

# **PJR 128 | 4 - HOUSING PROPOSAL**

# 4 - HOUSING PROPOSAL

## DETAILED PROPOSAL

### OVERALL HOUSING PROGRAM

See Figure 4-a for comprehensive table of full proposed project unit counts and types, with base density and density bonus units included

See Figure 4-b for location of parcels on the site plan.

**FIGURE 4-a**

RESIDENTIAL

Home Type	#	Avg # Bedrooms	TOTAL (Bedrooms)	Avg SF	TOTAL (SF)
Type A - Courtyard Home	49	3 per unit	147	3,200 per unit	156,800
Type B - Detached Home	124	4 per unit	496	2,700 per unit	334,800
Type C - Detached Home	169	2 per unit	338	2,000 per unit	338,000
Type D - Duet	56	3 per unit	168	1,800 per unit	100,800
Type E - Triplet	84	3 per unit	252	1,800 per unit	151,200
Type F - Townhome	189	3 per unit	567	1,750 per unit	330,750
Type G1 - Apartment	174	2 per unit	348	950 per unit	165,300
Type G2 - Mixed Use / Apartment	74	2 per unit	148	950 per unit	70,300
Type G3 - Cohousing	6	2 per unit	12	750 per unit	4,500
Type H - Independent Living Residences	5	5 per unit	25	3,000 per unit	15,000

<b>Unit Count Total</b>	<b>930</b>
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<b>Bedroom Total</b>	<b>2501</b>
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<b>Total SF</b>	<b>1,667,450</b>
<b>Avg per DU</b>	<b>1,793</b>

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## SITE PLAN

FIGURE 4-b

**RESIDENTIAL PARCELS**

**DETACHED HOMES**

- TYPE A - Courtyard
- TYPE B - Detached
- TYPE C - Detached

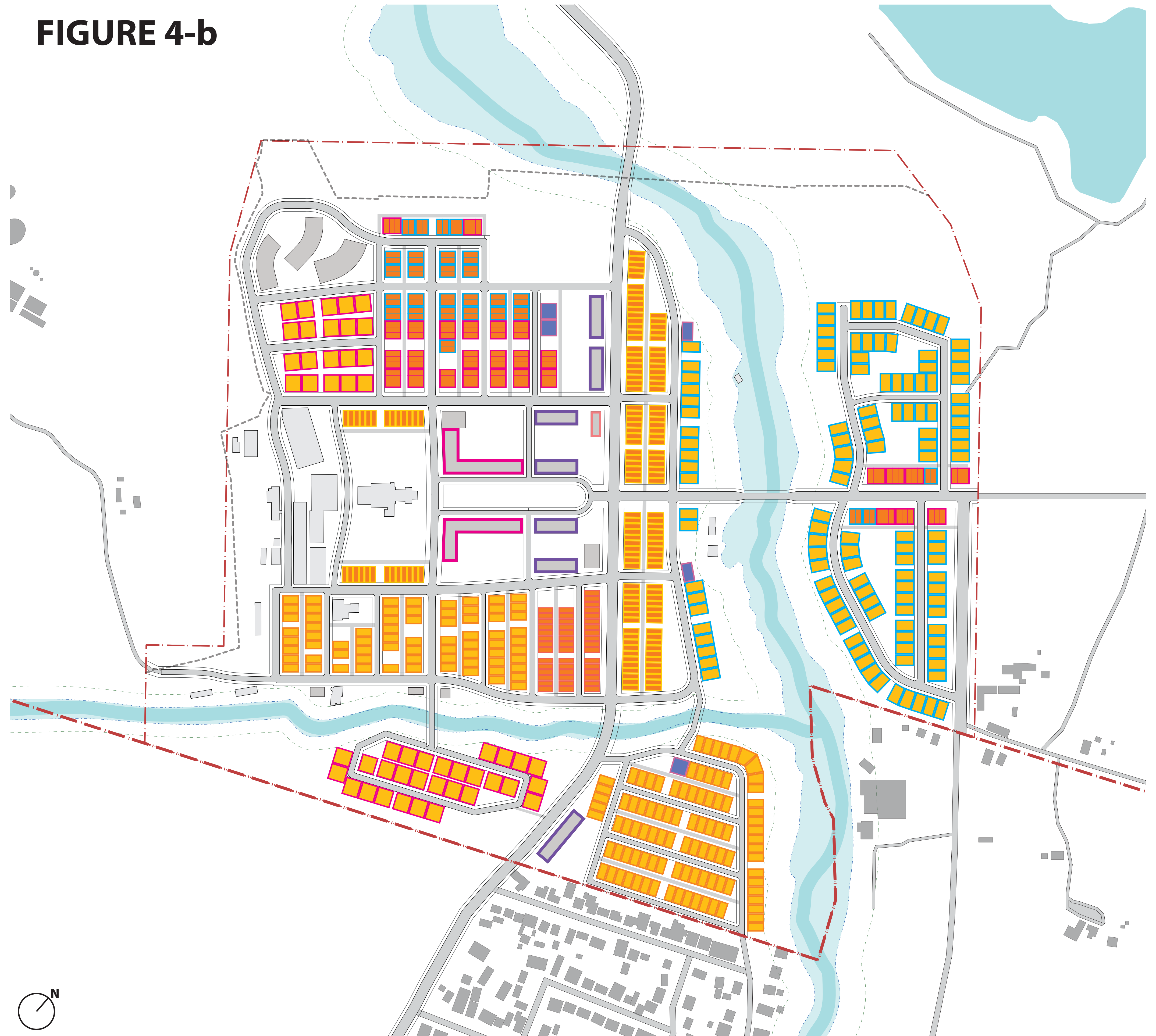
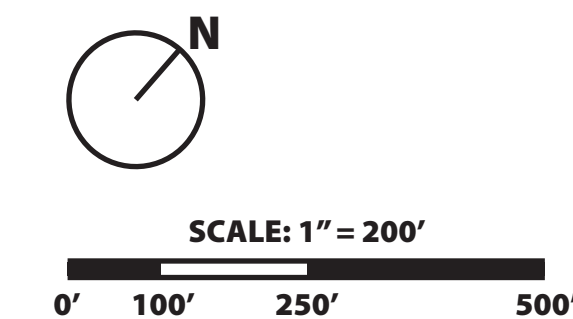
**ATTACHED HOMES**

