



2020 ANNUAL REVIEW

General Plan 2035, Growth Management and Inclusionary
Housing Ordinances

City Council and Planning Commission Report

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I. GENERAL PLAN ANNUAL REVIEW

INTRODUCTION

The General Plan was adopted in November 2009, and addresses the physical development and growth of Santa Rosa, and it represents the community's aspirations for the future. The General Plan is required by State law and has a long-range focus, looking 20 or more years into the future. The General Plan provides a blueprint for the future, guiding the City's planning and zoning functions as well as the funding of public improvement projects, such as parks and streets.

Staff prepares the General Plan Annual Review Report to provide members of the public and the City's decision makers with information relating to progress with implementing the General Plan and toward meeting City goals. This General Plan Annual Review report looks at the 2020 calendar year. All jurisdictions are required to provide this report to the California Governor's Office of Planning and Research (OPR) by April 1st of each year per Government Code Sections 65400 and 65700.

The report also includes an annual review of the Growth Management Program and the Inclusionary Housing Ordinance as required by local ordinance.

GENERAL PLAN AMENDMENTS IN 2020

According to City policy, the General Plan can be amended three times per year and is typically acted on by Council in spring, summer, and fall/winter. Any change to the General Plan requires a hearing before both the Planning Commission and the City Council. If there are multiple amendment requests, the requests are grouped together as one package.

One General Plan amendment was approved in spring 2020, and four were approved as part of two fall/winter packages.

CARITAS VILLAGE: The Caritas Village General Plan amendment, approved on March 3, 2020, changed the land use designation from Medium Density Residential and Retail & Business Services to Transit Village Mixed Use to allow redevelopment of a city block at a higher density. The Caritas Village project includes: a comprehensive family and homeless support services facility (Caritas Center) to be operated by Catholic Charities, and a 126-unit affordable housing development (Caritas Homes).

DOWNTOWN STATION AREA SPECIFIC PLAN: In October of 2020, the Council approved General Plan amendments for 888 properties to implement the Downtown Station Area Specific Plan. These amendments introduced four new land use designations including Core Mixed Use, Station Mixed Use, Maker Mixed Use, and Neighborhood Mixed Use, and reduced the number of downtown land use designations from 14 to 9.

The following three General Plan amendments were approved on December 8, 2020.

3575 MENDOCINO AVENUE: The 3575 Mendocino Avenue General Plan amendment changed the General Plan land use designation from Mobile Home Park to Transit Village Medium to allow the development of up to 532 high-density multi-family housing units consisting of 162

units affordable for low- and very low-income senior households and up to 370 market rate housing units. The proposed project also includes a one-acre park, the construction of a new public street, private streets, utility infrastructure, parking, frontage improvements, landscaping, and a new stormwater outfall into the adjacent, off-site Russell Creek.

YOLANDA INDUSTRIAL PROJECT: The Yolanda Industrial General Plan amendment changed the General Plan land use designation for six contiguous parcels from Retail and Business Services and Medium-High Density Residential to Light Industry to allow cannabis-related uses.

T&L MICRO CANNABIS FACILITY: The T&L Micro cannabis facility General Plan amendment changed the General Plan land use designation for two contiguous parcels from Retail & Business Services to Light Industry to allow operation of a commercial cannabis facility consisting of cannabis cultivation with manufacturing (non-volatile), and distribution.

GENERAL PLAN IMPLEMENTATION

The Santa Rosa General Plan contains twelve elements, or chapters, and hundreds of goals and policies which guide the daily decision making of City staff, the City Council and City boards and commissions. The following sections address City progress toward implementing General Plan goals and policies.

