

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
July 13, 2017

PROJECT TITLE

Farmers Lane Senior Housing Project

APPLICANT

Barbara Hayes

ADDRESS/LOCATION

201 Farmers Lane

PROPERTY OWNER

Farmers Lane Associates

ASSESSOR'S PARCEL NUMBER

014-071-093

FILE NUMBER

PRJ16-018

APPLICATION DATE

July 19, 2016

APPLICATION COMPLETION DATE

July 19, 2016

REQUESTED ENTITLEMENTS

Rezoning, Density Bonus, and Tentative Map

FURTHER ACTIONS REQUIRED

Rezoning & Density Bonus – City Council
Design Review – Design Review Board

PROJECT SITE ZONING

Existing: R-3-18 (Multi-family Residential)
Proposed: R-3-18-SH (Multi-family Residential, Senior Housing)

GENERAL PLAN DESIGNATION

Medium Density Residential (8-18 units per acre)

PROJECT PLANNER

Susie Murray

RECOMMENDATION

Approval

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR CISCO AND MEMBERS OF THE COMMISSION

FROM: SUSIE MURRAY, CITY PLANNER
PLANNING AND ECONOMIC DEVELOPMENT

SUBJECT: FARMERS LANE SENIOR HOUSING PROJECT

AGENDA ACTION: THREE RESOLUTIONS

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission (Commission), by three separate resolutions, recommend that the City Council (Council) introduce and adopt an ordinance rezoning the project site into the Senior Housing combining district; recommend the Council approve a resolution for a Density Bonus; and approve a Tentative Map for Farmers Lane Senior Housing located at 201 Farmers Lane.

EXECUTIVE SUMMARY

The Farmers Lane Senior Housing project (project) proposes to construct two multi-family residential structures consisting of 26 condominium units and common area, of which five units will be designated for moderate income owners.

The applications before the Commission include a request to rezone into the Senior Housing combining district, which will require at least 80 percent of the occupied units to be occupied by at least one person who is 55 years of age or older; a Density Bonus that will allow an eighteen percent (18%) density increase and concessions for both parking and building height; and a Tentative Map to subdivide two structures into 26 condominium units and common area.

BACKGROUND

1. Project Description

The project proposes to develop a 1.22-acre parcel with two multi-family structures inclusive of 26 condominium units and common space. Five units, which represents 23% of the maximum allowable density, will be designated for moderate income occupants. This represents 0.82% of the City's 5-year goal for market rate units, and 0.63% of the 5-year goal for moderate income units. The proposal also includes a request to rezone into the Senior Housing combining district.

The larger four-story structure, located on the northern end of the parcel adjacent to Santa Rosa Creek, is proposed at 47-feet tall with 24 residential units. The smaller two-story structure is located on the southern end of the property, and will provide two residential units. The airspace units (floor plans) range in size from 1,069 to 1,608 square feet. The exterior materials for both structures will be primarily stucco, with wood accents.

The development site is located along the west side of Farmers Lane, just south of the intersection of 4th Street, Hwy 12 and Farmers Lane. The property is vacant, generally flat, and vegetated with several trees, shrubs and grasses. Development of Farmers Lane Senior Housing will result in the removal of eight heritage trees and four non-heritage trees. The project's planting plan includes several replacement trees in compliance with the City's Tree Ordinance (City Code Chapter 17-24).

Vehicular access would be provided via a single driveway off Farmers Lane. One covered parking space will be provided for each unit, and guest parking will be provided between the structures. A trash enclosure will be located at the southwest corner of the 4-story building.

The project includes the installation of a pedestrian/bicycle path adjacent to Santa Rosa Creek, which will be available to the public. On-site stormwater will be collected and treated via best management practices pursuant to the City of Santa Rosa Low Impact Design Manual. Water and sewer services would be provided through existing infrastructure managed and maintained by the City.

2. Surrounding Land Uses

North:	Retail and Business Services; currently developed with restaurant, retail and office uses.
South:	Medium Density Residential (8 -18 units per acre); currently developed with medical services and multi-family residential uses.
East:	Public/Institutional; currently developed with a meeting facility (church) and school

West: Low Density Residential (2-8 units per acre); currently developed with detached single-family residential uses.

3. Existing Land Use – Project Site

The 1.22-acre project site is currently undeveloped and has recently been used by the City of Santa as a staging area for construction projects. The site is generally flat, vegetated with several trees, including significant heritage trees, shrubs, grasses and riparian vegetation along the creek.

4. Project History

On November 18, 2008, the Council approved a General Plan Amendment and Rezoning of the subject site changing the land use designation to Medium Density Residential and the zoning to the R-3-18 (Multi-family Residential) zoning district.

On November 19, 2015, the Design Review Board reviewed the project plans as a Concept item. Refer to the Board/Commission/Committee Review and Recommendations section of this report for more details.

