



851 Brittain Lane

DENSITY BONUS PROJECT NARRATIVE

Pursuant to State Government Code §65915 and Santa Rosa Municipal Code Chapter 20-31, the Brittain Lane project is eligible for a state density bonus. The project, 82 units in total, shall provide 8 onsite homes for-sale to moderate level incomes (as well as pay a fractional fee for the equivalent of .2 units). This provision of onsite deed-restricted units makes the project eligible for 5% density bonus, one (1) concession, unlimited waivers, and a reduction in parking requirements. Of these items, the project is not currently requesting any bonus density, concession, or reduction in parking requirements. The project is requesting one waiver, consistent with §20-31.100(G), to the City's street design standards.

As stated in the City's ISSUES SUBMITTAL LETTER #1, dated 5/24/22, per the City's street design standards, "private streets shall not connect two or more public streets and shall be designed and constructed to the standards of public streets in terms of minimum width, structural section, curb and gutter, sidewalk, planter strip and all other aspects not specifically referenced above." If this standard is applied to the project, 851 Brittain Lane would experience a reduction in unit count due to more stringent street requirements, including widths of the overall ROW area.

In this vein, the project is requesting to apply a waiver of this development standard, and will keep in-tract streets private. This designation is reflected on the updated plan submittal, and City staff (Rob Sprinkle of Traffic, Gabe Osbourne of Engineering, and Kristinae Toomians of Planning) has indicated support for the waiver. Municipal Code §20-31.100(G) has been included below for ease of reference.

G. Waiver or reduction of development standard. The City shall not apply any development standard that would have the effect of precluding the construction of a proposed Housing Development meeting the requirements of Section 20-31.060 at the densities or with the Incentives permitted by this chapter. An applicant may submit with its application to the City a proposal for the waiver or reduction of development standards. A waiver or reduction of development standards, the application of which would physically preclude the development, shall not reduce nor increase the number of Incentives or Concessions being requested. Nothing in this subsection, however, shall be interpreted to require the City to waive or reduce development standards if the waiver or reduction would have a specific adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5 of the California Government Code, upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which the City determines there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. Furthermore, the applicant shall be required to provide reasonable documentation demonstrating the project cannot be built if the development standard is not waived or reduced.