

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA  
MAKING FINDINGS AND DETERMINATIONS AND RECOMMENDING THAT  
COUNCIL APPROVE A DENSITY BONUS FOR FARMERS LAND SENIOR HOUSING,  
LOCATED AT 201 FARMERS LANE, ASSESSOR'S PARCEL NUMBER 014-071-093 -  
FILE NUMBER PRJ16-018

WHEREAS, on July 19, 2016, an application for Density Bonus requesting an 18% density increase was submitted to the Planning and Economic Development Department by Barbara Hayes for the development of the Farmers Lane Senior Housing project (Project), proposing to construct a two-structure, multi-family residential project consisting of 26 condominium units and common space, for the property located at 201 Farmers Lane, Assessor's Parcel Number 014-071-093; and

WHEREAS, the Farmers Lane Senior Housing project will designate five units, or 23% of the maximum allowable density, for moderate income occupants. Pursuant to Section 20-31.060 of the City of Santa Rosa Zoning Code, the project is entitled to an 18% density increase and two concessions. The applicant has requested concessions for building height and parking requirements; and

WHEREAS, State Density Bonus Law, California Government Code Section 65915 and City Code Section 20-31.080(B) both require that when a housing developer meets certain criteria for a density bonus that the local jurisdiction must grant the regulatory concession(s) unless the City makes a written finding that the concessions or incentives (1) are not required in order to provide for affordable housing costs as defined by state law, (2) would have a specific adverse impact upon public health and safety or physical environment or any real property listed in the California Register of Historical Resources, or (3) would be contrary to state or federal law; and

WHEREAS, State Density Bonus Law, California Government Code Section 65915 directs that each component of any density calculation, including base density, and bonus density, resulting in fractional units shall be separately rounded up to the next whole number; and

WHEREAS, on July 13, 2017, the Planning Commission held a duly noticed public hearing on the application at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, the Planning Commission has considered the application, the staff reports, oral and written, the General Plan and zoning on the subject property, the testimony, written comments, and other materials presented at the public hearing; and

BE IT RESOLVED that the Density Bonus, is approved subject to each of the following conditions:

1. The applicant shall enter into an agreement with the Santa Rosa Housing Authority to provide five units designated for moderate income occupants, for a period of 55-years, with, at a minimum, the provisions set forth in Zoning Code Section 20-31.100(B).
2. The units designated for moderate income occupants shall be:
  - a. Constructed at the same time as the market rate units;
  - b. Reasonably dispersed throughout the development and/or phases if applicable;
  - c. A similar unit type and size as market rate units; and
  - d. Reasonably compatible with the design or use of the remaining units in terms of appearance, materials and quality finish.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds and determines this Density Bonus for an 18% density increase would not be granted but for the applicability and validity of each and every one of the above conditions and that if any one or more of the above said conditions are invalid, this entitlement to use would not have been granted without requiring other valid conditions for achieving the purposes and intent of such approval.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 13<sup>th</sup> day of July, 2017, by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

APPROVED: \_\_\_\_\_  
Chair

ATTEST: \_\_\_\_\_  
Executive Secretary