On March 29, 2016, a Development Review Pre-Application Meeting was held with City staff. The purpose of the meeting was to offer the applicant an interdepartmental staff review of the conceptual design.

On July 6, 2016, a Neighborhood Meeting was held to introduce the project to nearby neighbors. Refer to the Neighborhood Comments section of this report for more details.

On July 19, 2016, the project applications were submitted to Planning and Economic Development, including Rezoning, Density Bonus, Tentative Map, and Design Review.

On December 8, 2016, a letter was sent to the applicant identifying issues and additional information necessary to continue processing the applications.

On March 8, 2017, the applicant submitted a response letter coupled with the requested additional information and application materials.

PRIOR CITY COUNCIL REVIEW

Not applicable.

ANALYSIS

1. General Plan

The General Plan land use designation for the site is Medium Density Residential which allows a density of 8-18 units per acre. The following General Plan goals and policies are applicable to the project:

- | | |
|----------------|--|
| H-A | Meet the housing needs of all Santa Rosa residents. |
| LUL-E | Promote livable neighborhoods. Ensure that everyday shopping is within walking distance of most residents. |
| LUL-F-3 | Maintain a balance of various housing types in each neighborhood and ensure that new development does not result in undue concentration of a single housing type in any one neighborhood. Downtown is excepted. |
| LUL-A | Foster a compact rather than a scattered development pattern to reduce travel, energy, land, and material consumption while promoting greenhouse gas emission reductions citywide. |
| UD-A | Preserve and enhance Santa Rosa's scenic character, including its natural waterways, hillsides and distinctive districts. |
| UD-F-2 | Protect natural topographic features such as hillsides, ridgelines and mature trees. |
| UD-G-2 | Locate higher density residential uses adjacent to transit facilities, shopping and employment centers, and link these areas with bicycle and pedestrian paths. |
| H-C | Expand the supply of housing available to lower income households. |
| H-C-11 | Provide opportunities for higher density and affordable housing development on regional/arterial streets and for convenient access to transit. |
| H-D | Provide housing for households with special needs. |
| H-D-11 | Encourage the development of affordable housing for the elderly, particularly for those in need of assisted and skilled nursing care. Continue to provide funding and offer incentives such as density bonuses, reduced parking requirements, design flexibility, and deferred development fees. |
| H-F-4 | Continue to implement the City's Density Bonus Ordinance, consistent with State Law. |

- H-F-5** Utilize the design review checklist to expedite affordable housing developments through the Design Review process.
- H-G** Develop energy efficient residential units.
- T-K-1** Link the various citywide pedestrian paths, including street sidewalks, downtown walkways, pedestrian areas in shopping centers and work complexes, park pathways, and other creekside and open space pathways.
- T-K-2** Allow the sharing or parallel development of pedestrian walkways with bicycle paths, where this can be safely done, to maximize the use of public right-of-way.
- T-L** Develop a citywide system of designated bikeways that serves both experienced and casual bicyclists.

Farmers Lane Senior Housing furthers the goals of the General Plan. The Medium Density Residential land use designation is intended for specific areas where higher density is appropriate. Pursuant to General Plan Policy H-F-4, which provides for continued implementation of the City's Density Bonus Ordinance, the project proposes 26 for-sale, condominium units, of which five will be designated for moderate income owners.

The project includes a request for an 18% density increase. The request is consistent with State Law, which allows development at densities higher than allowed by the General Plan land use designation in return for affordable units. Several General Plan goals and policies relate specifically to housing for the elderly. In addition to providing five for-sale units for moderate income owners, the entire project will be designated for persons 55 years of age and older.

The project proposes higher density housing along an arterial street and provides housing opportunities within walking distance of public transportation, three commercial centers, schools and recreation areas. The commercial centers offer a grocery store, dining, and a variety of other retail and commercial services.

The site is physically suitable for the increased density. Water service, sewer treatment, and other utilities are available, emergency services including Police and Fire are provided.

2. Citywide Creek Master Plan

The Santa Rosa Creek Watershed drains approximately 78.6 square miles, including agriculture, parks and open space, and urban land uses. The Citywide Creek Master Plan (CCMP) divides Santa Rosa Creek into eight reaches. The

project site is located within Reach 3, which spans from Farmers Lane to E Street.

Reach 3 is fairly natural and is recommended for preservation, due to its value as fish and wildlife habitat. Enhancements including removal of invasive species and replanting with natives are recommended. The project includes the installation of several native trees within the creek setback area.

The CCMP also embraces the concept that waterways are important for multiple uses, including recreational uses. As such, the project includes a bicycle/pedestrian pathway adjacent to the creek.