HOUSING ELEMENT

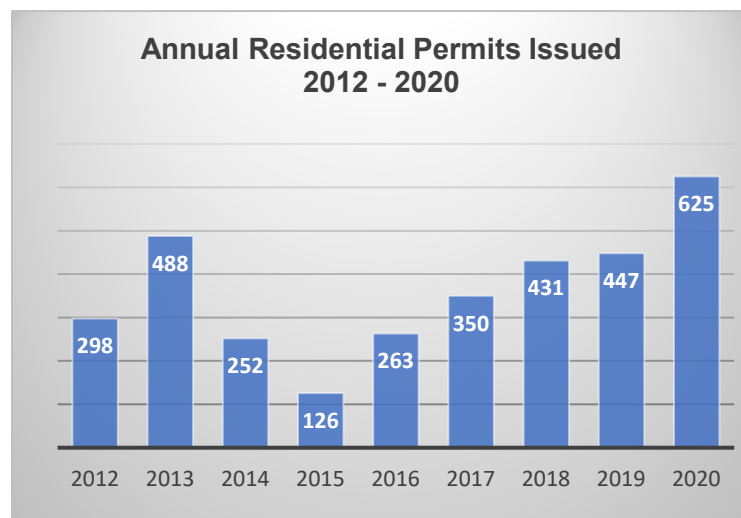
Population

The California Department of Finance (DOF) estimates that Santa Rosa had 173,628 residents as of January 1, 2020, representing a 1.13 percent decrease from the 2019 population of 175,625. This is the third consecutive year that the City has experienced a net loss of residents with an approximate two (2) percent overall population loss between January 2017 and January 2020.

Residential Growth and Development

Building permits were issued for 625 residential units in 2020 (excluding fire-rebuild area replacement housing). Of the 625 building permits issued:

- 251 were for single family dwellings;
- 309 permits were for multi-family dwellings; and
- 65 permits were for second dwelling units.



Building permits were issued for single-family dwellings in the Lantana, Round Barn Village, Gardens, Fox Hollow, Miller Village, Sandalwood, Courtside Village, Pantoja Lane, Village Station, and other subdivisions as well as citywide. The 311 multi-family dwelling permits include units in the Dutton Flats, Sage Commons, 38-degrees North Phase II, Residences at Taylor Mountain, Provincial Apartments, Lia Lane, and 888 4th Street developments. Note that project names may have changed since initial applications were filed.

Several notable residential projects that are currently in the planning or building process are highlighted below.

Kawana Springs Apartments is a five story, 151- unit, 100-percent affordable, multi-family



Kawana Springs Apartments northwest elevation rendering

rental housing community consisting of studio, one, two, and three-bedroom units as well as indoor and outdoor community and recreation areas for children and adults.

Planning approvals have been received and grading and building permit applications are in staff review.

The Cannery at Railroad Square is a 129-unit 100-

percent affordable multi-family rental housing community consisting of seven studio units, 48 one-bedroom units, and 74 two-bedroom units in a six-story building. The project will retain historic elements of the former Cannery including brick walls, a historic canopy, and a loading dock. The historic water tower will be reconstructed and located in a newly developed



The Cannery at Railroad Square east elevation photo simulation

pedestrian promenade. The project was approved ministerially under California Senate Bill No. 35 (SB-35) Planning and zoning: affordable housing: streamlined approval process.

Grading and building permit applications are currently being reviewed by staff.

The **1 Santa Rosa Avenue** project consists of demolition of an existing, vacant commercial building and construction of an approximately 105,990 square-foot, seven-story, mixed-use building comprised of ground-floor commercial space and 120 multi-family rental housing units (studio, one-bedroom, and two-bedroom units). The project will include four units targeted to low-income households.

The project has received Design Review approval.



1 Santa Rosa Avenue southeast elevation rendering

The **Bennett Valley Affordable Housing** project involves the

demolition of vacant buildings at the corner of Bennett Valley Road and Rutledge Avenue to accommodate construction of an approximately 64,000 square-foot building containing 62

affordable multi-family rental units (studios, one-, two- and three-bedroom units). All units will be deed restricted for use by households at income tiers between 20 to 60 percent of area median income. Fifty percent of the units (31) will be reserved for permanent supportive housing for households that are experiencing homelessness.



Bennett Valley Affordable Housing rendering

The Bennett Valley Affordable Housing project will include a photo exhibit documenting the history of the site and the original building, an elementary school constructed in the 1930s.

Staff is currently reviewing a Design Review application for the Bennett Valley Affordable Housing project.

West College Avenue Apartments is a 117-unit, three-story multi-family market-rate rental residential community comprised of 69 one bedroom and 48 two-bedroom units in six three-story buildings.

The project, which is located at 1385 West College Avenue, received Minor Design Review approval in July 2020.



West College Avenue Apartments Perspective

Housing Needs and Affordability

State law requires Housing Elements to be updated every eight years. The current Housing Element was adopted on July 29, 2014 and regulates housing needs and policies from 2015 to 2023.

California mandates each jurisdiction to create its fair share of housing, called the Regional Housing Needs Allocation, or RHNA. As part of RHNA, the California Department of Housing and Community Development (HCD), determines the total number of new homes the Bay Area needs to build—and how affordable those homes need to be—to meet the housing needs of people at all income levels.

