



February 27, 2017

Senator Scott D. Wiener
State Capitol, Room 4066
Sacramento, CA 95814-4900

OPPOSITION TO SENATE BILL 35

Dear Senator Wiener:

The Santa Rosa City Council's top priority is housing, and it has recently put a Housing Action Plan in motion which promotes a multi-program approach to facilitate housing development in the City.

CHRIS COURSEY
Mayor

JACK TIBBETTS
Vice Mayor

Features of SB 35 cause concern. The City allows multifamily housing with no discretionary review in multifamily zoning districts. Design review allows for the public to be notified of projects nearby and to participate in the planning process. Elimination of discretionary design review will limit engagement and incorporation of design elements into projects that are important to community members. Objective standards noted in the legislation may not adequately address compatibility, aesthetic issues, or impacts to historic resources.

JULIE COMBS
NESTO OLIVARES
CHRIS ROGERS
JOHN SAWYER
TOM SCHWEDHELM

The bill suggests annual production goals. The Regional Housing Needs Allocation (RHNA) is an eight-year cycle with measurement of residential units permitted and their affordability levels over that period. The bill should provide greater clarity regarding annual construction reporting and specifically how it relates to the RHNA cycle. Local jurisdictions can facilitate, but do not control housing construction.

The City of Santa Rosa opposes Senate Bill 35 and requests that immediate action be delayed to provide local jurisdictions time to fully analyze provisions of this legislation.

Sincerely,

CHRIS COURSEY
Mayor

F:\COUNCIL\Mayor\SB 35 Oppose Letter.docx