3. Tentative Map

City Code, Title 19, sets forth the regulations pertaining to Tentative Maps, including condominium units. Pursuant to Section 19-24.080, the Planning Commission must make the following findings before approving a Tentative Map:

1. The proposed map is consistent with the general plan and any applicable specific plans as specified in [Government Code](#) Sections 65451 and 66474.5.
2. The proposed subdivision meets the housing needs of the City and the public service needs of the subdivision's residents are within the available fiscal and environmental resources of the City.
3. The design of the proposed subdivision has, to the extent feasible, provided for future passive or natural heating or cooling opportunities in the subdivision; and
4. 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.

The proposed map is consistent with the General Plan in that the land use designation is Medium Density Residential which is intended for higher density residential development. The project also involves a Density Bonus, which is discussed in more detail in the Zoning section of this report. Density Bonuses are encouraged by the General Plan to meet the over-all housing requirements for Santa Rosa residents, and more specifically, to meet the housing requirements for Santa Rosa seniors (reference General Plan Policies H-D-11 and H-F-4).

Staff has reviewed the project plans and determined that the service needs of the

subdivision's residents was considered in the scope of the General Plan 2035, which was adopted in 2009.

4. Zoning

The project site is within the R-3-18 (Multi-family Residential) zoning district. This zoning district is consistent with the General Plan land use designation and is applied to areas of the City appropriate for residential neighborhoods with medium and higher residential densities, to provide home rental and ownership opportunities, and to provide a full range of choices in housing types to improve access to affordable housing.

Zoning for surrounding properties:

North: CG (General Commercial) district
South: R-3-18 (Multi-Family Residential) district
East: R-1-6 (Single-Family Residential) district
West: R-1-6 (Single-Family Residential) district

The following Zoning Code sections are applicable to the project:

Rezoning

The project proposes to modify the existing R-3-18 (Multi-family Residential) zoning district by including the site in the Senior Housing combining district. In doing so, 80% of the total units must be occupied by at least one person 55-years of age or older. The project will also realize a reduced parking requirement, which is discussed in the Development Standards section below.

The Senior Housing (-SH) combining district is intended to create a zoning district for senior housing and to set forth a process through which property may be rezoned specifically as housing for older persons within the City in compliance with Federal and State Fair Housing Law by establishing a clear set of requirements for senior housing.

Zoning Code Section 20-28.080 provides regulations pertaining to senior housing projects. A senior housing projects must enter into a regulatory agreement with the City prior to recording the Final Map. A project providing residential units pursuant to the City's Density Bonus ordinance may enter into a single agreement for purposes of regulating and monitoring the senior residential units and other restrictions applicable under Chapter 20-31 in accordance with the most restrictive requirements. The regulatory agreement will require verification of occupancy in a format approved by the Executive Director of the Housing Authority.

Zoning Code Section 20-64.030 discusses Rezoning requirements. A request to rezone requires a recommendation from the Commission to the Council for the approval of a proposed amendment. The recommendation shall be made by resolution, and carried by the affirmative vote of at least four Commission members.

The Commission may modify a proposed Zoning Map amendment, by reducing the area involved, or by recommending a more restrictive land use or zoning classification, as applicable. Should the Commission extend the modification into another land use or zoning category, additional public notice of the Commission reconsideration is required.

Density Bonus

Zoning Code Chapter 20-31 sets forth the City's Density Bonus regulations. It is intended to provide incentives for affordable housing. Pursuant to both Zoning Code Section 20-31.060 (A) and Government Code § 65915 (State of California density bonus regulations), because this housing developer is electing to designate 23% of the maximum allowable units for moderate income occupants, the project is entitled to two concessions and an 18% density increase. The applicant is requesting concessions for building height and parking. The proposed 26 residential units includes the maximum 18% density increase.

Government Code Section 65915 and Zoning Code Section 20-31.080(B) both require the City to grant the concessions requested by the applicant unless the City can make a written finding, based on substantial evidence, that one or more of the following circumstances apply:

1. The concession is not required in order to provide for affordable housing costs or affordable rents.

Response: The Design Review Board (DRB) requested parapets on the four-story building to shield rooftop equipment. Without a concession for the additional two feet in building height, costly revisions to the plans would be required to reduce the height of the structure, relocated HVAC equipment, and maintain the current design.

The applicant is requesting a concession for parking requirements so the review authority does not require additional on-site parking. This is discussed in more detail in the Parking section of this report.

2. The incentive or concession 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 physical environment or 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 without rendering the development unaffordable to low and moderate income households.

Response: The project site is not listed in the California Register of Historical Resources. As conditioned, the project would not have any specific adverse impact upon public health or safety or the physical environment.

3. The incentive or concession would be contrary to State or Federal law.

Response: Neither concession would be contrary to State or Federal law.

Zoning Code Section 20-31.030 provides a list of application requirements. Included in the list are:

- Identification of the location, acreage, and the maximum number of base units allowed under the zoning and the land use designated under the General Plan without the density bonus.

Pursuant to Government Code § 65915, 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. Using that rounding standard, the maximum allowable density without density bonus for the 1.22-development area is 22 units. The applicant is proposing that five units, or 23%, be designated for moderate income owners, which qualifies the project for an 18% density increase; a total of 26 units.

