

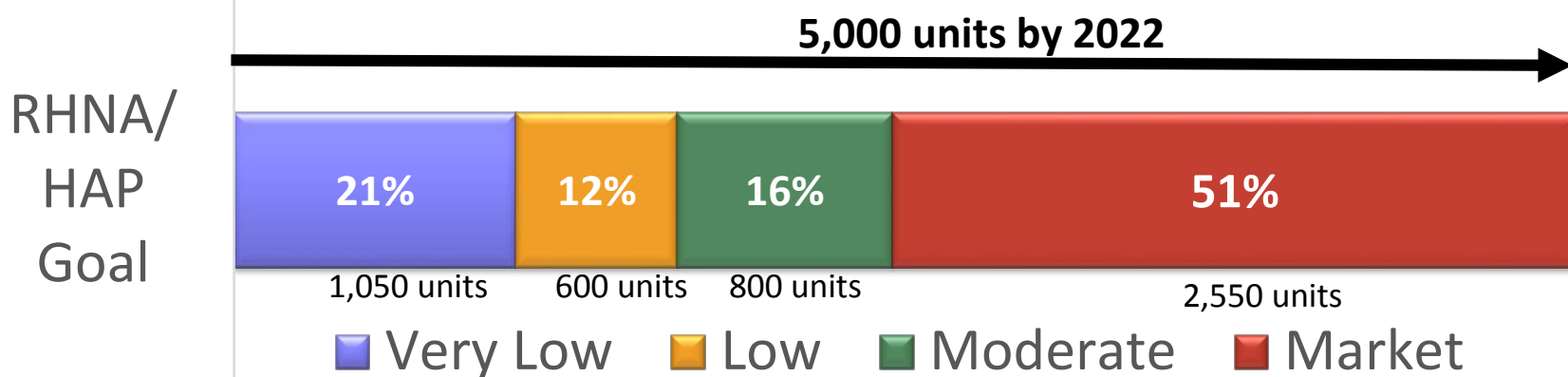
Farmers Lane Senior Housing

201 Farmers Lane

September 5, 2017

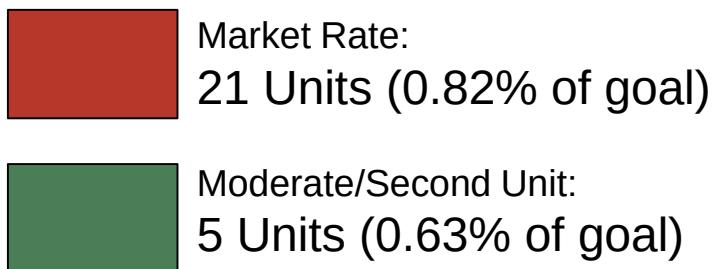
Bill Rose
Supervising Planner
Planning and Economic Development

