

From: [Buckheit, Lani](#)
To: [PLANCOM - Planning Commission](#)
Cc: [Woltering, Nancy](#); [Lyle, Amy](#); [Toomians, Kristinae](#)
Subject: Late Correspondence Item 9.2, 7-Eleven and Item 9.3, Housing Legislation
Date: Wednesday, May 10, 2023 5:29:53 PM
Attachments: [Item 9.2 - Late Public Correspondence 5.10.23.pdf](#)
[Item 9.3 - Staff Report REVISED.docx](#)
[Item 9.3 Exhibit A - REVISED.pdf](#)
[Item 9.3 REVISED Attachment 2 - Proposed Redline Changes to Zoning Code.pdf](#)
[Item 9.3 - REVISED Presentation.pdf](#)

- PLEASE DO NOT REPLY TO ALL -

Chair Weeks and members of the Planning Commission,

The reason for this email is to provide you with late correspondence for item 9.2, Public Hearing –7 Eleven, and Item 9.3 – Housing Legislation, scheduled for this week’s Planning Commission meeting on May 11, 2023. Please see attached.

Item 9.2:

1. Late Public Correspondence

Item 9.3:

1. Staff Report

Table 1: Maximum Supplemental Density Bonus Table (Table 3-2 in Exhibit A)

Table 1 has been revised to clarify the Maximum Supplemental Density Bonus, as follows:

- Projects in an eligible Land Use and within a ½ mile to a Major Transit Stop have a Maximum Supplemental Density Bonus of 45% (instead of 30% previously noted).
- Projects in an eligible Land Use and within a ½ mile to a School Facility have a Maximum Supplemental Density of 45% (instead of 30% previously noted).
- Projects in an eligible Land Use, within a ½ mile to a Major Transit Stop, and within a ½ mile to a School Facility, have a Maximum Supplemental Density of 65% (instead of 50% previously noted).
- The total, not to exceed, Density Bonuses are also clarified.

Zoning Code Section 20-50.020, Table 5-1

- A discussion of the Authority for Land Use and Zoning Decisions was added to the staff report to note amendments made in Table 5-1. The changes clarify that the Director makes the decision regarding Density Bonus/Affordable Housing Incentives, and the Zoning Administrator makes the decision regarding Supplemental Density Bonus projects. Supplemental Density Bonus Projects require a Minor Conditional Use Permit and therefore may be appealed to the Planning Commission.

-

2. Exhibit A – Proposed Zoning Code Text Amendments

Section 20-31.70, Table 3-2: Maximum Supplemental Density Bonus Table

- Table 3-2, Maximum Supplemental Density Bonus, was revised as described in the Staff Report, above.

Section 20-31.090, Available Incentives and Concessions

- A minor revision was made to clarify that projects that are 100 percent affordable that are located within a half mile of a Major Transit Stop, are currently entitled to a height increase of up to three additional stories or 33 feet. One hundred (100) percent affordable projects located within Very Low Vehicle Travel Areas are now also entitled to a height increase of up to three additional stories, or 33 feet, and are also not subject to any maximum controls on density.

-

Section 20-70.020, Definitions of specialized terms and phrases

- The definition of Major Transit Stop was revised to include any Major Transit Stop included in an applicable regional transportation plan.

3. Attachment 2 – Proposed Redline Changes to Zoning Code

- Revisions were made consistent with Exhibit A – Proposed Zoning Code Text Amendments.

4. PowerPoint Presentation

- Slide 9 was revised to clarify that projects that are 100 percent affordable to lower income households and are located within ½ mile of a major transit stop are currently entitled to an additional height of 3 stories, or 33 feet.
- With AB 2334, projects that are 100 percent affordable to lower income households that are located within Very Low Vehicle Travel Areas, are now entitled to the additional height of three stories, or 33 feet, and unlimited density.

This will also be added to the agenda.

Thank you!

Lani Buckheit | Administrative Secretary

Planning & Economic Development Department | 100 Santa Rosa Ave. Rm 3 | Santa Rosa, CA 95404

Tel. (707) 543-3226 | lbuckheit@srcity.org