- Identification of the total number of units proposed, specifically identifying the density bonus units and the affordable units which will demonstrate eligibility under this Chapter.

The applicant has provided an exhibit, attached to this report, that demonstrates eligibility for Density Bonus.

- Identification of the requested concessions or incentives or a list of any alternative concessions or incentives which would provide, in the developer's opinion, an equivalent financial value to the concession or incentive requested. This requirement does not impair the applicant from substituting a new incentive or concession from what is initially proposed, but substitution may cause project delays and require revision of

environmental documents, and may necessitate additional processing fees as determined by the Director of Community Development.

The applicant has requested a concession for building height. The four-story structure is proposed at 47-feet, which is two feet taller than allow by Zoning Code development standards. As discussed above, the additional two feet of building height will allow for parapets to screen rooftop equipment.

The applicant has also requested a concession for parking. The project meets parking the requirements of Zoning Code Table 3-4 (Parking Requirements). Approval of the Density Bonus would preclude the review authority from requiring additional parking.

- A clear statement of how the requested concessions or incentives are necessary to make the proposed housing development economically feasible, and result in identifiable, financially sufficient and actual cost reductions. The information should be sufficiently detailed to enable City staff to examine the conclusions reached by the developer.

The applicant has provided a justification for the requested concessions; a copy is attached to this report. Due to costs associated with plan modifications, the shape of the parcel, and proximity to the creek, the developer would not be able to provide affordable units without concessions for building height.

Regarding parking, also discussed above, the project will provide the required 29 parking spaces; the requested concession is to preclude the review authority from requiring additional parking.

- Other pertinent information as the Director of Community Development may require to enable the City to adequately analyze the identifiable, financially sufficient and actual cost reductions of the proposed housing development with respect to the requested additional concession or incentive and other concessions or incentives which may be made available.

The applicant has provided all additional information requested by City staff.

The Project was reviewed by staff and has been found in compliance with City and State Density Bonus regulations.

Development Standards

Parking

Pursuant to Zoning Code Section 20-36.040, Table 3-4, as a senior housing project, the project is required to provide 29 parking spaces: one space per residential unit plus one guest space for each 10 units. As proposed, the project includes 29 parking spaces, which meets these requirements. Because Zoning Code Section 20-36.050(C)(1)(a) allows the review authority to, as a condition of approval, require additional parking spaces, the applicant has requested parking as one of two Density Bonus concessions.

Building Height

Table 2-5 of the Zoning Code provides that the maximum allowable height for a building within the R-3-18 zoning district is 45 feet. The 24-unit, four-story structure located adjacent to the creek exceeds the maximum building height by two feet. As previously discussed, the applicant has requested a concession for the additional height for parapets to screen rooftop equipment.

Setbacks, Building Separation and Lot Coverage

The project meets setback, building separation and lot coverage requirements pursuant to Table 2-5 of the Zoning Code.

Tree Removal

The project proposes the removal of twelve trees. Pursuant to the City's Tree Ordinance, City Code Chapter 17-24, the planting plan includes replacement trees in compliance with Section 17-24.050 for tree removal on property proposed for development. The proposed landscape plan will be reviewed by the Design Review Board. The landscape plans included with plans submitted for building permits will be required to comply with both the City's Tree Ordinance and the Water Efficient Landscape Ordinance.

5. *Design Guidelines*

On November 19, 2015, the project was presented to the Design Review Board as a Concept item and received general favorable support. Pursuant to Zoning Code Section 20-52.030(G), Final Design Review approval for projects that also require land use entitlements must occur following land use approval. The project will be scheduled for Preliminary and Final Design Review pending actions related to the Rezoning, Density Bonus and Tentative Map.

6. *Historic Preservation Review Standards*

Not applicable.

7. *Neighborhood Comments*

Approximately 10 neighbors attended a Neighborhood Meeting held on July 6, 2016. Since then, several written public comments have been received.

The following list summarizes neighborhood concerns, followed by the staff response:

<u>Comment/topic</u>	<u>Staff response</u>
Parking	The project meets parking requirements, however, Zoning Code Section 20-36.050(C)(1)(a) allows the review authority to increase the required number of parking spaces. As such, the applicant has requested a concession for parking.

<u>Comment/topic</u>	<u>Staff response</u>
Density	The requested density is allowed, through the Density Bonus regulations.
Building height & privacy	The proposed 47-foot tall, four-story structure is two feet taller than the maximum 45-foot building height allowed by Table 2-5 of the Zoning Code. The applicant has requested a concession for building height.
Trash	The project plan includes a trash enclosure that complies with Design Guidelines Section 3.2.
Property values	No economic analysis was prepared for or reviewed by staff, as it relates to neighboring property values.
Trees	The project landscape plans, including tree preservation, removal and replacement, comply with the City's Tree Ordinance, City Code Chapter 17-24. The project is also conditioned to protect trees on neighboring properties.
Fence height	The project proposes an eight-foot tall fence along the western property line, which will provide a barrier between Farmers Lane Senior Housing and the neighboring single-family residential neighborhood.