The Association of Bay Area Governments (ABAG/MTC), working with the Housing Methodology Committee, then distributes a share of the region’s housing need to each city, town, and county in the region. Each local government must then update the housing element of its general plan to show the locations where housing can be built and the policies and strategies necessary to meet the community’s housing needs.

The City is not meeting the assigned RHNA. In 2020, the City issued building permits for a total of 625 residential units. Of these, 112 are secured by contract for 38 very low-, 49 low-, and 25 moderate-income level households. Building permits were issued for an additional 45 residential units that are targeted for very low-income level households but that have not yet been secured by contract. These 45 units are counted as moderate units in the table below but will be recategorized for next year’s report once secured by contract.

The following table compares the ABAG RHNA numbers for Santa Rosa with building permit issuance by income category to illustrate the remaining need at the end of this Housing Element reporting period.

| Units Issued Building Permits by Income Category 2015 - 2023 | | | | | | |
|---|---------------|------------|------------|------------|----------------|--------------|
| Income Category | Extremely Low | Very Low | Low | Moderate | Above Moderate | TOTAL |
| ABAG RHNA Objectives | 520 | 521 | 671 | 759 | 2,612 | 5,083 |
| 2015 | 0 | 0 | 24 | 8 | 94 | 126 |
| 2016 | 0 | 1 | 0 | 16 | 246 | 263 |
| 2017 | 0 | 0 | 0 | 23 | 327 | 350 |
| 2018 | 24 | 17 | 12 | 77 | 301 | 431 |
| 2019 | 0 | 6 | 12 | 50 | 379 | 447 |
| 2020 | 0 | 38 | 49 | 25 | 513 | 625 |
| County Issued Permits 2015-2020 * | 24 | 35 | 53 | 2 | 160 | 274 |
| Total Issued (2015-2020) | 48 | 97 | 150 | 201 | 2,020 | 2,516 |
| Remaining Need | 472 | 424 | 521 | 558 | 592 | 2,567 |

* With the annexation of the Roseland area on November 1, 2017, RHNA allocations and credits for three housing projects that lie within that area were transferred from the County to the City. Specifically, the transfer moved the allocations/credits for 421 housing units within the Crossroads, Roseland Village, and Paseo Vista projects. The transfer was approved by the Association of Bay Area Governments (ABAG) and the California Department of Housing and Community Development (HCD) in January 2018. In 2020, 12 building permits were issued for above moderate units within the Paseo Vista project.

Housing Element Objectives

As part of the RHNA discussion, the Housing Element identifies six objectives and annual figures that are necessary to meet the City's RHNA goals. Each objective is listed below, followed by an explanation of the steps taken during 2020 to meet it.

Housing Element Objective 1): Help facilitate the development of 56 extremely low-income, 56 very low income, and 68 low-income units annually to meet the ABAG Regional Housing Needs Allocation.

2020 Comment: The City of Santa Rosa Housing Authority (Housing Authority) approved loans for the following new construction and rehabilitation projects in 2020:

Cannery at Railroad Square is a new 129-unit, multifamily affordable housing project. Twelve units are targeted for extremely low-income households, 45 units

are targeted to very low-income households, and 56 units are targeted for low-income households. The Housing Authority approved a loan for predevelopment activities in the amount of \$450,000. Funding sources include Housing Impact Fees, Real Property Transfer Tax, and Reserves.

Linda Tunis Senior Apartments is a new 26-unit affordable senior rental complex. Five units are targeted to extremely low-income seniors, and 20 units will be targeted to very low-income households. The Housing Authority approved a loan in the amount of \$690,000 and awarded eight Project Based Housing Choice Vouchers. The funding source is Community Development Block Grant funds.

DeTurk Winery Village is a new 136-unit multi-family affordable housing project. Fourteen units are targeted to extremely low-income households, 56 units are targeted to very low-income households, and 64 units will be targeted to low-income households. The Housing Authority supported the project with a loan of Community Development Block Grant, Housing Impact Fees, and Real Property Transfer Tax funds totaling \$4.2 million and awarded eight Project Based Housing Choice Vouchers.

In addition to the projects noted above that were assisted with loans from the Housing Authority, several projects were awarded Project Based Housing Choice Vouchers which provide a 20-year contract with the Housing Authority and is an additional means of providing financial assistance to affordable housing projects. Those projects are:

- Sage Commons – Awarded eight Project Based Vouchers to the 53-unit projects targeted to homeless and those at risk of becoming homeless.
- Burbank Avenue – Awarded 12 Project Based Vouchers to the 64-unit multi-family rental complex.
- Caritas Homes Phase I – Awarded 30 Project Based Vouchers to the 64-unit multi-family rental complex.

