

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
APPROVING THE FARMERS LANE SENIOR HOUSING TENTATIVE MAP LOCATED
AT 201 FARMERS LANE, ASSESSOR'S PARCEL NUMBER 014-071-093 - FILE
NUMBER PRJ16-018

WHEREAS, on July 19, 2016, project applications were submitted by Barbara Hayes, requesting approval of a Rezoning, Density Bonus, Tentative Map and Design Review, for the Farmers Lane Senior Housing located at 201 Farmers Lane, more particularly described as Assessor's Parcel Number 014-071-093, and is on file in the Planning & Economic Development Department; and

WHEREAS, the applicant was presented with the opportunity and did not prepare proposed findings supported by evidence that said subdivision complies with the requirements of the Subdivision Ordinance of the City of Santa Rosa, (Title 19, City Code) and the Subdivision Map Act (Government Code Section 66410, et seq.); and

WHEREAS, the Planning Commission heard the evidence and reviewed the proposed findings, if any, submitted by the applicant.

NOW BE IT RESOLVED, the Planning Commission does hereby determine that said subdivision of 26 airspace residential units and common area and no more is in compliance with the requirements of the Subdivision Ordinance of the City of Santa Rosa, (Title 19, City Code), and the Subdivision Map Act (Government Code Section 66410, et seq.) based upon the following findings:

- A. That the proposed map is consistent with the General Plan and any applicable specific plans as specified in Government Code Sections 65451 and 66473.5.
- B. That the proposed subdivision meets the housing needs of the City and that the public service needs of the subdivision's residents are within the available fiscal and environmental resources of the City.
- C. That the design of the proposed subdivision has, to the extent feasible, provided for future passive or natural heating or cooling opportunities in the subdivision.
- D. That the proposed subdivision would not discharge waste into the City's sewer system that would result in violation of the requirements prescribed by the California Regional Water Quality Control Board.
- E. That the proposed subdivision is consistent with the City of Santa Rosa Design Guidelines and will be determined to be of Superior Design.

F. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

- Pursuant to CEQA Guideline Section 15183 - The Santa Rosa General Plan 2035 Environment Impact Report (EIR) was found in compliance with the California Environmental Quality Act (CEQA), and adopted by City Council Resolution No. 27509, dated November 3, 2009. The project is consistent with the General Plan and zoning. Staff has reviewed the proposed project and determined that the existing environmental review is sufficient in that all impacts were previously assessed because:
 - There are no effects peculiar to this project that were not addressed in the General Plan EIR;
 - There are no effects which were not previously analyzed as significant effects;
 - There are no potentially significant cumulative or off-site effects; and
 - There are no previously identified significant effects, which as a result of substantial new information, are determined to have more severe impacts.
- Pursuant to CEQA Section 15332 – The project qualifies for a Class 32 Categorical Exemption for in-fill development in that:
 - It is consistent with the General Plan and zoning;
 - The site is located within City limits on a property that is less than five acres in size and is substantially surrounded by urban uses;
 - The project site has no value as habitat for endangered, rare or threatened species;
 - Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
 - The site can be adequately served by all required utilities and public services.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds and determines said tentative map would not be approved but for the applicability and validity of each and every one of the below conditions and that if any one or more of the below conditions are determined invalid, this Tentative Map would not have been approved without requiring other valid conditions for achieving the purposes and intent of such approval.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa approves the Farmers Lane Senior Housing Tentative Map stamped received on March 8, 2017, and on file in the Planning & Economic Development Department, subject to the following conditions:

1. Compliance with the Development Advisory Committee Report dated April 28, 2017, attached hereto and incorporated herein as Exhibit A.