Housing Action Plan



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

Farmers Lane Senior Housing: Total 26 units



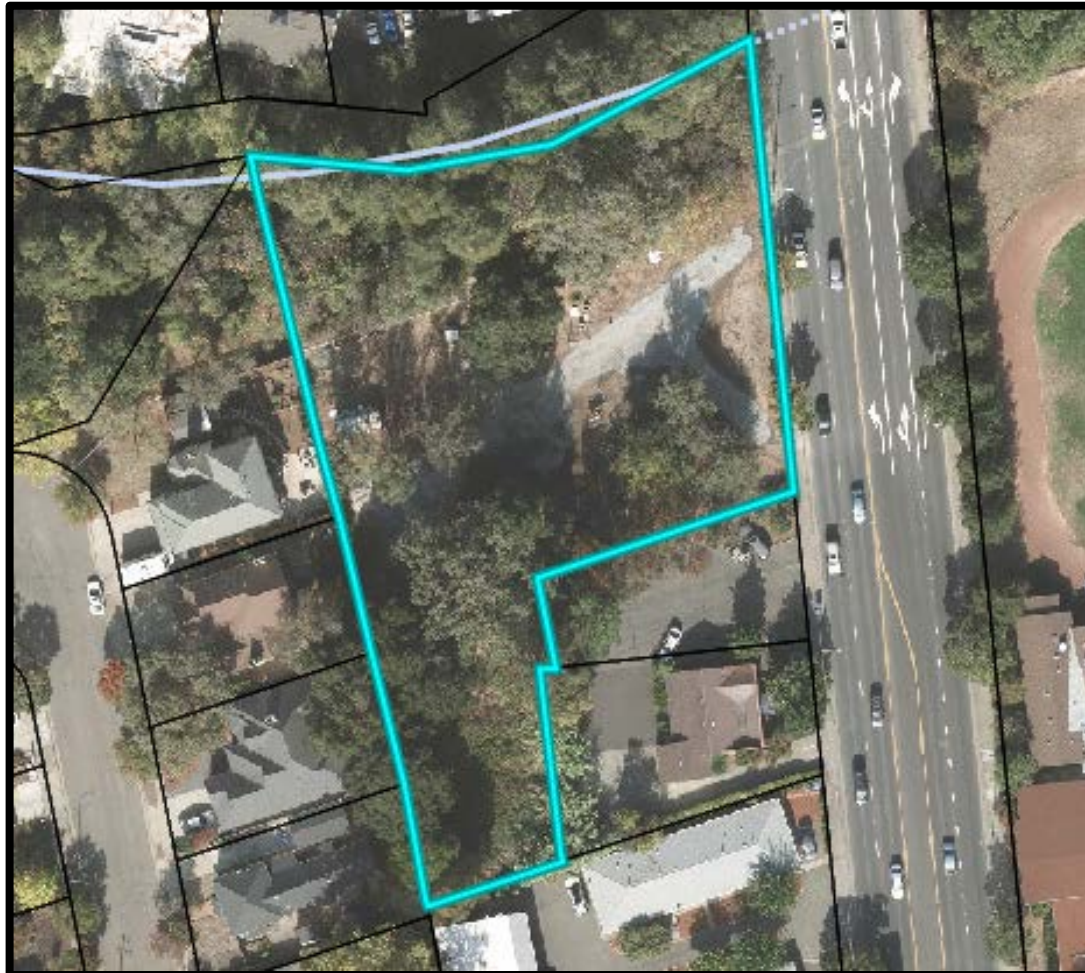
Farmers Lane Senior Housing

- Two multi-family structures
- 26 condominium units; senior housing
- Five units designated for moderate income owners