- TYPE D - Duet
- TYPE E - Triplet
- TYPE F1 - Townhome
- TYPE F2 - Townhome

**OTHER HOUSING TYPES**

- TYPE G1 - Apartment
- TYPE G2 - Mixed Use
- TYPE H - Co-housing
- TYPE I - Independent Living

NON-RESIDENTIAL



PREPARED BY: WILLIAM RAWN ASSOCIATES, Architects, Inc.



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## AFFORDABLE HOUSING PROPOSAL

The applicant intends to meet the requirements of Section 26-89-030 (G) of the Sonoma County Code by providing for 20% of the 620 unit base density allowed under the Specific Plan to be designated for lower income households, and developed on site. Pursuant to Section 65589.8 of the California Government Code, the applicant proposes to satisfy that requirement through the construction of affordable rental housing in the following categories: a) 15% of the base density, or 93 rental units, reserved for households with incomes earning at-or-below 50% Area Median Income (AMI), with monthly rent limited to no more than 30% of the 50% Sonoma County's AMI (adjusted annually and adjusted by household size), and b) 5% of base density, or 31 rental units, reserved for households with incomes earning at-or below 60% AMI for Sonoma County, with monthly rent restricted to no more than 30% of the 60% Sonoma County's AMI (and adjusted annually and adjusted by household size).

It is planned that these newly constructed affordable housing residences will be provided in two separate multifamily rental developments, located within residential areas of the SDC core campus. In addition, these two developments will be located at some distance from each other, in distinct neighborhoods. Thus, consistent with Section 26-89-070(A)(2), the affordable units will be integrated into the overall project design and distributed throughout these developments and the larger overall project, instead of concentrated directly next to each other.

The following table summarizes number of affordable units, type, sizes, number of bedrooms, and proposed affordability level for the new residences to be constructed within each of the two multifamily developments. The affordable units will range in floor area from 700 to 1,100 square feet, with an average size of 923 square feet. The average floor area of all residential units in the multifamily developments is 950 square feet. In compliance with Section 26-89-070(A)(3)(a)-(b), the affordable rental units will be at least 75% of the floor area of the market rate rental units, and will likely be much higher.

**FIGURE 4-c**

Affordable Housing Summary					
Unit Type	# of Bedrooms	Square Feet	# of Units	% Of Unit Mix	Affordability Level
Rental Apartment	1	700	18	15%	50% AMI
Rental Apartment	1	700	6	5%	60% AMI
Rental Apartment	2	900	47	38%	50% AMI
Rental Apartment	2	900	15	12%	60% AMI
Rental Apartment	3	1,100	28	23%	50% AMI
Rental Apartment	3	1,100	10	8%	60% AMI
<b>Total:</b>			<b>124</b>		

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## EXISTING

There are nine structures within the Core Campus which have been used as residences by the Department of Developmental Services, in the period since closure. Of those, three are presently occupied. An inventory of those existing units follows.

**FIGURE 4-d**

Residence No.	Building Identification	Unofficial Unit/Building Address	Gross Square Footage	Building Use	Occupied or Vacant	Notes
135	Residence 135 + Garage 263 (15050 Arnold Dr)	Arnold Drive	1,570	Foster Grandparent/EEO	Vacant	
136	Residence 136 + Garage (15060 Arnold Dr)	Arnold Drive	1,587	Staff Housing	Occupied	DDS Employee
137	Residence 137 (15070 Arnold Dr)	Arnold Drive	1,307	Staff Housing	Vacant	Mold
138	Residence 138 (Grove House)	Arnold Drive	1,653	Staff Housing	Vacant	Last occupied by Peace Officers
139	Residence 139 (14705 Arnold Dr)	Arnold Drive	2,726	Staff Housing	Occupied	DDS Employee
140	Residence 140 (140 Sonoma Dr)	Sonoma Drive	5,210	Sonoma House/ Offices	Vacant	Unoccupied 10+ years
145	Residence 145 (Magnolia House)	Arnold Drive	1,550	Staff Housing	Vacant	Extensive Mold
146	Residence 146	Arnold Drive	1,850	Staff Housing	Vacant	Condemned
149	Residence 149 (Rosalind House)	Arnold Drive	1,522	Staff Housing	Occupied	DDS Employee







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## STATE DENSITY BONUS LAW STATEMENT

Based on the percentage of affordable housing units provided for very low income households, the Project is entitled to a density bonus of 50% under the State Density Bonus Law (SDBL), as well as 3 incentives/concessions and unlimited waivers.