8. Public Improvements/On-Site Improvements

The project includes construction of street and sidewalk improvements along the Farmers Lane frontage, including 26-foot wide driveway apron, street lights, tree wells, etc.

A Class 1 bike path shall be installed adjacent to Santa Rosa Creek. The developer shall provide a means acceptable to the City for ongoing maintenance of the path.

A comprehensive list of public and on-site improvements are included in the Development Advisory Report, dated April 28, 2017, attached to the draft resolution for the Tentative Map.

FISCAL IMPACT

Not applicable.

ENVIRONMENTAL IMPACT

The proposed project has been found in compliance with the California Environmental Quality Act (CEQA) pursuant to the following CEQA Guidelines:

- 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.
- 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.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

The project was reviewed by the Waterways Advisory Committee (WAC) on April 23, 2015. The WAC was divided in its support for the pathway that connects the project from the north side of the four-story structure to the pedestrian/bicycle path adjacent to the creek. The policy of the Planning and Economic Department has been to permit pathways within required creek setback areas.

The Design Review Board (Board) reviewed the project as a Concept item on November 19, 2015. The Board indicated support.

NOTIFICATION

On June 16, 2016, a Neighborhood Meeting Notice was mailed to property owners within 400 feet of the project site.

In May 2017, a Public Hearing Notice was mailed to property owners within 400 feet of the project site; a Public Hearing Notice was published in the Press Democrat; and a sign announcing the public hearing before the Commission was installed at the project site, pursuant to Zoning Code Chapter 20-66.

Due to an error in noticing, the public hearing scheduled on June 8, 2017, was continued to June 22, 2017. The on-site public hearing sign was updated, a new notice was sent to property owners within 400 feet of the subject site, and a new Notice of Public Hearing was published in the Press Democrat.

At the applicant's request, the public hearing was continued again, from June 22, 2017, to July 13, 2017. The public hearing sign was updated to reflect the new public hearing date, a courtesy notice was mailed to property owners with 400 feet of the subject site, and a new Public Hearing Notice was published in the Press Democrat.

ISSUES

There are no unresolved issues.

ATTACHMENTS

- Attachment 1: Disclosure Form
- Attachment 2: Location Map
- Attachment 3: Project Plans (including Neighborhood Context Map, Site Photos, Site Plan, Floor Plans, Grading Plan and Landscape Plans), stamped received on March 8, 2017
- Attachment 4: City Council Resolution Nos. 27251 and 27252, and Ordinance No. 3901
- Attachment 5: Project Narrative and Response to Issues Letter, prepared by Steven Sharpe & Associates, both dated March 6, 2017
- Attachment 6: Environmental Evaluation, prepared by Steven Sharpe, Revised March 6, 2017
- Attachment 7: Affordable Units Exhibit, prepared by Hedgpeth Architects, stamped received May 24, 2017, and Affordable Unit Overview, prepared by Steven Sharpe, dated May 23, 2017
- Attachment 8: Trip Generation Analysis, prepared by W-Trans, May 24, 2016
- Attachment 9: Environmental Noise Assessment, prepared by Illignworth and Rodkin, Inc., dated June 2, 2016
- Attachment 10: Tree Inventory Report, prepared by Horticulture Associates, dated October 31, 2014
- Attachment 11: City of Santa Rosa Tree Ordinance, City Code Chapter 17-24
- Attachment 12: Biotic Survey and Biological Update, both prepared by Charles A. Patterson, Plant Ecologist, dated September 17, 2008 and February 27, 2017, respectively
- Attachment 13: Shadow Analysis, prepared by Hedgpeth Architects, dated September 2014
- Attachment 14: Public Correspondence
- Attachment 15: Planning Commission Questions and Answers
- Resolution 1: Rezoning
- Resolution 2: Density Bonus
- Resolution 3: Tentative Map with Development Advisory Report

CONTACT

Susie Murray, smurray@srcity.org, 707-543-4348

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF PROPERTY LOCATED AT 201 FARMERS LANE TO THE R-3-18-SH (MULTI-FAMILY RESIDENTIAL, SENIOR HOUSING) ZONING DISTRICT - FILE NUMBER PRJ16-018

WHEREAS, after public hearing, the Planning Commission of the City of Santa Rosa believes that the present classification of the property situated at 201 Farmers Lane in the R-3-18 (Multi-family Residential) District is no longer appropriate and that rezoning to the R-3-18-SH (Multi-family Residential, Senior Housing) District is required for public convenience, necessity and general welfare; and

WHEREAS, the project proposes to modify the existing R-3-18 (Multi-family Residential) zoning by including the project site in the Senior Housing combining district. In doing so, 80% of the total units must be occupied by at least one person 55-years of age or older. The project will also realize a reduced parking requirement

