road Investors LLC, removing the option for North Village I onsite affordable units to be developed on the North Village II Project; and

WHEREAS, the North Village Phase I included the development of 16 qualifying affordable units under contract with the City and the Housing Authority, which were constructed and are occupied by income eligible households as recorded in Official Records of Sonoma County on July 14, 2006, as document 2006087624; and

WHEREAS, Phase II is required to provide 16 qualifying units in order to comply with the approved North Village I and II entitlements; and

WHEREAS, North Village Investors LLC wishes to amend the recorded HAP Contract and has proposed compliance with the Housing Action Plan by (1) providing eight (8) affordable units to low income households (80% of AMI); and (2) paying the affordable housing in-lieu fee for an additional eight (8) units; the eight (8) affordable for- rent units are located on North Village II lot 36 (a six-plex structure) and lot 37 (a duplex) and additionally, the alternative compliance request includes a ± 3,136 sq. ft. daycare center with a ± 3,392 sq. ft. fenced play area, which would be subject to Conditional Use Permit approval; and

WHEREAS, the proposed amendment to the HAP Contract would allow the City and the Housing Authority to restrict the eight (8) units to maintain rents affordable to low income households for 30 years and require that the developer pay in lieu fees for eight (8) units while also providing a ±3,136 sq. ft. daycare center with a ±3,392 sq. ft. fenced play area, subject to Conditional Use Permit approval; and

WHEREAS, the Director of Planning and Economic Development approved the alternative approach to compliance with the City HAP based on the proposed compliance methods and the amenities cited, which include open space, walking paths, a community center with a pool, a fitness center, and a daycare center as described in the Exhibit A attached hereto and incorporated herein; and

WHEREAS, the Project was reviewed in accordance with CEQA and a Supplemental Environmental Impact Report (EIR) to the Northwest Santa Rosa (NWSR) 3-97 Annexation EIR for the North Village II project was adopted by the Planning Commission on April 14, 2011, and no additional analysis is required; and

WHEREAS, the Council finds that the proposed action is exempt from the provisions of the California Environmental Quality Act (CEQA) under section 15061(b)(3) and 15378 in that there is no possibility that the implementation of this action may have significant effects on the environment, and no further environmental review is required.

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NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Santa Rosa, based on the information and materials presented, including the staff report and testimony, approves an amendment to the North Village II Housing Allocation Plan Contract between City of Santa Rosa, the Housing Authority of the City of Santa Rosa, and North Village Investors LLC, subject to approval as to form by the City Attorney, and authorizes execution of same on behalf of the City.

IN COUNCIL DULY PASSED this 5th day of January, 2021.

AYES: (7) Mayor C. Rogers, Vice Mayor N. Rogers, Council Members Alvarez, Fleming, Sawyer, Schwedhelm, Tibbetts

NOES: (0)

ABSENT: (0)

ABSTAIN: (0)

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM: _____
City Attorney

Exhibit A – December 7, 2020 Acceptance of Proposed Alternative Compliance Request for Housing Allocation Plan for North Village II Project at 2406 Fulton Rd