Housing Element Objective 2): Assist in the improvement and rehabilitation of 500 units annually (extremely low, very low, and low-income housing units).

2020 Comment: An estimated 144 units were rehabilitated as the result of Section 8 Rental Assistance Program Housing Quality Standards Inspections. Inspections only occurred between January and March 2020 due to COVID-19.

Two low-income rental households received nearly \$3,000 in funding from the City's Housing Accessibility Modification Grant Program to allow accessibility for disabled residents.

There were 275 units rehabilitated in 2020. Of these, 131 (47-percent) resulted from code enforcement inspections. Plumbing, electrical, and other systems were required to be brought to current building code standards to resolve the code enforcement cases.

Housing Element Objective 3): Promote development of 30 second dwelling units annually.

2020 Comment: The impact fees to establish an accessory dwelling unit (ADU) have been significantly reduced through a combination of State requirements and City

resolutions. The tiered structure fees incentivize internal conversions and smaller size units. In 2020, building permits for 57 ADUs and five (5) junior accessory dwelling units were issued, forty-one (41) ADUs were completed in 2020.

Housing Element Objective 4): Preserve the existing emergency shelter beds and units of transitional and supportive housing. This includes 504 beds in emergency shelters, 351 units of transitional housing and 385 units of permanent, supportive housing.

2020 Comment: Shelter bed capacity at the City-sponsored Samuel L. Jones Homeless (SJH) Shelter was temporarily reduced from 213 to 153 due to COVID-19 pandemic (pandemic) social distancing requirements. A new emergency prefabricated shelter building was completed in 2020 to restore capacity. The Family Support Center was able to continue with regular operations due to the population served and configuration of the shelter facility.

Housing Element Objective 5): Preserve the existing inventory of federally and locally funded affordable units including the 873 units with the potential to lose affordability between 2015 and 2025.

2020 Comment: All existing affordable units were preserved during 2020.

Housing Element Objective 6): Preserve the 2,000 existing mobile homes, which are largely occupied by lower-income seniors.

2020 Comment: The City's 17 privately owned mobile home parks provide 2,155 spaces, most of which are rented by mobile home owners. Of the 2,155 available spaces, 1,573 are subject to the Mobile Home Rent Control Ordinance.

Housing Policy Implementation

The Housing Element identifies goals and policies which provide the framework for Santa Rosa's housing program. Housing Element policies are unique among General Plan policies in that implementation dates and responsible entities are included. While some of the goals and policies identify a specific year when the work is expected to be completed, others are identified as ongoing.

There were no specific policies slated for completion in 2020, however Housing Element goal and policy related work remains ongoing. A list of each Housing Element policy and its implementation status has been added as an Appendix to the report.

LAND USE / URBAN DESIGN ELEMENTS

Non-Residential Growth and Development

Building permits were issued for the following notable new non-residential projects in 2020.

Samuel Jones Hall Emergency Shelter located at 4020 Finley Avenue. The approximately 8,000 square foot new prefabricated emergency shelter building restored bed capacity at the City-owned homeless shelter to pre-pandemic levels while maintaining social distancing requirements. Fifty-six beds were removed from Sam Jones Hall at the beginning of the pandemic as a social distancing measure.

Veterans Affairs (VA) Medical Office Building located at 1000 Apollo Way. The VA Medical Office Building is a new 57,740 square-foot community-based clinic for outpatient treatment. The VA facility will employ 200 clinical and administrative staff and will offer primary and specialty care services including



The Veteran's Affairs Medical Office Building (shown here as an architectural rendering) will be constructed on a vacant site in Southwest Santa Rosa's Northpoint Corporate Center Business Park.

mental health, radiology, telehealth and telemedicine, Veteran women's health services, occupational and physical therapy, prosthetics, and dentistry. The facility will be equipped with a laboratory and pharmacy and will include space for clinical and administrative services such as information technology, logistics, scheduling, and housekeeping services.

Non-residential building permits were also issued for tenant improvement projects for both new and existing businesses. Applicants include restaurants, a

hotel, retail and grocery establishments, gyms, an assisted living facility, salons, cannabis businesses, and medical and professional offices, among others.

Annexations

No annexations were recorded in 2020, leaving the City boundary unchanged at 42.81-square miles.

