

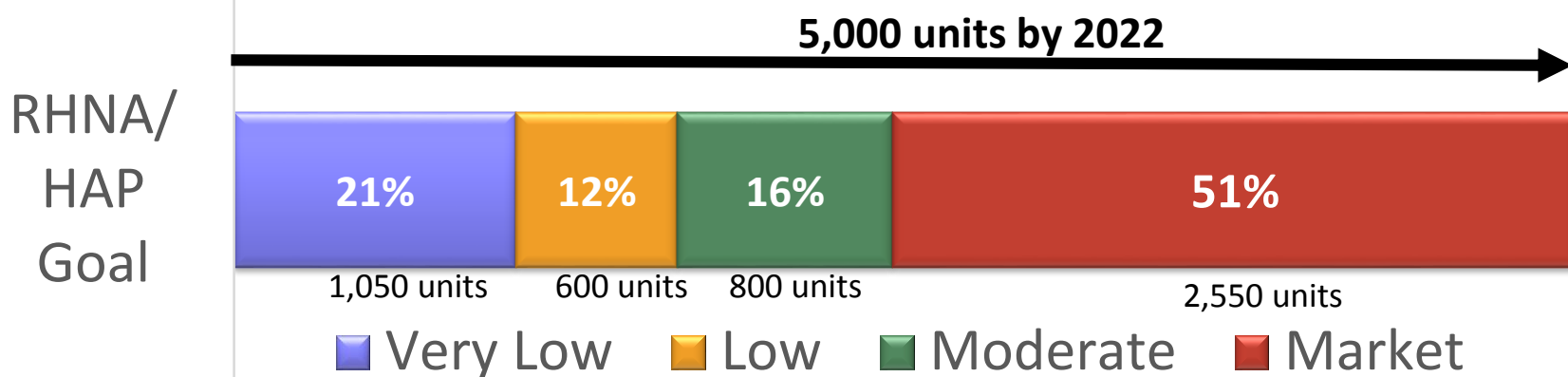
Farmers Lane Senior Housing

201 Farmers Lane

June 8, 2017

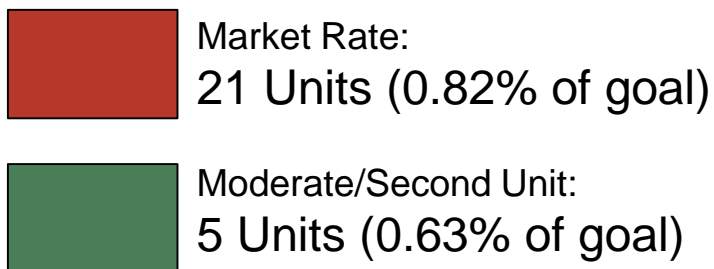
Susie Murray
City Planner
Planning and Economic Development