### Density Bonus

The Project will make 124 units affordable to very low income households, which equates to 20% of the project's "total units." Under the SDBL, "total units" is defined as a "calculation of the number of units" that "*excludes* a unit added by a density bonus awarded" and "*includes* a unit designated to satisfy an inclusionary zoning requirement of [the] county." (Gov. Code § 65915(o)(8)(A) [emphasis added].) While the Project dedicates 20% of the total units as affordable units, the SDBL only requires 15% of the total units to be very low income to receive the maximum 50% density bonus allowed. With the 50% density bonus, the Project has a total of 310 density bonus units in addition to the base density of 620 units. (See Gov. Code § 65915(f)(2).)

### Waivers

While concessions/incentives can include non-physical factors such as fee waivers that result in identifiable and actual cost reductions, waivers are available where application of a development standard would physically preclude the construction of the project. As detailed below, waivers are necessary because certain applicable standards would physically preclude the construction of the project. The Project would comply with all other objective development standards applicable to the Project.

Developers are afforded "broad discretion to design projects with additional amenities even if doing so would conflict with local development standards," and "a city may not apply any development standard that would physically preclude

construction of that project *as designed*, even if the building includes 'amenities' beyond the bare minimum of building components." (Bankers Hill 150 v. City of San Diego (2022) 74 Cal.App.5th 755, 775 [emphasis added].)

The Project seeks waivers from the following standards, each of which would have the effect of physically precluding construction of the Project as designed at the densities proposed:

#### Waiver #1

The Project seek a waiver to exceed the height standards applicable to the Maker Place, Core North Residential, Core South, and Eldridge Place designations set forth in Figure 5-9 of the Specific Plan as follows:

- a. Maker Place: exceed the 35 feet standard to 45 feet
- b. Core North exceed the 30 feet standard to 45 feet
- c. Core South: exceed the 30 feet standard to 35 feet
- d. Eldridge Place: exceed the 35 feet standard to 45 feet

If the Project complied with the existing height standards in these areas, the Project could not comply with the required setback standards and existing road network in order to achieve the proposed density of the Project, as designed, with the density bonus units. As a result, the height standards for these neighborhoods physically preclude the development of the Project with the density bonus units, and the Project's waiver from this development standard meets the criteria for a waiver under the SDBL.

#### Waiver #2

The Project seeks a waiver from the development standards applicable to the Employment Center land use classification in order to develop 108 residential units in these areas of the Core Campus. The "Employment Center/Hotel" and "Employment Center" (no Hotel combining) development standards do not allow for single- or multi-family units, which physically precludes the development of the Project at the proposed

density. The only location to place these housing units would be within the Medium/Flex Density Residential land use classification contemplated as "Live-Work Lofts." However, due to the steep slopes in the Live-Work Loft area, the Project could only construct 22 of these residential units, as currently designed for the Employment Center/Hotel and Employment Center designations. Since the development standards for the Employment Center/Hotel and Employment Center designations physically preclude the development of the project at the proposed density, the Project's waiver from this development standard meets the criteria for a waiver under the SDBL.

#### Waiver #3

The Project seeks a waiver from the development standards applicable to the Parks/Recreation land use classification to allow for 40 residential units in the Ballfield area designated as "Park/Recreation" in Figure 4.2 of the Specific Plan's Land Use Map. The "Park/Recreation" development standards do not allow for residential development, which physically precludes development of the Project, as designed, with the density bonus units. As a result, the Project's waiver from this development standard meets the criteria for a waiver under the SDBL.

Note: The Project will maintain the existing ballfield, in scale and general location, but will be relocated slightly to the north, adjacent to the northern boundary of the Core Campus. In this revised location, adjacent to the riparian area and landscaped fire buffer zone, the ballfield can be designed to provide a controlled edge and barrier to reduce potential for human or domestic animal intrusion into the wildlife corridor. It also provides additional wildfire buffer in this area.

### Incentive/Concession

As noted above, the SDBL entitles the project to 3 incentives or concessions. The Project proposes to utilize one of these incentives or concessions to achieve actual cost savings for the



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### STATE DENSITY BONUS LAW STATEMENT (continued)

Project:

*Incentive/Concession #1*

The Project seeks an incentive or concession to allow a boutique hotel and conference facilities in a small campus located in northwestern corner of Core Campus currently identified as Live-Work Lofts (Medium/Flex Density Residential) rather than within the Employment Center zone. As noted in the Waiver #2 above, the Project requires the development of residential units in the Employment Center Zone in order to develop the Project at the proposed density. By developing the Hotel use in the Live-Work Loft area and housing in the Employment/Hotel Zone, the Project is able to achieve identifiable cost savings. Due to the steep slopes within the Live-Work Loft area, the Project is able to achieve cost savings by limiting development to a hotel and conference facilities in a small campus area. By comparison, developing multiple residential structures and other supporting amenities throughout the Live-Work Loft area would require more grading work, more retaining walls, and increased infrastructure and utility/road networks scattered compared to a contained hotel / conference facility. As a result, the requested concession will result in identifiable and actual cost reductions to the Project consistent with the SDBL.