2. Recorded against each unit in the development will be a requirement for the current occupant to submit a biennial age verification to the Department of Housing and Community Services to confirm that at least 80% of the units are occupied by at least one person who is 55 years of age or older.
3. A qualified archaeological monitor or tribal monitor will be present and monitor all earth-disturbing activities within native soils, and will have the authority to stop and redirect grading activities, to evaluate any tribal cultural resources discovered on the property. Such evaluation will be done in consultation with the appropriate tribe.
4. The appropriate tribe shall make recommendations as to appropriate treatment of such resources and the applicant, tribe and City may meet to discuss further mitigation if necessary.
5. Provide an analysis for trees on neighboring properties that may be impacted by construction activities relating to the development of Farmers Lane Senior Housing. The analysis should include the species, size, health, and location of trees that may be impacted, as well as protective measures. The analysis shall be done by a licensed arborist. Tree locations and protective measures shall be printed on plans submitted for grading/building permits.
6. Tree protection notes shall be shown under the heading of General Notes on plans submitted for grading/building permits.
7. The project arborist will be present during grading activities, and shall be consulted as needed during project implementation.
8. Conditions, Covenants, and Restrictions (CC&R's) in a form approved by The Neighborhood Revitalization Program, shall be recorded on each lot. The CC&R's are intended to create a framework by which investor owner properties and common areas are managed and maintained. At a minimum, the CC&R's shall contain the following provisions:
 - A. Residential occupancy standards;
 - i. Conduct a biennial review of the age of occupants of all units.
 - B. Maintenance and habitability requirements;
 - C. Prohibition of nuisances and offensive activities including: graffiti, illegal drugs, violent acts and criminal gang behavior;
 - D. Resident and guest parking system;

- E. Tenant screening and house rules for rentals including: credit, reference and criminal history checks, as well as verification of employment and prior residence.
9. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).
10. That the developer shall enter into an agreement with the City which provides that the developer, his heirs, successors, and assigns shall defend, indemnify, and hold the City, its officers, employees, and agents harmless from any and all claims, suits, and actions brought by any person and arising from, or in connection with, the design, layout, or construction of any portion of this subdivision, or any grading done, or any public or private improvements constructed within, or under, or in connection with this subdivision, whether on-site or off-site.
11. The approval of this project shall be subject to the latest adopted ordinances, resolutions, policies and fees adopted by the City Council at the time of the building permit review and approval.
12. The developer shall comply with the provisions of the Housing Allocation Plan (City Code Chapter 21-02) in effect at the time of building permit issuance.
13. That, prior to the approval of any final map, the applicant shall have obtained a rezoning of the subject property which conforms in all respects to the rezoning recommendation(s) contained in Planning Commission Resolution No. _____.
14. Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North Coast Region, in effect at the time, or thereafter, that the building permit(s) for this development, or any part thereof, are issued.

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

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____

CHAIR

ATTEST: _____

EXECUTIVE SECRETARY

Exhibit: DAC Report dated April 28, 2017

Resolution No. _____

DEVELOPMENT ADVISORY COMMITTEE
(April 28, 2017)

FARMERS LANE SENIOR HOUSING (PRJ16-018)

Project Description

The Farmers Lane Senior Housing project consists of two residential structures that will include 26 for-sale residential dwelling units, of which five will be designated for moderate level income owners. Project applications include Rezoning to add the Senior Housing combining district suffix to the current R-3-18 zoning; a Density Bonus for a 20% density increase; a Tentative Map subdividing the northern most structure into 24 airspace condominium units and the southern structure into two airspace condominium units; and Design Review for multi-family structures.

LOCATION 201 Farmers Lane

APN 014-071-093

GENERAL PLAN LAND USE Medium Density Residential
(8-18 units per acre)

ZONE CLASSIFICATION

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

PROPOSED R-3-18-SH (Multi-family Residential, within
the Senior Housing combining district)

OWNER/APPLICANT Farmers Lane Associates

ADDRESS 1535 Farmers Lane, #276
Santa Rosa, CA 95405

ENGINEER/SURVEYOR Kevin Doble

ADDRESS 216 W. Perkins Street
Ukiah, CA 95482

REPRESENTATIVE Steven Sharpe

ADDRESS 818 College Avenue, Suite E
Santa Rosa, CA 95404

FILE NUMBER PRJ16-018

CASE PLANNER Susie Murray

PROJECT ENGINEER Jesus McKeag

Background

On November 25, 2008, the City Council approved Resolution Nos. 27251 and 27552, and Ordinance No. 3901, adopting a Mitigated Negative Declaration, approving a General Plan Amendment to Medium Density Residential (8-18 units per acre), and rezoning the property located at 201 Farmers Lane into the R-3-18 (Multi-family Residential) zoning district. The Medium Density Residential designation allows for clustered, compact development, which is appropriate for this environmentally sensitive site. The zoning is consistent with the General Plan land use designation.