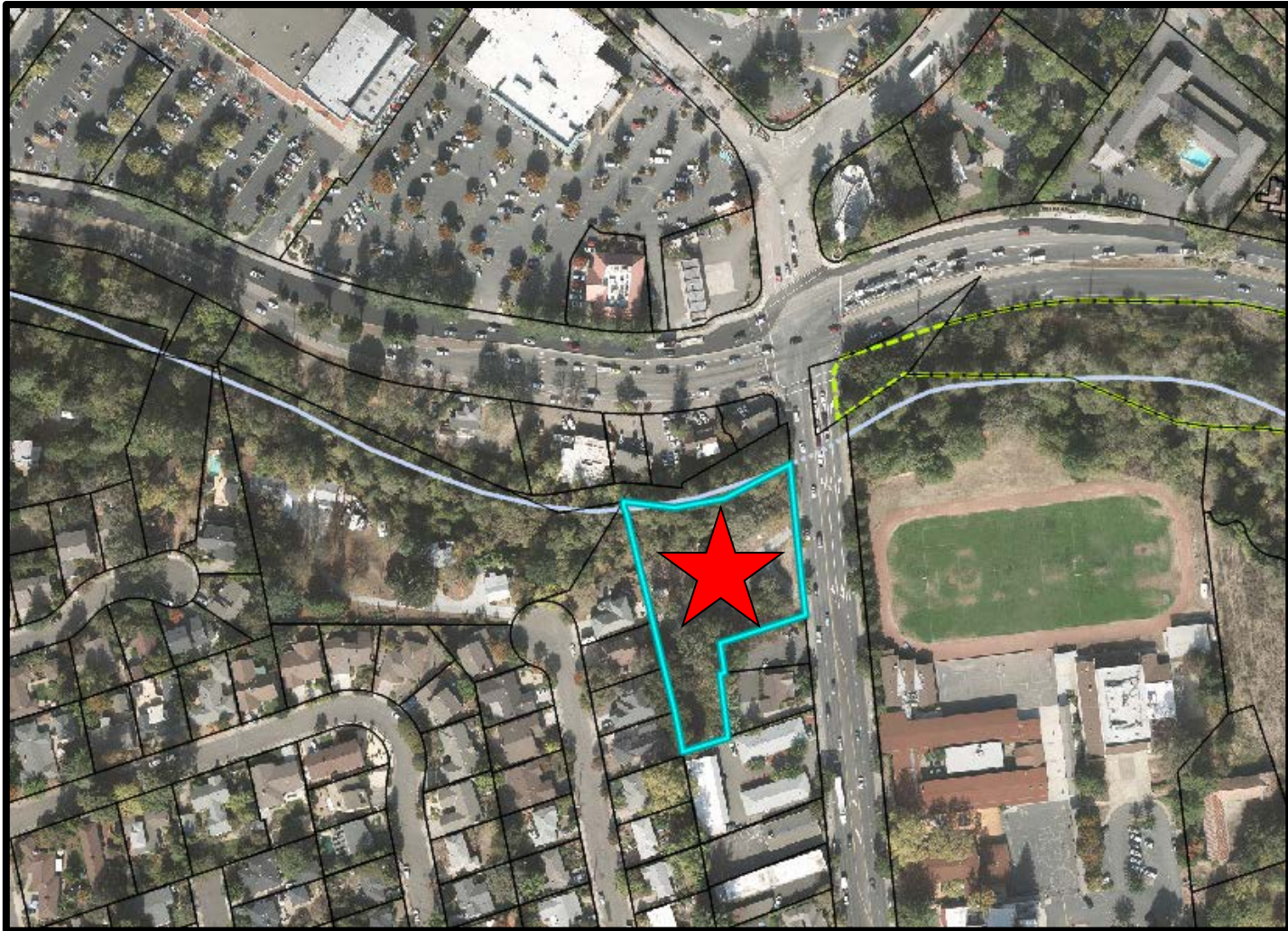
Applications

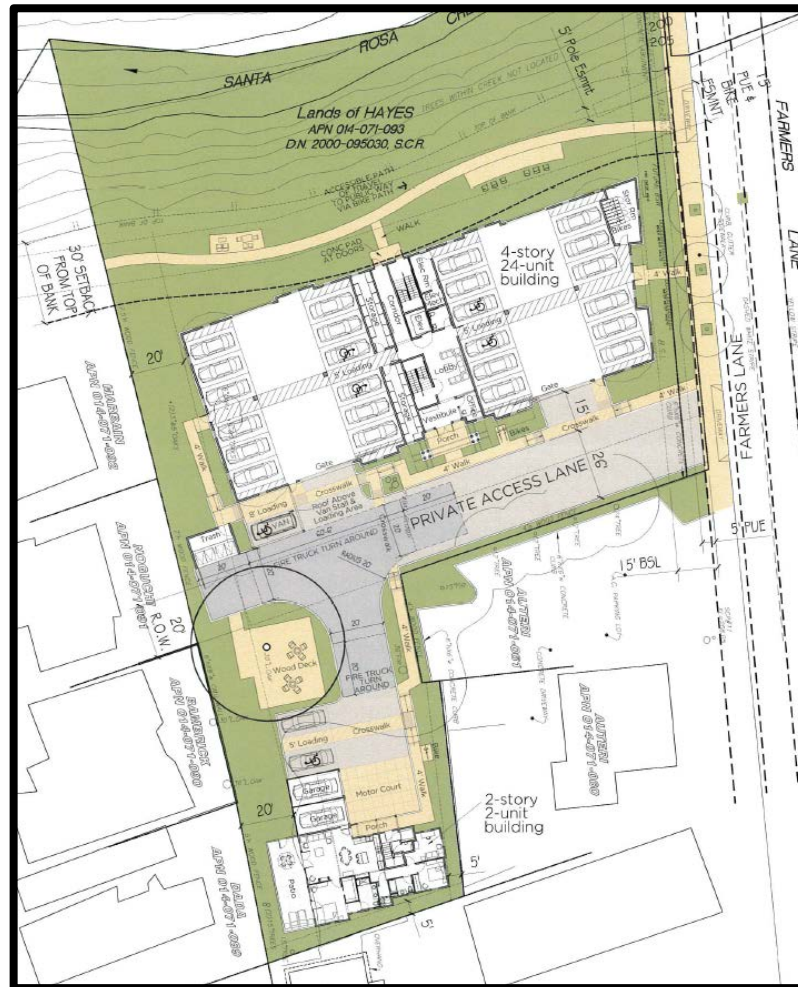
- Rezoning (Planning Commission & Council)
- Density Bonus (Planning Commission & Council)
- Tentative Map (Planning Commission)
- Design Review (Design Review Board)