NOTE:

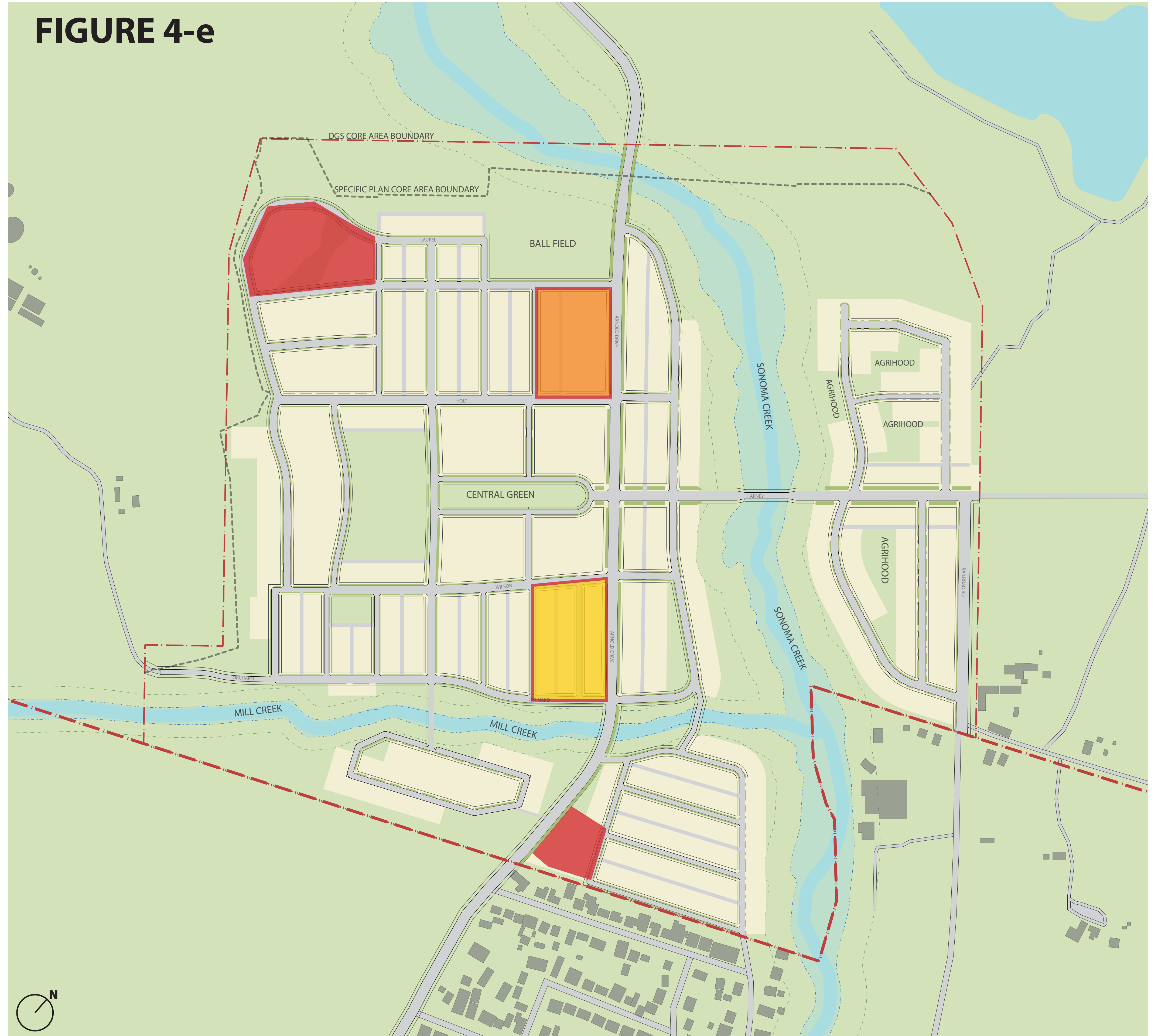
The applicant may amend this SDBL statement as the Project is refined through the development review process, including the use of additional development waivers and incentives or concessions, prior to action by the County on this application.



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## WAIVER #1

FIGURE 4-e



- Increased from 35' to 45'
- Increased from 30' to 45'
- Increased from 30' to 35'