On July 19, 2016, the project applications were submitted to Planning and Economic Development, which include a Rezoning to add the Senior Housing combining district suffix to the current R-3-18 zoning; a Density Bonus which will allow a 15% density increase and two concessions or incentives; a Tentative Map subdividing two multi-family residential structures into 26 condominium units; and Design Review for multi-family structures.

On March 8, 2017, revised plans were submitted in response to an Issues Letter dated December 8, 2016.

Conditions of Approval

1. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Development Services Department's Standard Conditions of Approval dated August 27, 2008 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
2. Developer's engineer shall comply with all requirements of the City Storm Water Low Impact Development Technical Design Manual dated August, 2011.
3. The tentative map shows stream outfalls which will likely require a permit from the North Coast Water Quality Control Board. Mitigation measures required by the Board may not be consistent with the approval of this map, which would require a re-application of the tentative map for approval with the new configuration. It is recommended that the applicant work closely with the Board and the City to achieve a mutually acceptable project.
4. In addition, the following summary constitutes the recommended conditions of approval from City departments on the subject application/development based on plans stamped received March 8, 2017:

Planning Conditions

1. The applicant has requested the following Growth Management Allotments:

RESERVE "A"		26			
RESERVE "B"					
	2017	2018	2019	2020	2021

If the Tentative Map does not record until after 2018, it is the applicant's responsibility to notify Planning staff and ensure adequate Reserve A allotments are available.

2. Conditions of approval specific to the Density Bonus:
- The applicant shall enter into an agreement with the Santa Rosa Housing Authority to provide five (5) for-sale units designated for moderate-level income property owners, for a period of 55-years, with, at a minimum, the provisions set forth in Zoning Code Section 20-31.100(B).
 - The units designated for moderate-income owners shall be constructed at the same time as the market rate units.
 - The units designated for moderate-income owners shall be reasonably dispersed throughout the development and/or phases if applicable.
 - The units designated for moderate-income owners shall be a similar unit type and size as market rate units.
 - The units designated for moderate-income owners shall be reasonably compatible with the design or use of the remaining units in terms of appearance, materials and quality finish; and
 - The units designated for moderate-income owners shall be remain substantially the same through repairs and improvements for the entire 55-year period in which these units are designated for moderate level income owners.
 - The subject parcel shall remain designated for Senior Housing, for occupants 55-years of age or older, for the entire 55-year period in which these units are designated for moderate level income owners.

Building Conditions

3. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
4. Obtain a building permit for the proposed project.

Engineering Conditions

MAPPING/PARCEL AND EASEMENT DEDICATION

5. This is a Condominium Subdivision creating 26 residential units with common use areas on 1 Lot. The formation of a Homeowners Association, responsible for ownership and maintenance of the common area building and site improvements is required for this subdivision. The documents creating the Association and the Covenants, Conditions and Restrictions (CC&R's) governing the Association shall be required to be submitted with the First plan check for review by the City Attorney. The approved CC&R's shall be recorded contemporaneously with the Final Map.

PUBLIC STREET IMPROVEMENTS

6. Street improvements for the project side of Farmers Lane shall consist of sidewalk and tree wells per City Standard 230F.
7. A 26-foot wide driveway apron per City Standard 250A shall be installed.
8. A Final Map as defined by the applicable provisions of the State of California Subdivision Map Act shall be required for this 26-unit condominium subdivision. A Condominium Plan which defines the privately-owned airspace units is required and must be prepared as a separate document

The formation of a Homeowner's Association, responsible for ownership and maintenance of the common area and common site improvements, is required for this subdivision. Two copies of the documents creating the Association and the Covenants, Conditions and Restrictions governing the Association shall be submitted to the Department of Public Works – Engineering Development Services for review.
9. Installation of Street Lights and the street lighting pattern will be determined during Plan Check Phase as approved by the City Engineer.
10. A Class I Bike Path shall be improved along the existing Pedestrian Path, Bicycle and Public Utility Easement (2881 OR 345) consistent with the General Plan and Caltrans Chapter 1000, Topic 1003 - Class I Bike Path. The

minimum width shall be 8'. This easement and the improvements thereon shall not be conveyed or dedicated to the City in fee.