WHEREAS, the Planning Commission, pursuant to City Code Section 20-64.050 (Findings), hereby finds and determines:

- A. The proposed amendment is consistent with the goals and policies of all elements of the General Plan, and any applicable specific plan, in that site is designated Medium Density Residential on the General Plan land use diagram, which allows development at a density of 8-18 units per acre. The land use designation is intended for areas where higher density is appropriate. Designating residential units for senior housing will not change the intended land use, nor will it result in any additional impacts.
- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City;
- C. 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.
- D. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code in that the change proposed will limit occupancy for senior housing. Senior Housing is defined in Zoning Code Chapter 20-70 as “Age-restricted residential housing that is intended and operated for occupancy by persons 55 years of age or older. At least 80 percent of the occupied units shall be occupied by at least one person who is 55 years of age or older, consistent with Federal and State law requirements.”
- E. The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designations and anticipated Farmers Lane Senior Housing development in that City staff have reviewed the plans and conditioned the project appropriately.

NOW, THEREFORE, BE IT RESOLVED that the Santa Rosa City Planning Commission recommends approval and adoption of the rezoning subject to the following conditions:

1. 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.

BE IT FURTHER RESOLVED that the Planning Commission recommends to the City

Council the approval and adoption of the rezoning of property situated at 201 Farmers Lane from the R-3-18 (Multi-family Residential) District to the R-3-18-SH (Multi-family Residential, Senior Housing) District, said property more precisely described as Assessor's Parcel Number 014-071-093.

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

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 13th day of July, 2017, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

APPROVED: _____
Chair

ATTEST: _____
Executive Secretary

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.

PLANNING COMMISSION CONDITION

15. The fence along the west property line shall be eight feet tall. The design shall be approved by the Design Review Board.

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

Resolution No. _____

ATTEST: _____
EXECUTIVE SECRETARY

Exhibit: DAC Report dated April 28, 2017

DRAFT

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 18% 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

Subject: FW: Farmers Lane Senior Housing - Questions & Answers

Information only – please do not reply to all

Chair Cisco and Members of the Planning Commission;

Question 1: Why, if it is senior housing, do only 80% of the units have to be occupied by one person 55 or older.

Answer: The Senior Housing Ordinance, Section 20-28.08 of the Zoning Code, implements federal regulation set forth in the Housing for Older Persons Act (HOPA), which requires a minimum of 80% of the Senior units be occupied by households where at least one person is age 55 or older.

Question 2: How does that ratio apply to the affordable units? Could all five affordable units be occupied by non-seniors (persons younger than 55 years of age)?

Answer: Yes. Housing and Community Services will have two agreements:

- a. The HOPA agreement requiring 80% of the total units to be occupied by at least one household member age 55 or older. A biennial audit will be conducted to ensure these requirements are adhered to.
- b. The Density Increase Agreement (aka: Affordably Housing Agreement), which will require the initial and subsequent buyers of the five income-restricted units to qualify at 80% or less of area median income based on household size. The agreement will be in effect for a period of 55 years. A note shall be included on the Tentative Map ensuring these requirements are adhered to.

Question 3: Is the affordability structure agnostic as to wealth where we are picturing an ownership model for the at-market and affordable units alike. I am concerned that affordable units tied to income could become accessible only to relatively cash rich buyers who are retired but who have ready cash for a down payment (or for the entire purchase price). Even those buyers may be needy, but affordable units to cash-rich buyers in a time of scarcity seems potentially wasteful.

Answer: The affordability contract falls under the purview of the Housing Authority. The contract will be drafted in collaboration with the City Attorney's Office. Housing and Community Services will perform the income verification for the initial and subsequent buyers of the five units affordable to moderate income households (at or below 80% of area median income). Income verification will require buyers (including all members of the household age 18 or older) to submit the following documents, if applicable, to determine income eligibility:

- a. Proof of Income:
 - i. Federal and State Income Tax Returns – previous two years
 - ii. Recent pay stubs – previous three pay periods
 - iii. Recent award letters for pension or benefits (includes social security, SSI, unemployment, disability, etc.)

- iv. Proof of all other income sources (spousal support, child support and regular draws taken from assets, etc.)
- v. Documentation of rents collected from any rental property(ies)
- b. Proof of Assets – For assets that exceed \$5,000, 0.10% of the value in excess of \$5,000, is applied to income pursuant to Section 8 income verification guidelines established.
 - i. Copies of all checking and savings account statements – previous three months
 - ii. Copies of statements for investments, trust and retirement accounts – three most recent
 - iii. Real Estate - Three current market analyses of the property(ies) and documentation of any outstanding debt secured by property

Representatives from Housing and Community Services and the City Attorney's Office will be present at the meeting for further clarification if needed.