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## WAIVER #2

### EMPLOYMENT CENTER

20 DU Type A Courtyard Home  
 32 DU Type D Duets  
 24 DU Type E Triplets  


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 76 DU Residential Total

### EMPLOYMENT CENTER/HOTEL

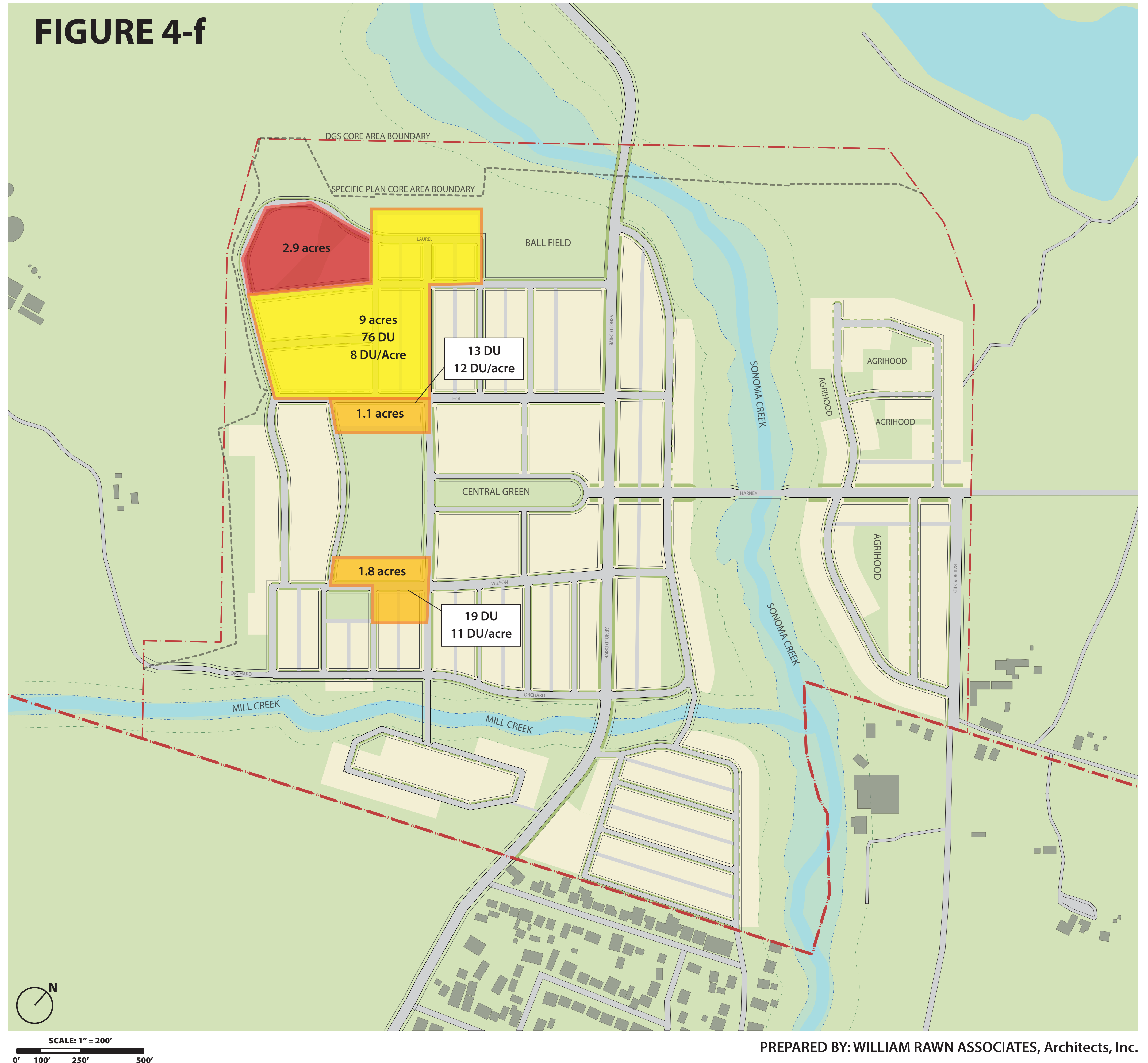
06 DU Type C Detached  
 26 DU Type F Townhomes  