11. The Developer shall provide a means acceptable to the City to fund the maintenance of the onsite Class 1 Bike Path into perpetuity through a special tax district, CC&R's, property owners' association(s), and/or other method acceptable to the City.

In the event the developer chooses a method of assuring perpetual maintenance which is subject to revocation by the property owners by an election or other means of termination, Developers shall establish a backup alternative which will be capable of automatically assuming the maintenance funding obligation in the event the primary method is no longer available.

The documents creating the method for permanent maintenance and any necessary backup alternative(s) shall be subject to and have been approved by the City Attorney and in place prior to approval of the final map.

PRIVATE STREET/DRIVEWAY IMPROVEMENTS

12. The common driveway shall be 26-feet wide from the frontage to the rear of the property and 20-feet wide between the buildings with 20-foot radius returns, and shall be covered by joint access and utility easements. *Note: The California Department of Real Estate may require the formation of a homeowner's association for maintenance of common facilities.*
13. The driveway shall be built to City minor street structural standards with a 4-foot concrete valley gutter along the center of the 26-foot segment that maintains positive drainage towards the onsite drain inlets.

STORM DRAINAGE

14. The developer's engineer shall comply with all requirements of the latest edition of the City Standard Urban Storm Water Mitigation Plan Guidelines. Final Public Improvement Plans shall incorporate all SUSMP Best Management Practices (BMP's) and shall be accompanied by a Final Storm Water Mitigation Plan which shall address the storm water quality and quantity. Final Public Improvement Plans shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the SUSMP BMP's, and shall include a maintenance schedule.
15. Perpetual maintenance of SUSMP Best Management Practices (BMP's) shall be the responsibility of one or more of the following as approved by the City of Santa Rosa:
 - a. The individual homeowners fronting or owning these BMP's. Individual owners shall be responsible for performing and documenting an annual inspection of the BMP's on their respective properties. The annual

reports shall be retained by the private property owner for a period of the latest five years, and shall be made available to the City upon request.

- b. A Homeowner's Association or Property Owners Association. If perpetual maintenance of these BMP's is through a Homeowner's Association or Property Owner's Association, the documents creating the Association and the Covenants, Conditions and Restrictions governing the Association shall be submitted to the City Attorney's Office and the Department of Community Development for review.
- c. A special tax district for public BMP facilities.
- d. An alternate means acceptable to the City of Santa Rosa.

After the SUSMP BMP improvements have been constructed, the developers Civil Engineer is to prepare and sign a written certification that they were constructed and installed as required or per the manufacturer's recommendation. Written certification of SUSMP BMP's is to be received by the City prior to acceptance of subdivision improvements.

- 16. Any off-site storm water runoff shall be conveyed across the project site in a separate bypass storm drain system, or shall be fully treated. Collection points along the boundary of the project shall convey storm water to the bypass system to separate treated and untreated storm water. All storm water systems shall be sized to convey the storm water per Sonoma County Water Agency standards.
- 17. A Final Storm Water Mitigation Plan (SWMP) using Best Management Practices (BMP) is to be included with the Improvement Plans and Final Map submitted for the First Plan Check. Private improvements required by the Final SWMP are to be contained on the individual properties and are maintained by the property owners. All SWMP details and improvements are to be included in the Subdivision Improvement Plans. The maintenance schedule and the Final SUMP are to be included as part of the C.C. & R=s recorded with the Final Map. The information sheet of the Final Map shall note the maintenance schedule required by the Final SUSMP is to be followed by the property owner and all logs are to be made available for review by the City on an annual basis.
- 18. Use of vortex separators for water treatment is not allowed in Santa Rosa. In-line filters used for water treatment are limited to those tested by independent testing laboratories and approved by the California Regional Water Quality Control Board. The filter separator currently approved for use in Sonoma County is limited to the Hydro International, www.hydro-international.biz, "Up-Flo Filter". Filter systems other than the approved "Up-Flo Filter" will require full testing data from an independent testing laboratory be submitted for review and approval by the California Regional Water Control Board prior to approval of subdivision improvement plans.
- 19. After the BMP improvements have been completed, the developers Civil Engineer is to prepare and sign a written certification that they were

constructed and installed as required or per the manufacturer's recommendation. Written certification of SWMP required improvements is to be received by the City prior to acceptance of subdivision improvements.