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

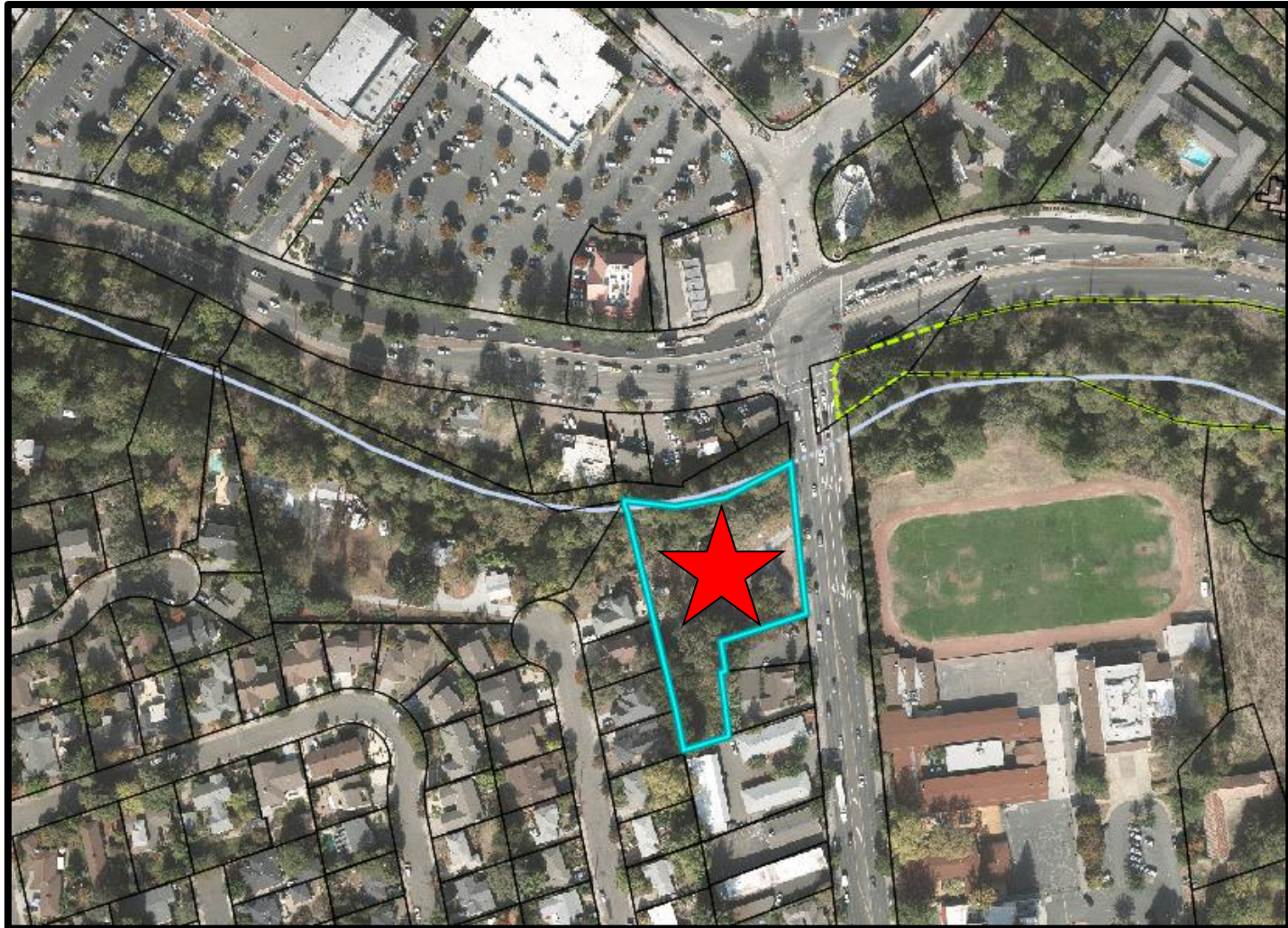
Applications

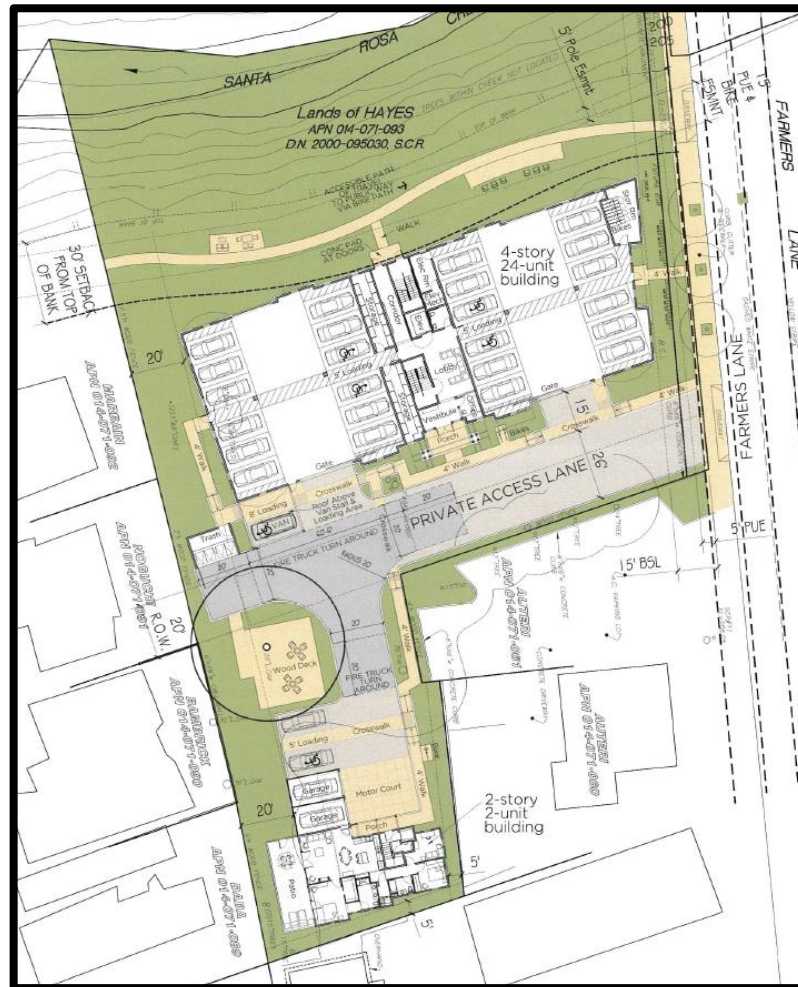
- Rezoning (Planning Commission & Council)
- Density Bonus (Planning Commission & Council)
- Tentative Map (Planning Commission)
- Design Review (Design Review Board)