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 32 DU Residential Total

- 9 acres
- 2.9 acres
- 2.9 acres

**FIGURE 4-f**



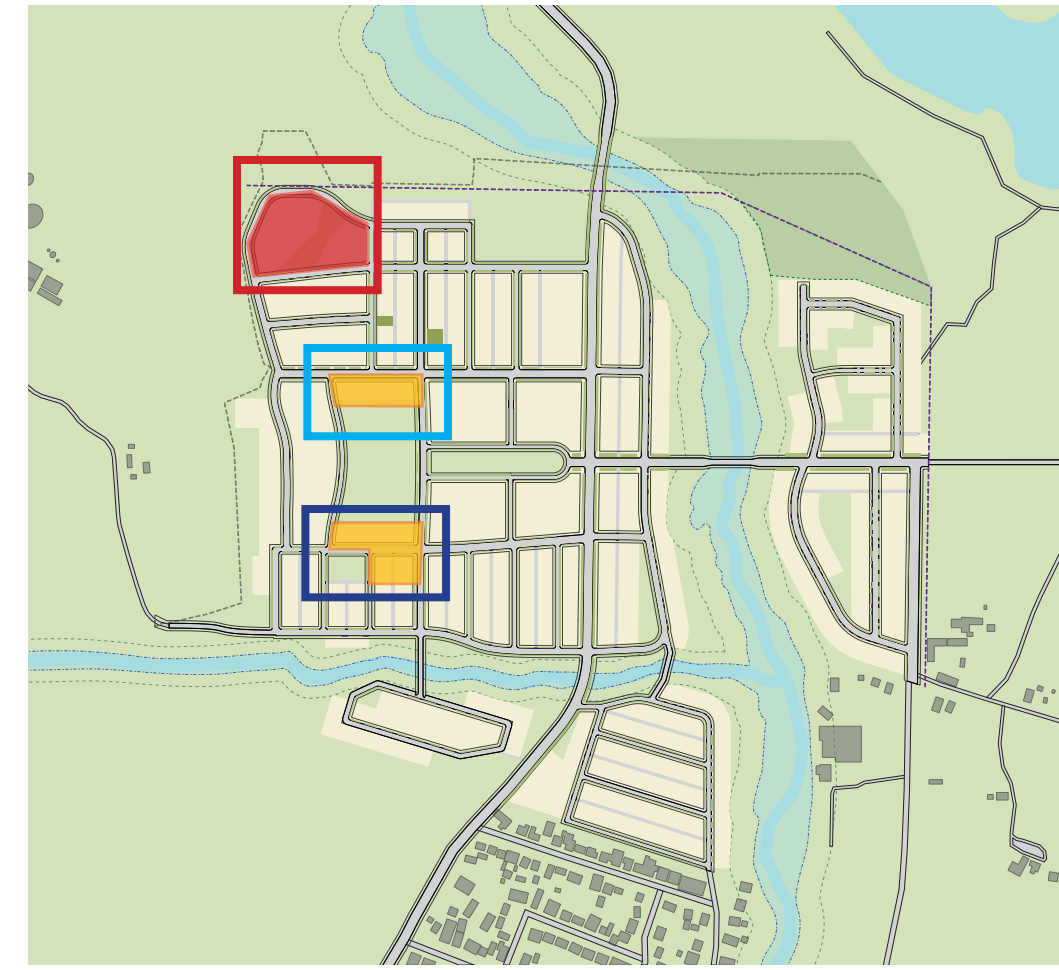
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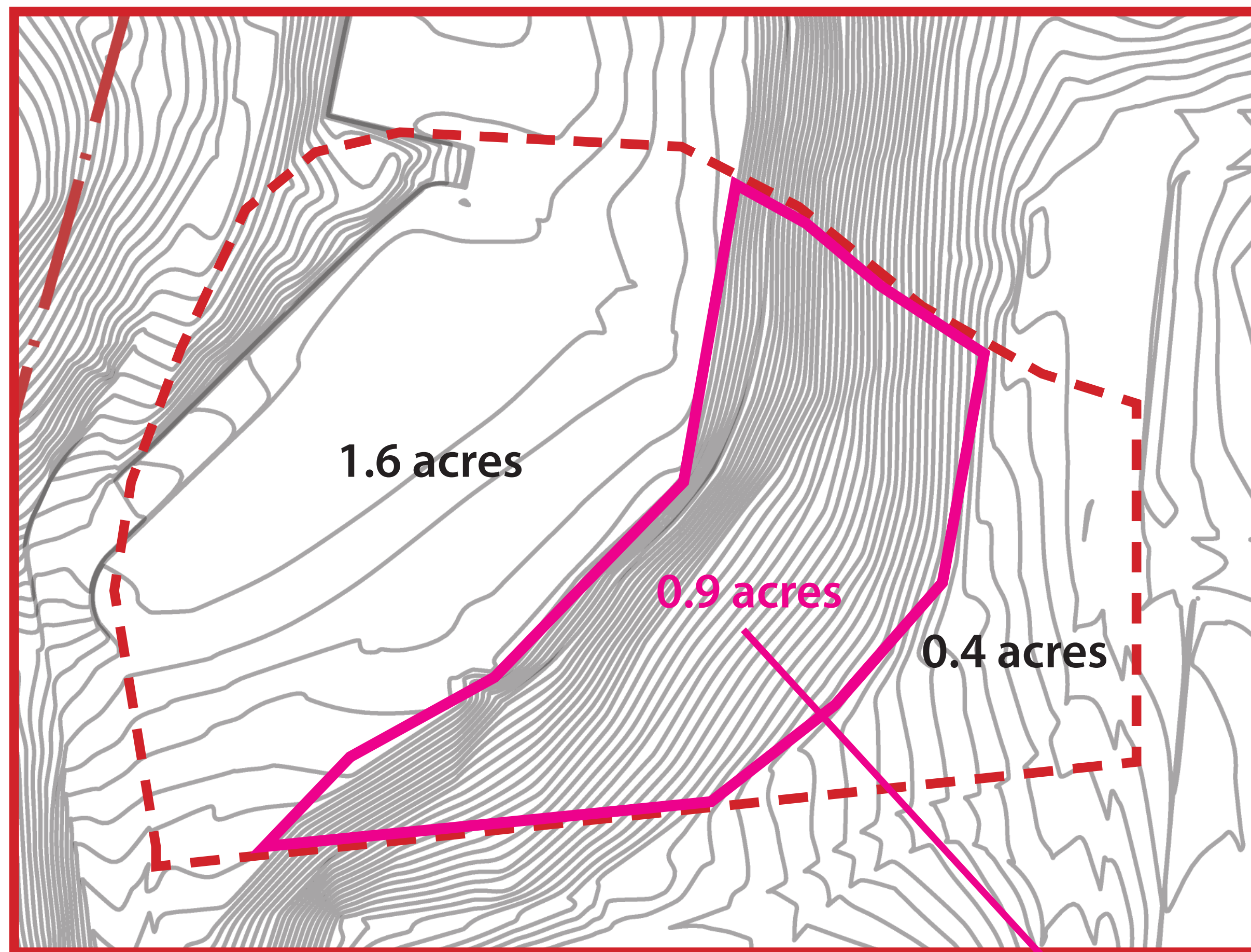
## WAIVER #2

