



December 7, 2020

Frank Gobar
Danlin Corporation
40 Mark Dr.
San Rafael, CA 94903

Via email to FGobar@danlincorp.com

Re: Alternative Compliance Request for the Housing Allocation Plan in Resolution No. 11571 for the North Village II Project at 2406 Fulton Rd

Thank you for your letter dated October 29, 2020, in which you request Director consideration of proposed alternative compliance for the North Village II project (the Project), for which a Tentative Map was approved by Planning Commission in 2007 (Planning Commission Resolution No. 11571). The proposed alternative compliance seeks to ensure that the Project will comply with the City's previous Housing Allocation Plan (HAP), formerly identified under Municipal Code § 21.02, which was in effect at the time of the Project's approval. The proposal includes (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 units would be rental units and would be located on lots 36 (a six-plex structure) and lot 37 (a duplex). In addition, the project 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.

At the time of the Project's approval, the Housing Action Plan required that residential development projects provide on-site allocated units equal to 15 percent of the total dwelling units in the development or pay Housing Impact Fees. North Village Phases I and II consist of 220 units, and approved Planning entitlements conditionally required 32 affordable units to be divided between the two phases so that each phase is required to construct 16 affordable units in compliance with HAP.

North Village Phase 1 has completed development of qualifying units, and Phase II is required to provide 16 qualifying units in order to comply with approved entitlements. As proposed, the Project would be in compliance with HAP requirements contained in §21-020.070, which allows alternative compliance to payment of the housing impact fee or provision of on-site allocated units in accordance with §21-02.050 by innovative approaches endorsed by the Review Authority. In this case, 8% of the units will be dedicated affordable to low-income residents, and the project will provide alternative compliance by paying the in-lieu fees for an additional eight (8) units, while also providing a daycare center with a fenced play area.



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As required by §21-02.070(D), the Director does hereby accept your alternative approach to compliance with the City of Santa Rosa's 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 facility. Further, the Director recognizes that the City's HAP did not have a requirement for dispersion throughout the project site.

Planning Staff understands that acceptance of the proposed alternative compliance will not require amendment of existing Entitlements, but an existing agreement with the City's Housing Authority will require amendment. Required changes to the existing Housing Agreement will be processed by the City's Planning Division and Housing and Community Services Department.

Sincerely,

Clare Hartman
Assistant City Manager
Director of Planning and Economic Development

Signature: *Clare Hartman*

Email: chartman@srcity.org

North Village II Alternative Compliance approval

Final Audit Report

2020-12-08

Created:	2020-12-08
By:	Andrew Trippel (atrippel@srcity.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAjmLU8AvG1f7QK5jXoCsTw-CPXLQ6nZAD

"North Village II Alternative Compliance approval" History

-  Document created by Andrew Trippel (atrippel@srcity.org)
2020-12-08 - 8:43:00 PM GMT- IP address: 12.249.238.210
-  Document emailed to Clare Hartman (chartman@srcity.org) for signature
2020-12-08 - 8:43:02 PM GMT
-  Email viewed by Clare Hartman (chartman@srcity.org)
2020-12-08 - 9:49:46 PM GMT- IP address: 24.5.18.161
-  Document e-signed by Clare Hartman (chartman@srcity.org)
Signature Date: 2020-12-08 - 9:49:57 PM GMT - Time Source: server- IP address: 24.5.18.161
-  Agreement completed.
2020-12-08 - 9:49:57 PM GMT