201 Farmers Lane



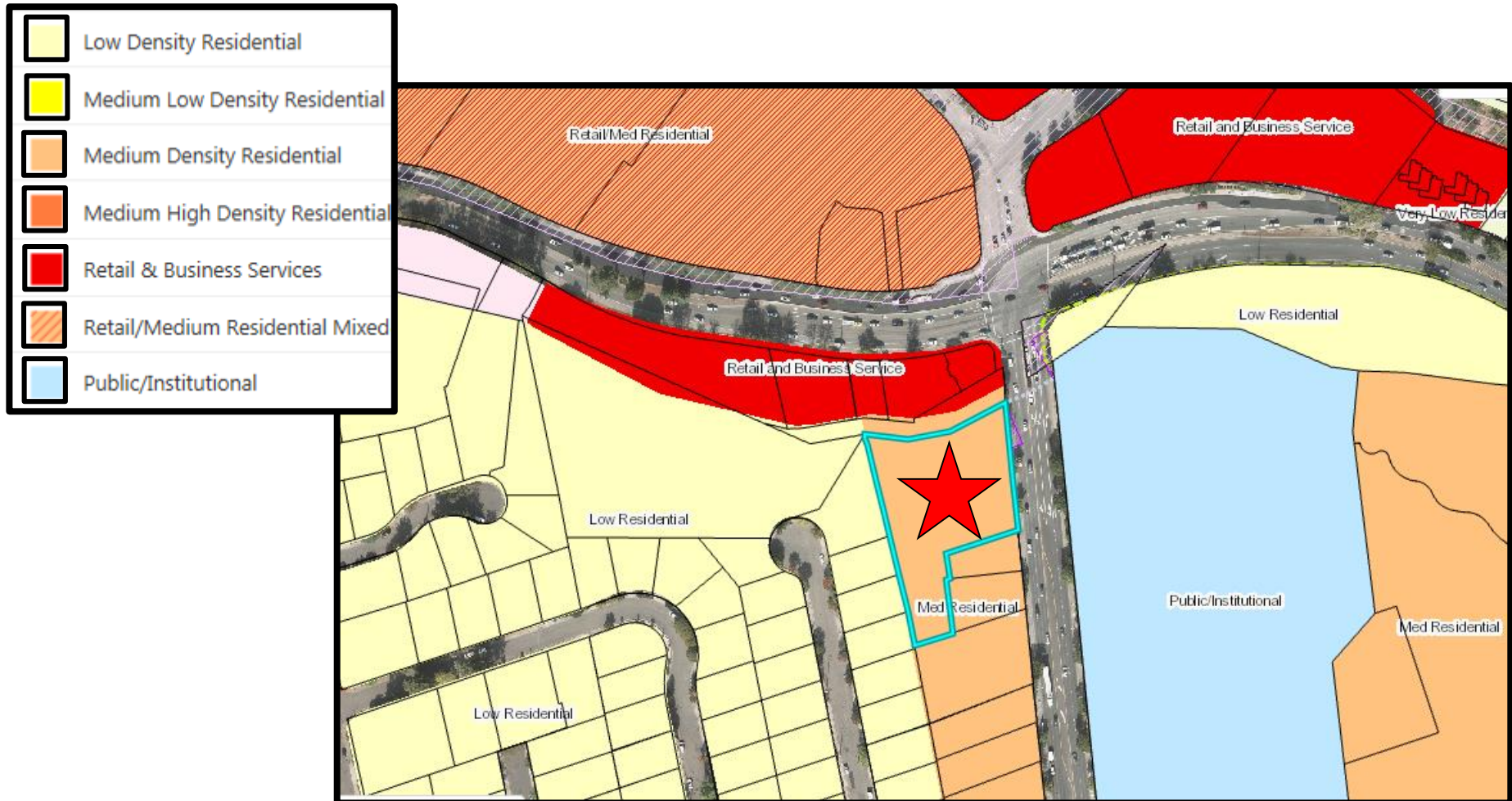
Project Location Address





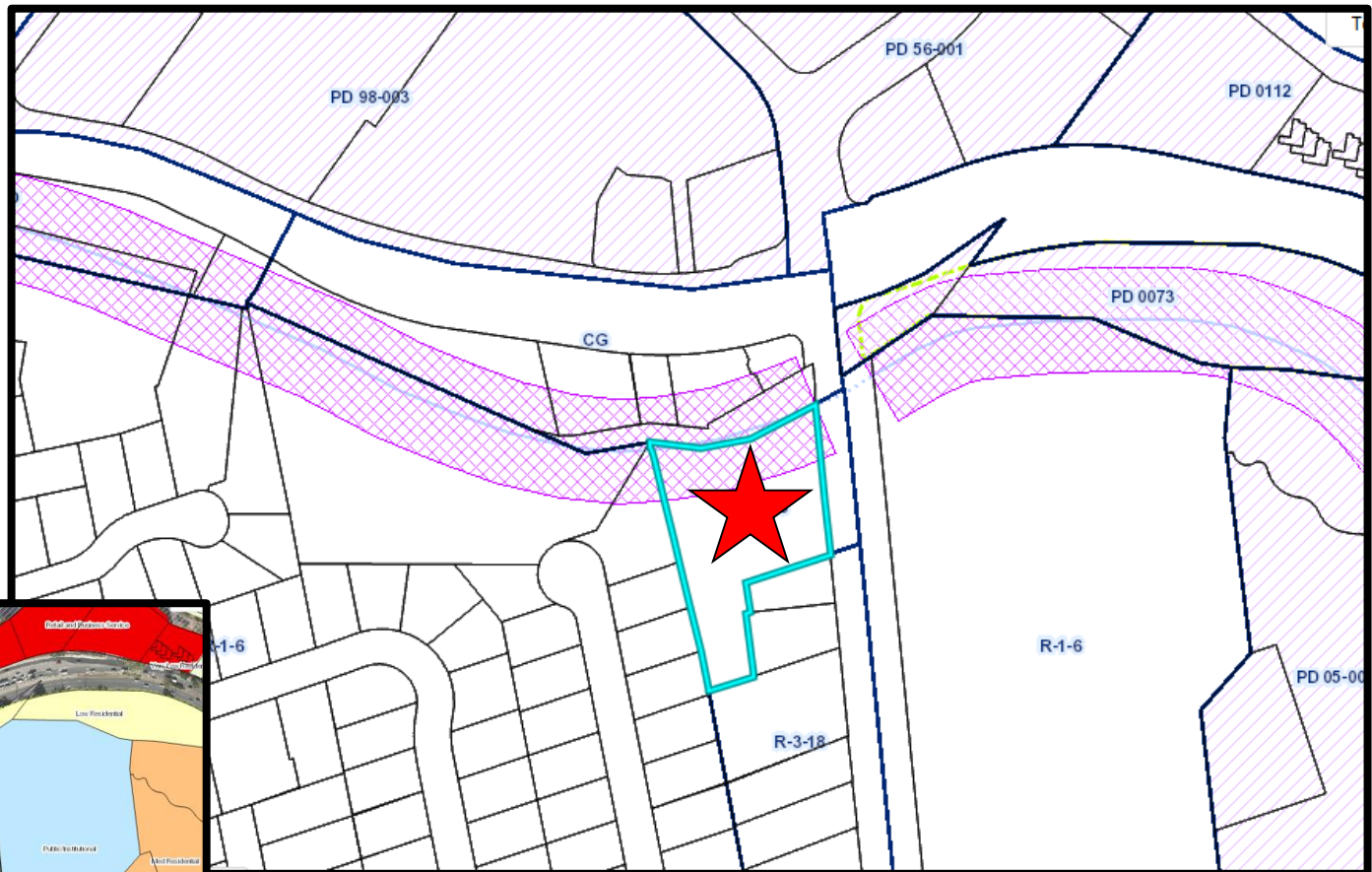
- November 18, 2008
 - GPA – Medium Density Residential (8-18 units/acre)
 - Rezoning - R-3-18 (Multi-family Residential) district
- November 19, 2015 – Concept Review
- March 29, 2016 - Development Review
Pre-Application Meeting

- July 6, 2016 - Neighborhood Meeting
- July 19, 2016 – Project applications submitted
- December 8, 2016 - Issues letter
- March 8, 2017 – Final project materials submitted



- 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 (City)

- Planning Commission recommendation
- Council will take final action

Government Code § 65915 (State)

- Qualifies for 18% density
- Entitled to two concessions

Density increase

- Maximum allowable density – 21 units
- Designated for Moderate Income – 5 units (23%)
- 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
- Density
- Building height
- Trash
- Property values
- Trees
- Fence height

- There are no unresolved issues
- City Council
 - Rezoning
 - Density Bonus
- Design Review Board
 - Design Review

It is recommended by Planning and Economic Development Department that the Planning Commission adopt three resolutions for the Farmers Lane Senior Housing project:

- Recommend that Council rezone the site into the Senior Housing combining district;
- Recommend that Council approve a Density Bonus allowing an 18% density increase and two development-related concessions; and
- Approve a Tentative Map for 26 condominium units.

Susie Murray
City Planner
Planning and Economic Development
smurray@srcity.org
(707) 543-4348