201 Farmers Lane



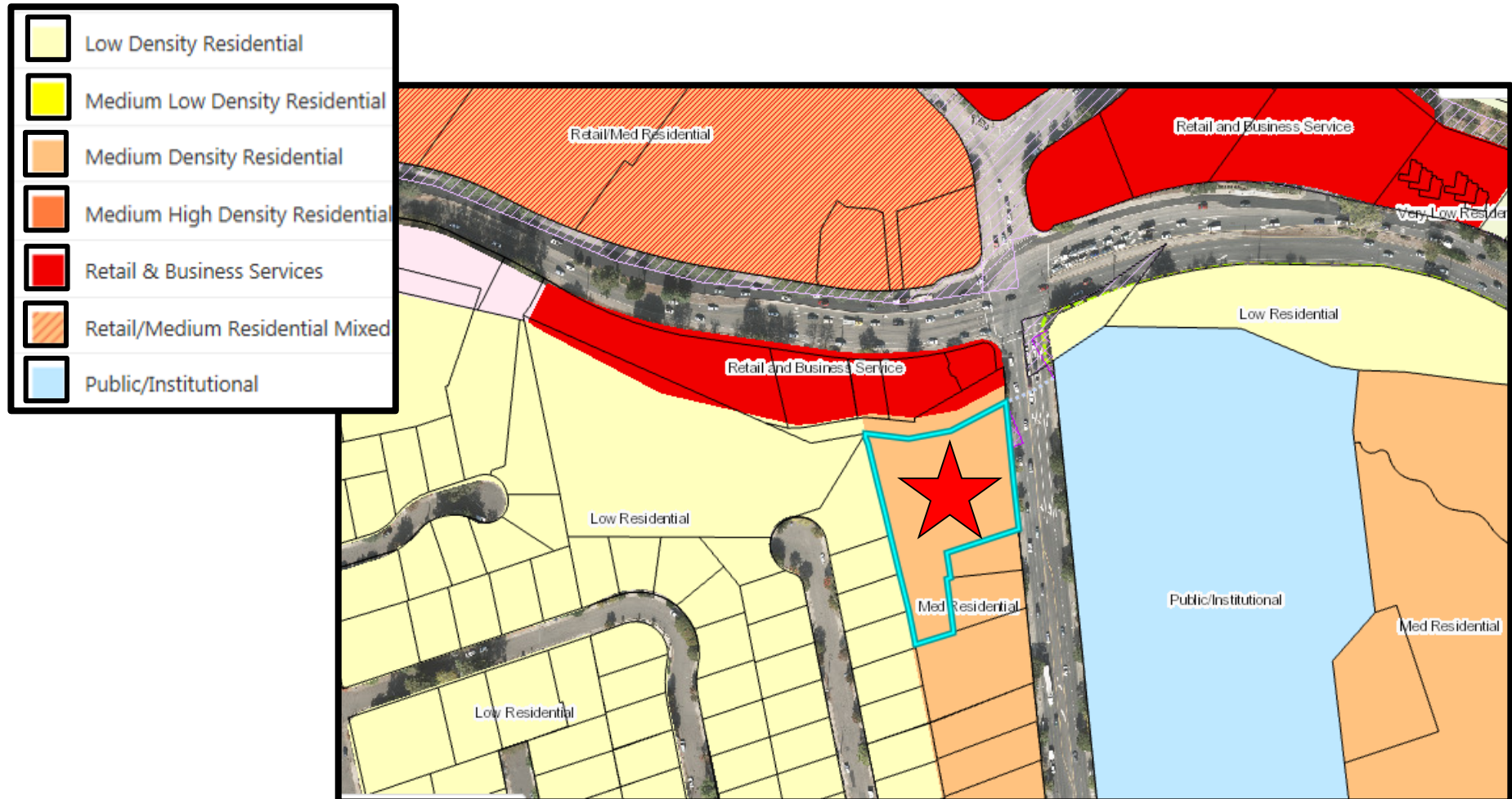
Project Location Address





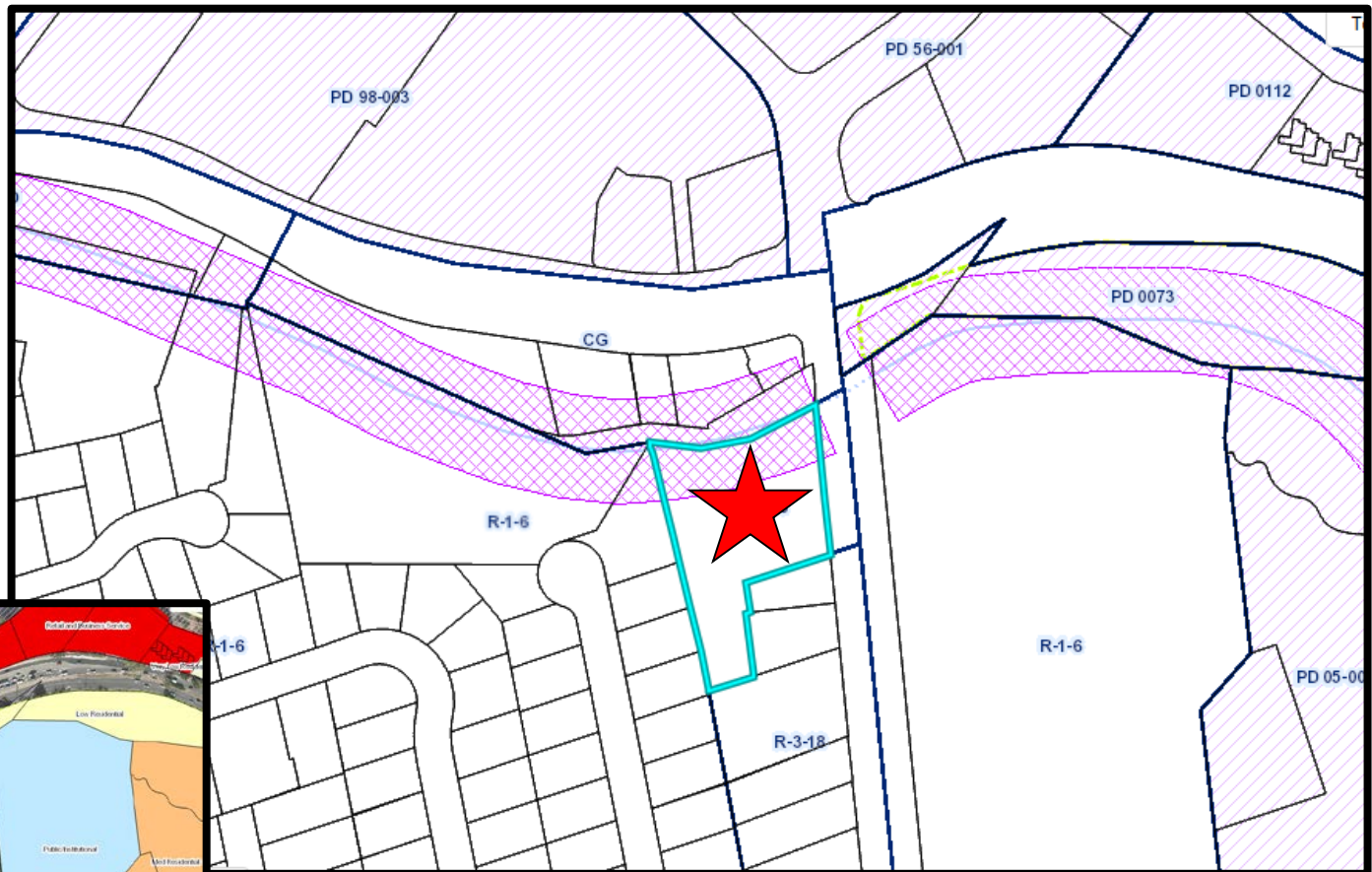
- November 18, 2008
 - GPA – Medium Density Residential (8-18 units/acre)
 - Rezoning - R-3-18 (Multi-family Residential) district
- November 19, 2015 – Concept Review
- March 29, 2016 - Development Review
Pre-Application Meeting
- July 6, 2016 - Neighborhood Meeting

