

RESOLUTION NO. 11497

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
RECOMMENDING TO CITY COUNCIL APPROVAL OF A DENSITY BONUS FOR
ACACIA LANE AFFORDABLE SENIOR HOUSING LOCATED AT 657 ACACIA LANE,
FILE NUMBER MNP09-019

WHEREAS, an application for an 44-unit affordable senior housing project with a Density Bonus from 30 units per acre to 33.33 units per acre was submitted by PEP Housing for the development of apartments for low, very low, and extremely low income senior households, located at 657 Acacia Lane, Assessor's Parcel Numbers 182-520-087; and

WHEREAS, the Planning Commission held a public hearing on November 12, 2009, to hear and consider evidence for and against said proposed density bonus and make findings and recommendations; and

WHEREAS, the Planning Commission reviewed the proposed density increase request in the context of General Plan goals and policies, availability of public service and utilities, neighborhood compatibility and site development, and after due investigation, and study, and after due consideration of all evidence and reports offered at said hearing; and

WHEREAS, the Planning Commission finds and determines:

1. The proposed Density Increase is consistent with the General Plan in that it implements the following goals and policies:
 - Goal H-C: "Expand the supply of housing available to lower income households."
 - Policy H-A-1: "Ensure adequate sites are available for development of a variety of housing types for all income levels, including single and multi-family units, mobile homes, transitional housing, and homeless shelters."
 - Policy H-A-4: "Pursue the goal of meeting Santa Rosa's housing needs through increased densities, when consistent with preservation of existing neighborhoods."
2. The proposed project will provide 43 apartments for low, very low, and extremely low income seniors and one manager's unit.
3. The developer has entered into a regulatory agreement with the City of Santa Rosa guaranteeing the affordability of the 43 units for a period of 55 years.
4. Community facilities are adequate to serve the proposed project. Existing and future neighborhood parks, schools and public transit are located within walking distance of the project site. Utilities are available and adequate to serve the proposed project.

5. The proposed density increase will not have an adverse impact on the neighborhood, and the proposal is compatible with the surrounding residential uses.
6. The proposed project provides a community building, common recreation facilities, and other on-site amenities for future residents.

WHEREAS, State Density Bonus Law 65915 requires that when a housing developer meets certain criteria for a density bonus that the local jurisdiction must grant regulatory concessions (unless the city makes a written finding that the concessions or incentives are not required in order to provide for affordable housing costs as defined by state law); and

WHEREAS, the proposed project is requesting one concession to reduce the parking requirement from 44 spaces to 31 spaces.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Santa Rosa recommends to City Council a five (5) unit density bonus over the otherwise allowed density for a total of 44 units at 33.33 units acre for Acacia Lane Affordable Senior Housing, located at 657 Acacia Lane, more specifically described as Assessor's Parcel Number 182-520-087 based on the following condition:

1. PEP Housing or the developer shall enter into a Density Bonus Housing Agreement ensuring that the minimum number of low income housing units and very low income housing units are available. The agreement must be executed by the developer, Housing Authority, and the City prior to building permit issuance.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 12th day of November 2009, by the following vote:

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|-------------|-----|--|
| AYES: | (7) | (Allen, Banuelos, Bartley, Caston, Cisco, Poulsen, Duggan) |
| NOES: | (0) | |
| ABSTENTIONS | (0) | |
| ABSENT: | (0) | |

APPROVED: _____
CHAIR

ATTEST: _____
EXECUTIVE SECRETARY