

RESOLUTION NO. RES-2017-178

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

WHEREAS, an application for Density Bonus requesting an eighteen percent (18%) density increase was submitted to the Planning and Economic Development Department by Barbara Hayes for the development of Farmers Lane Senior Housing, a 26-unit, senior housing, condominium complex, of which five units will be designated for moderate income owners, for the property located at 201 Farmers Lane, Assessor's Parcel Number 014-071-093; and

WHEREAS, the project will designate twenty-three percent (23%) of the maximum allowable units under the General Plan and Zoning for moderate income owners and, pursuant to Section 20-31.060 of the City of Santa Rosa Zoning Code, the applicant is therefore entitled to two concessions and an eighteen percent (18%) density increase. The applicant has requested concessions for building height and parking requirements; and

WHEREAS, to screen rooftop equipment, the four-story structure located on the north side of the Project has a two-foot parapet making the building 47 feet at the tallest point. Pursuant to Zoning Code Chapter 20-22, the maximum allowable height is 45 feet. As such, the applicant has requested a concession for building height; and

WHEREAS, the Project has been found in compliance with Zoning Code Chapter 20-36, Parking, in that it provides 29 parking spaces: one space for each unit and one visitor space for each ten units. Zoning Code Section 20-36.050(C) allows the review authority to increase parking requirements as a condition of approval. As such, the applicant has requested parking as a concession; and

WHEREAS, State Density Bonus Law, California Government Code Section 65915 requires that when a housing developer meets certain criteria for a density bonus that the local jurisdiction must grant the applicant's requested regulatory concession(s) or incentive(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, on July 13, 2017, the Commission found the Project in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15183, the Project is consistent with the General Plan, for which an Environmental Impact Report (EIR) was certified, and zoning, and there are no environmental effects peculiar to the Project or the Project site, not previously analyzed in a prior EIR. The project is also categorically exempt under CEQA Guidelines Section 15332, as in-fill development; 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. During the meeting, the Planning Commission 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 approved Resolution No. 11838 recommending the Council approve a Density Bonus allowing an eighteen percent (18%) density increase and two concessions relating to height and parking for the project.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Santa Rosa approves a Density Bonus for the Project subject to the following conditions:

1. The applicant shall enter into an agreement with the Santa Rosa Housing Authority to provide five (5) units designated for moderate income owners, 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 owners 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;
 - d. Reasonably compatible with the design or use of the remaining units in terms of appearance, materials and quality finish; and
 - e. Remain substantially the same through repairs and improvements for the entire 55-year period in which these units are designated for moderate income owners.

BE IT FURTHER RESOLVED that the Council finds and determines this request for Density Bonus 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 request for Density Bonus would not have been granted without requiring other valid conditions for achieving the purposes and intent of such approval.

IN COUNCIL DULY PASSED this 5th day of September, 2017.

AYES: (7) Mayor Coursey, Vice Mayor Tibbetts, Council Members Combs, Olivares,
Rogers, Sawyer, Schwedhelm
NOES: (0)
ABSENT: (0)
ABSTAIN: (0)

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM:

City Attorney