- July 19, 2016 – Project applications submitted
- December 8, 2016 - Issues letter
- March 8, 2017 – Final project materials submitted
- July 13, 2017 – Planning Commission recommendation; unanimous



- H-A** Meet housing needs of all Santa Rosa residents.
- LUL-E** Ensure that everyday shopping is within walking distance.
- LUL-F-3** Maintain a balance of various housing types in each neighborhood.
- UD-F-2** Protect natural topographic including mature trees.
- H-F-4** Continue to implement the City's Density Bonus Ordinance, consistent with State Law.
- T-K-1** Link citywide pedestrian paths, including street sidewalks and creek-side pathways.

Rezone from R-3-18 to R-3-18-SH



Current zoning

- R-3-18 (Multi-family Residential)

Proposed zoning

- R-3-18-SH (Multi-family Residential, Senior Housing)

Senior Housing

- 80% must be occupied by at least one person 55-years or older
- Reduced parking requirement

Zoning Code 20-31.080 & Gov't Code § 65915

- Qualifies for 18% density increase
- Entitled to two concessions

Density increase calculation

- Maximum allowable density – 22 units
- Designated for Moderate Income – 5 units (23%)
 - 120% of median area income
- Density increase – 5 units (18%)

- Parking
 - Zoning Code, Table 3-4 – Project meets requirements
 - Section 20-36.050 – Allows review authority to increase parking requirements
- Building height
 - Maximum allowable = 45 Feet
 - Proposed = 47 Feet
 - Screen rooftop equipment



Perspective from
Farmers Lane





Perspective from
the north

CEQA Streamlining

- General Plan, Specific Plan and Zoning Consistency (Section 15183)

Categorical Exemptions

- In-fill Development (Section 15332)

- Parking
- Building height
- No unresolved issues

Recommendation

It is recommended by the Planning Commission and the Planning and Economic Development Department that Council introduce an ordinance rezoning 201 Farmers Lane into the Senior Housing combining district.

It is further recommended that Council approve a Density Bonus to allow an 18% density increase and two concessions for the development of the Farmers Lane Senior Housing project.

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