Question 4: What is the City's ability to control conditions at the 4th Street & Farmers Lane intersection; specifically, whether Caltrans or any other entity would prevent the City from making the west crosswalk across 4th Street more friendly to seniors.

Answer: The City of Santa Rosa shares jurisdiction with the State at the intersection of Farmers Lane and 4th Street. This is a state route, but the City maintains and operates the signal at that location. City staff have worked with seniors who use this crossing and have increased the walking times here on multiple occasions, most recently in May 2017. Current crossing time is 37.6 seconds (five seconds of walk, 28 second countdown, 3.6 seconds of yellow and one second of red). A representative from Traffic Engineering will be present at the meeting for further clarification if needed.

Question 5: Should ingress/egress be a most southern point on Farmers Lane. Tight site, heavily congested Farmers Lane dictate cautionary approach. Given right turn only egress, for those residents wishing to go easterly direction (say Sonoma, St. Francis Center, etc.) is there sufficient distance available to gain access to the left turn collector lane at Montgomery and Farmers?

Answer: Vehicles turning right out of the site have ample space to traverse to the southbound left turn pocket at Montgomery Drive if desired. Both the applicant's traffic consultant and Traffic Engineering have reviewed this design and will be present at the meeting if further clarification is needed.

Question 6: Though the 29 spaces, by code, may be appropriate on a tight site, is it the responsibility of residents and neighborhood to form a parking zone? Would/could developer consider negotiating excess off-site parking with local churches, shopping centers and other area private parties? Though this may not be within the Commission's purview, when one considers Creekside and Farmers Lane Senior Housing, on-street and other off-site parking will be at an increasing premium. Some seniors may be put off by one vehicle restriction irrespective.

Answer: The project meets the City's parking requirements for Senior Housing. The applicant has also identified parking as one of two concessions allowed by the Density Bonus, which precludes the review authority from requiring more parking, unless required findings are made to deny the Density Bonus. That said, the applicant may act independently to negotiate alternative off-site parking.

Regarding neighborhood concerns of street parking along Gilbert Drive, a parking zone may be established through the Parking Division of the Finance Department, which would require a permit to park in that

neighborhood. Residents from the area have been in communication with the Parking Manager, and have been provided with the materials to establish a parking zone. A representative from the Parking Division will be present at the meeting for further clarification if needed.

Question 7: When one visits the site, it appears there is considerable sun/shade currently available (early-mid-morning sun) on the Gilbert Ave properties. With the four-story building setting on an East-West axis, would the early-mid-morning sun/shading be severely impacted and cause undo damage to the neighbor's existing landscaping? Shading study needs further explanation.

Answer: The applicant has identified building height as the second of two concessions allowed by the Density Bonus, which precludes the review authority from denying the additional height unless required findings are made and the Density Bonus is denied. The applicant team will address the shadow study more thoroughly during their presentation to the Planning Commission.

Question 8: Sound/Shade: Does the inclusion of the four-story structure and the two single condominium units assist in buffering road noise to the Gilbert Avenue residents benefit? Otherwise, by adopting consultant recommendations, noise abatement seemingly works.

Answer: The sound study does not address the effects of sound buffering or deflection for the Gilbert Avenue properties. The sound engineer will be available for further clarification during the Planning Commission meeting on July 13, 2017.

Question 9: Building Height/Line of Sight: Was the extension a request or a requirement (to 47')?

Answer: During Concept Review, the Design Review Board expressed concern regarding the visibility of rooftop equipment. In response, a two-foot parapet was added to the building design.

Question 10: Given the 4 story heights and related line of sight concerns, is there an option of reducing the number of 4th floor units by two at the west end and combining each of the two deleted units with each of the two separate single units? Would this help alleviate some line of sight concerns while reducing sun/shading issues for the two Gilbert Avenue residences? Or does it complicate siting issues for the two separate units?

Answer: The applicant has applied for a Density Bonus that qualifies the project for two concessions. The applicant has identified building height as one of those concessions. As such, no changes may be required regarding building height.

Question 11: The plans and consultant reports seemingly suggest that all existing trees (even the 7 to be preserved) will be removed from the site. Of special concern are the historic landmark oaks. Should tree preservation, removal and relocation requirements be added to DAC conditions (Tree Ordinance Section 17-24.050) to this and any project where so many trees (including heritage Oaks) are destined to be preserved, relocated or removed?

Answer: The tree inventory report, prepared by Horticulture Associates, dated October 31, 2014, was provided to the Design Review Board (Board) during the Concept Review meeting. In response to an inquiry made by the Board, the last three pages, prepared by Quadriga Landscape Architecture and Planning, Inc. were added clarifying which trees would be removed and which would remain. This summary is supported by the Concept Landscape Plan (found on the last three pages of the project plans). Note that the Landscape

Plan does not include trees that are exempt the City's Tree Ordinance. Conditions relating to tree preservation have been added to Tentative Map resolution.