### FIGURE 4-g



Existing Topography

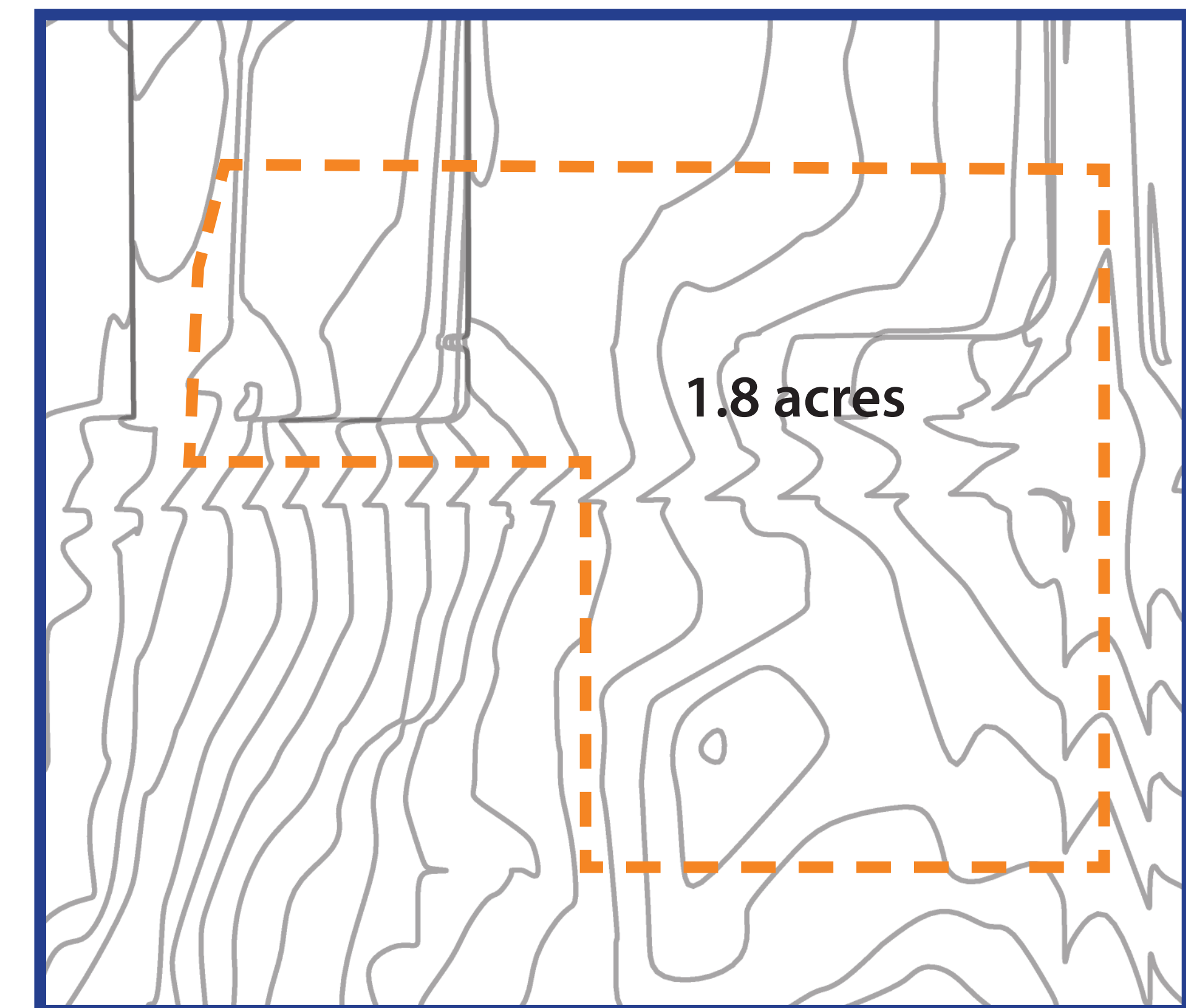
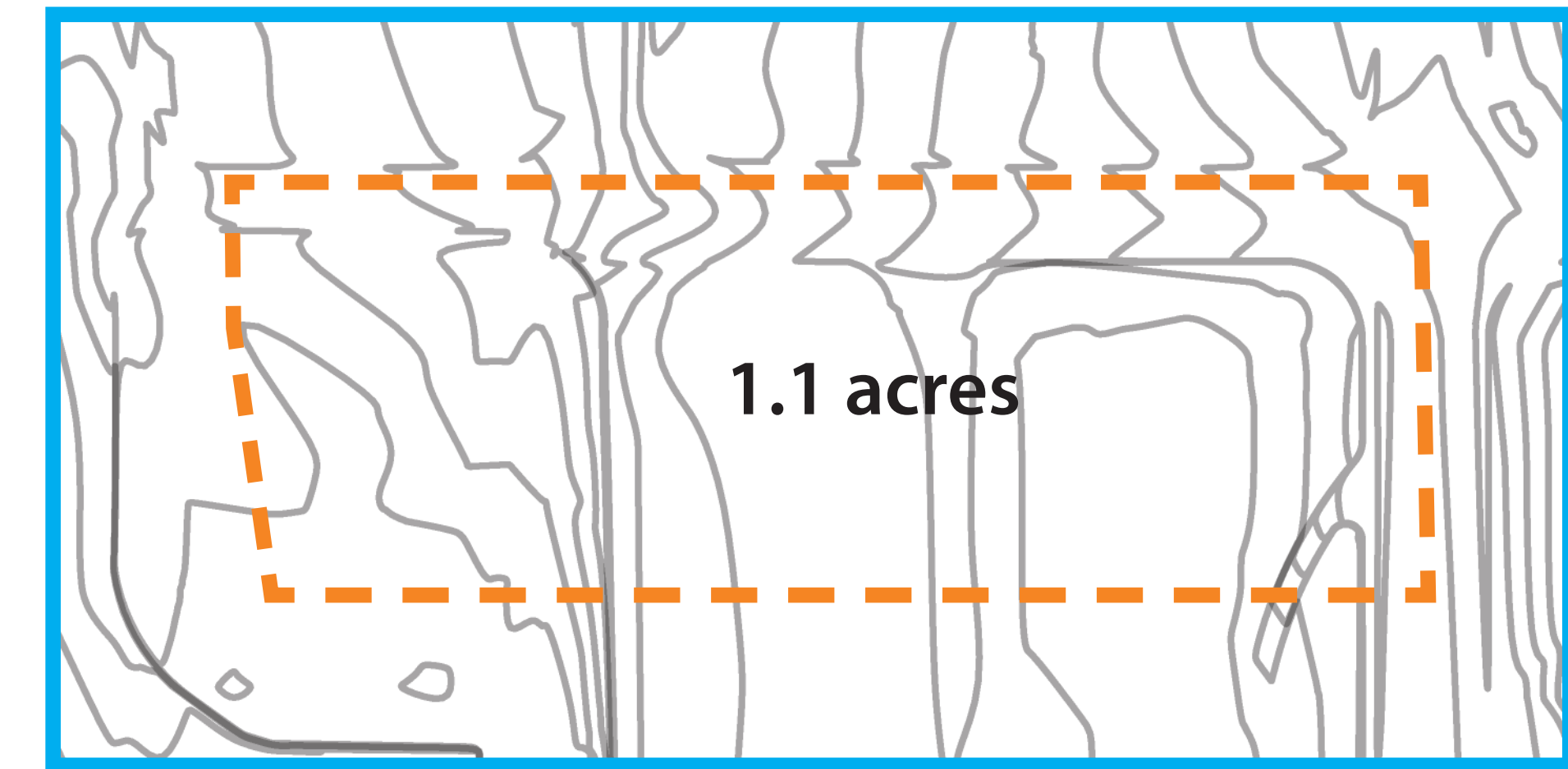
Specific Plan Designated Residential Area