GRADING

20. Two copies of the Phase 1 Environmental Site Assessment shall be included with the submittal of the first plan check and will be forwarded to the Fire Department Hazardous Materials Manager for review. Grading, demolition, or construction permits shall not be issued until the Fire Department has reviewed and cleared the Phase 1 Study.

Water Conditions

21. A manhole must be installed on the proposed 6" sewer lateral.
22. Applicant must install a combination service per City Standard 870 for fire sprinklers, and domestic and irrigation meters.
23. Buildings with 3 or more stories must provide a Double Check Backflow Device behind each domestic water meter per City Standard 875.
24. The applicant has the option to separately meter each unit or master meter each building.
25. All provisions of the City Water Efficient Landscape Ordinance apply to this project.
26. A separate dedicated irrigation meter with a Reduced Pressure Backflow Preventer per City Standard 876 is required.
27. All sewer and water laterals shall be located at least 10 feet from any street tree.
28. Any existing water services or sewer laterals that will not be used as part of this project must be abandoned at the main per City Standards under an Encroachment Permit.

Fire Conditions

29. All buildings shall be protected with automatic fire sprinkler systems per CA Building Code and local Santa Rosa Fire Code amendments:
 - a. NFPA 13-R system may be used in 4-story, 24-unit structure (with NFPA 13 Ordinary Hazard in Ground Floor Parking and Storage) if no building area, height or fire resistive construction exceptions within the CA Building Code are utilized.

- b. NFPA 13D system may be used in 2-story, 2-unit structure if no building area, height or fire resistive construction exceptions within the CA Building Code are utilized.
30. Buildings three (3) or more stories shall have a fire standpipe system. With fire sprinkler credit, the Class III requirement can be reduced to a Class I standpipe system per NFPA 14.
 31. Fire department connections (FDC's) for sprinklers and standpipes shall be located within 50 feet of a fire hydrant. FDC's can be placed remotely from the fire protection system so they are within 50 foot of a fire hydrant and on the access side of the building.
 32. Twenty-six (26) foot wide on-site roads are provided. Compliance with the "aerial access" requirement (CFC App. D) for a roadway along one side of 4-story structure; road to be not closer than 15 feet to the structure nor greater than 30 foot from structure.
 - a. Trees placed along the fire department access route shall not have branches below 13'6" measured vertically from the roadway.
 33. Ladder Staging Area and Access. Escape windows from dwelling unit bedrooms shall have an improved level ladder staging area for Fire Department use. This can be evaluated at the Building Permit review.
 34. Required Fire Department access roads shall be signed "No Parking – Fire Lane" per current Fire Department standards.
 35. Traffic calming measures on private property are not approved as a part of this review. (speed bumps, humps, speed tables or undulations.)
 36. Provide a Fire Department key box (Knox box) at the Covered Entry to 4-story building.
 37. Audible and visible fire alarm notification is required in all interior common areas and in designated accessible dwelling units. Pre-wiring for future placement of fire alarm devices is required in "adaptable" dwelling units.
 38. Premise identification shall be provided per current Fire Department standards:
 - a. 12" illuminated numerals on the street façade of all buildings.
 - b. An illuminated complex directory at the main site entrance.
 39. The property management company or Homeowners Association shall be responsible for maintaining all private fire protection appliances and roadways.
 40. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.

Recreation and Parks Conditions

41. Parks acquisition and/or park development fees shall be paid at the time of building permit issuance. The fee amount shall be determined by the resolution in effect at the time.
42. The landscape including street trees in front Farmers Lane and common areas shall be maintained and irrigated by the property owners.
43. The creek parcel common area and bike path shall be maintained by the property owners.

The Development Advisory Committee is an administrative committee designed to inform the Planning Commission of technical aspects of various matters which the Commission is to consider. The report of the Committee in no way constitutes approval or denial of the item under decision. Final approval or denial rests with the Planning Commission and/or City Council and may or may not be subject to terms of this report.

Recommendation

☒ Approval with conditions as set forth in this report

☐ Continuance

☐ Denial – Reasons:

☐ Final action referred to the Planning Commission



CLARE HARTMAN

Deputy Director - Planning

Planning and Economic Development