Question 12: Will replacement and relocated trees, in fact, be (re)planted in public areas or within the watershed to alleviate known health impacted "hotspots" per recent County of Sonoma Health Department reports to both the City Council and the Planning Commission?

Answer: Replacement trees will be planted on the subject site, including within the creek setback area. Page L1.1 identifies replacement tree locations. Due to minimal space on the site, several of the replacement trees have been upsized to comply with the City Tree Ordinance.

Question 13: Though this would be largely a DRB issue, the Farmers Lane traffic and sight lines (including Highway 12 site lines) begs for a distinctive and inviting design given the location of this particular site. Will the schematic design eastern facade retain the two curvilinear shapes at its southern and northern intersects?

Answer: Staff is not aware of any design changes.

Question 14: Right-of-way setbacks were identified on an Issues Letter sent to the applicant during the project review and there was no response. Is this still an issue?

Answer: Initially there was concern that the building placement would interfere with the future widening of Farmers Lane. Upon further review, staff has determined that the project will not preclude any future plan to widen Farmers Lane. The project meets all required setbacks.

Susie Murray | City Planner

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City of Santa Rosa

City Hall, Council Chamber
100 Santa Rosa Ave
Santa Rosa, CA

Planning Commission Regular Meeting Minutes - Draft

Thursday, July 13, 2017

4:00 PM

1. CALL TO ORDER

Chair Cisco called the meeting to order at 4:00 p.m.

2. ROLL CALL

Present 7 - Chair Patti Cisco, Vice Chair Casey Edmondson, Board Member Vicki Duggan, Board Member Curtis Groninga, Board Member Julian Peterson, Board Member Peter Rumble, and Board Member Karen Weeks

3. APPROVAL OF MINUTES

3.1 June 22, 2017, Regular Meeting.

Approved as submitted.

3.2 June 15, 2017, Joint Design Review Meeting.

Approved as submitted.

4. PUBLIC COMMENTS

Chair Cisco opened and closed the public hearing at 4:01 p.m..

5. ADMINISTRATION OF OATH OF OFFICE OF NEW COMMISSIONER JULIAN PETERSON

Deputy City Clerk, Mike Maloney, administered the oath.

6. PLANNING COMMISSIONERS' REPORT

Presented by Chair Cisco, Commissioner Peterson and Commissioner Edmondson.

7. DEPARTMENT REPORTS

Presented by Clare Hartman, Planning Deputy Director.

8. STATEMENTS OF ABSTENTION BY COMMISSIONERS

None.

9. PUBLIC HEARINGS

- *9.1** PUBLIC HEARING - FARMER LANE SENIOR HOUSING - REZONING, DENSITY BONUS AND TENTATIVE MAP - 201 FARMERS LANE (APN 014-071-093) - FILE NO PRJ16-018.

BACKGROUND: The project proposes to construct two multi-family residential structures with a total of 26 residential units, five of which will be designated for moderate-income owners. The project also proposes to reclassify the site for senior housing.

Susie Murray, City Planner.

Chair Cisco opened the public hearing at 4:40 p.m.

Jeff Qualls spoke in opposition to the project.

Gail Darby spoke in opposition to the project.

Chair Cisco closed the public hearing at 4:48 p.m.

A motion was made by Board Member Duggan, seconded by Vice Chair Edmondson, to waive reading of the text and adopt:

RESOLUTION NO. 11837 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF PROPERTY LOCATED AT 201 FARMERS LANE TO THE R-3-18-SH (MULTI-FAMILY RESIDENTIAL, SENIOR HOUSING) ZONING DISTRICT - FILE NUMBER PRJ16-018.

The motion carried by the following vote:

Yes: 7 - Chair Cisco, Vice Chair Edmondson, Board Member Duggan, Board Member Groninga, Board Member Peterson, Board Member Rumble and Board Member Weeks

A motion was made by Board Member Duggan, seconded by Vice Chair Edmondson, to waive reading of the text and adopt:

RESOLUTION NO. 11838 ENTITLED: 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.

The motion carried by the following vote:

Yes: 7 - Chair Cisco, Vice Chair Edmondson, Board Member Duggan, Board Member Groninga, Board Member Peterson, Board Member Rumble and Board Member Weeks

A motion was made by Board Member Duggan, seconded by Vice Chair Edmondson, to waive reading of the text and adopt as amended:

RESOLUTION NO. 11839 ENTITLED: 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.

The motion carried by the following vote:

Yes: 7 - Chair Cisco, Vice Chair Edmondson, Board Member Duggan, Board Member Groninga, Board Member Peterson, Board Member Rumble and Board Member Weeks

10. ADJOURNMENT

Chair Cisco adjourned the meeting at 5:59 p.m. to the next regularly scheduled Planning Commission meeting to be held on Thursday, August 10, 2017 at 4:00 p.m.

Approved on:

Clare Hartman, Executive Secretary