area too steep to be used for residential type

Existing Topography

Proposed Residential





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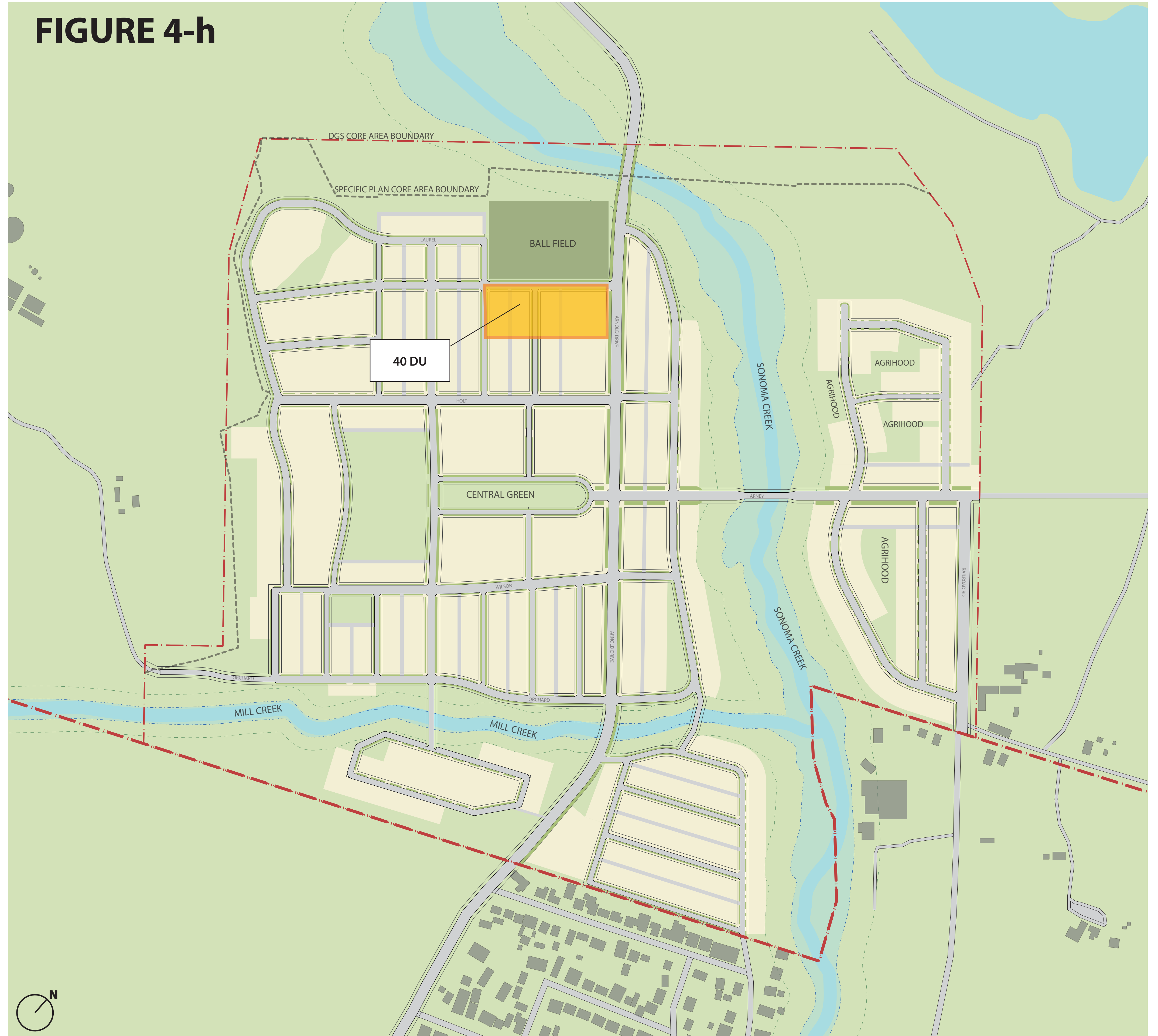
## WAIVER #3

- 02 DU Type I Independent Living
- 08 DU Type D Duets
- 06 DU Type E Triplets
- 24 DU Type G1 Apartment

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- 40 DU Residential Total

**FIGURE 4-h**



- Residential in Specific Plan Ball Field Location
- Proposed Ball Field Location

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