

November 29, 2021

Jeff Johnson
McKeller McGowan Holdings, LLC
5075 Shoreham Place, Suite 280
San Diego, CA 92122

NOTICE OF DENSITY BONUS ELIGIBILITY

FILE NO.: DB21-007

ADDRESS: Aviara Apartments, 1385 W. College Avenue, Santa Rosa

Dear Mr. Johnson:

Thank you for your application requesting a Density Bonus for the Aviara Apartments (Project), which proposes to construct a 136-unit, three-story, multi-structure, multifamily housing development, of which 135 units will be designated for low-income occupants. Planning staff has reviewed your Density Bonus application and deemed the application complete in accordance with Zoning Code Chapter 20-31 and CA Gov't Code § 65915 and determined that the Project is eligible for up to 35% State Density Bonus.

Project Density Bonus Calculation

- **Land Use Designation:** Medium High Density Residential (18.0-30.0 Dwelling Units (DU)/acre)
- **Parcel Size:** 3.81 acres
- **Base Density (allowable units):** 115 DU (30 DU/acre); pursuant to CA Gov't Code § 65915, all calculations shall be rounded up, including base density.
- **State Density Bonus Requested:** 18.3% (21 units)

Requests for incentives or concessions and waivers

- No concessions, waivers or incentives have been requested.

Compliance with Zoning Code §20-31.110 – Density Bonus Agreement and Terms is required.

Please accept this letter as notification that the Aviara Apartments project is approved for a 18.3% State Density Bonus, allowing 21 additional residential units.

Sincerely,



SUSIE MURRAY
Senior Planner

C: File
Angela Morgan, Housing and Community Services, Housing Trust