

RESOLUTION NO. 11853

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
MAKING FINDINGS AND DETERMINATIONS TO APPROVE A DENSITY BONUS FOR
RESIDENCES AT TAYLOR MOUNTAIN, LOCATED AT 2880 FRANZ KAFKA AVENUE,
ASSESSOR'S PARCEL NUMBERS 044-460-001, 044-460-002, 044-460-003, 044-460-004,
044-460-005, AND 044-460-070, FILE NO. DB17-002

WHEREAS, an application for a Density Bonus requesting a thirty-three and one half percent (33.5%) density increase was submitted to the Planning and Economic Development Department by Will Oswald, on behalf of Kawana Meadows Development Corporation, for the development of Residences at Taylor Mountain, a 93 unit multifamily residential project, 19 units of which are designated for low income occupants, for the properties located at 2880 Franz Kafka Avenue, Assessor's Parcel Numbers 044-460-001, 044-460-002, 044-460-003, 044-460-004, 044-460-005, and 044-460-070;

WHEREAS, the project will designate nineteen percent (19%) of the units for low income occupants. Pursuant to Section 20-31.060 of the City of Santa Rosa Zoning Code, the applicant is entitled to one concession and a thirty-five percent (35%) density increase. The proposal includes a thirty-three and one half percent (33.5%) density increase and a concession for setbacks that includes a request for a 15-foot front setback for proposed Lots 2A and 4A, where a 20-foot front setback is required by the Hillside Development Ordinance, and a 5-foot interior side yard setback for Lot 1, where a 10-foot setback is required; 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 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, on September 28, 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 nineteen (19) units for low 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 low and very-low income occupants shall be:
- a. Constructed at the same time as the market rate units;
 - b. Reasonably dispersed throughout Lot 70 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 very low income occupants.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds and determines this entitlement to use 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 28th day of September, 2017, by the following vote:

AYES: (6) Chair Cisco, Vice Chair Edmondson, Board Member Duggan, Board Member Groninga, Board Member Rumble and Board Member Peterson

NOES: (0)

ABSTAIN: (0)

ABSENT: (1) Board Member Weeks

APPROVED: 
CHAIR

ATTEST: 
EXECUTIVE SECRETARY