Downtown

Downtown Santa Rosa is envisioned as an energetic commercial and cultural center with a wide range of housing, employment, and commercial options in a vibrant, walkable environment. Over the last 15 years, relatively little development has occurred downtown, motivating the City to address downtown area specific policies, fees, and processes to encourage higher density, transit-oriented housing, and mixed-use development. These efforts began to bear fruit in 2020, with new developer interest evidenced through the sale of long vacant or underutilized properties, and new or previously stagnant projects embarking on the entitlement process.

In late-June 2020, the City closed several downtown streets to vehicular traffic in response to public health order indoor dining restrictions. The street closures made it possible for restaurants to set up dining areas in streets and curbside parking spaces to increase

accessible takeout options. The downtown street closure program has been scaled back from its initial size however some areas of 4th Street remain open for outdoor dining and recreation purposes only.



Downtown visitors enjoy a pedestrian friendly section of 4th Street that has been closed to vehicular travel in response to COVID-19 pandemic public health orders.

A Zoning Code interpretation, including temporary fee reductions and waivers, was adopted to encourage outdoor dining and the creative use of the right of way across the City.

In October 2020, the City Council adopted an updated Downtown Station Area Specific Plan (DSASP). The DSASP addresses land use as well as transportation, economic development, and historic preservation issues associated with intensifying downtown housing development. The DSASP and its Subsequent Environmental Impact Report facilitate housing production to provide a range of options for people of all incomes, abilities, and stages of life; simplify development standards; provide flexibility and choice for developers; and strengthen sense of place. Read the DSASP and the Final Subsequent Environmental Impact Report at: <https://srcity.org/2911/Downtown-Station-Area-Specific-Plan>.

In November 2020, the City Council adopted Zoning and General Plan Amendments to implement the DSASP. The Amendments created new zoning districts and associated development standards within the DSASP area, generated new DSASP combining districts to implement the transition zone standards, implemented DSASP design standards, updated the Historic Combining District with additional preservation district character defining elements, modified the Landmark Alteration and Design Review process, and included other necessary additions or clarifications to specific land use regulations.

TRANSPORTATION ELEMENT

Bicycles and Pedestrians

The General Plan declares a vision for Santa Rosa where:

Complete streets provide safe access for pedestrians, bicyclists, motorists, and transit users of all ages and abilities. Neighborhood-scale retail and service uses, schools, and recreational facilities are connected by bicycle and pedestrian paths and transportation management programs and bicycle/ pedestrian improvements have reduced the number of single-occupancy cars on regional/arterial streets.

Bicycle and Pedestrian Master Plan

Adopted in 2019, the Bicycle and Pedestrian Master Plan Update 2018 (BPMP 2018) establishes a vision and strategies toward improving walking and bicycling in Santa Rosa. Its primary focus is on infrastructure improvements, such as new or improved sidewalks, bike lanes, etc., but it also includes policy and program recommendations in education, encouragement, enforcement, and evaluation. The plan recognizes that limited funding and resources will require phased implementation over many years.

Accomplishments and efforts underway since the adoption of BPMP 2018 include:

- Hired an Active Transportation Planner
- Transitioned to Vehicle Miles Traveled (VMT) analysis to measure transportation impacts associated with development and roadway projects¹
- Conducting several corridor studies (see below)
- Constructing bicycle and pedestrian projects (see below)
- Participating in a Countywide Vision Zero initiative
- Participating in a two-county bike share pilot program anticipated to launch in 2021²
- Developing an ordinance and permit application for shared mobility devices, such as shared scooters

Bicycle and Pedestrian Project Updates

Bicycle and pedestrian projects that were completed in 2020 include:

- W. Third Street – Brittain Lane to Stony Point Road (Class IIB buffered bike lanes)
- E Street – College Avenue to Sonoma Avenue (Class IIB buffered bike lanes)
- Hopper Avenue – Coffey Lane to Airway Drive (Class IIB buffered bike lanes)
- Kawana Springs Road – Kawana Terrace to Sonoma Academy (Class II bike lanes)

¹ Vehicle Miles Traveled (VMT), which focuses the measurement on the number of miles driven for traffic, is meant to better align with state goals of environmental protection, land-use diversity, and development of multi-modal travel networks and is now required by the California Environmental Quality Act.

² Vision Zero seeks to eliminate all traffic fatalities and severe injuries through engineering, education, and enforcement.

- Piner Road – Marlow Road to Range Avenue (Class II bike lanes)
- N. Dutton Avenue – Tesconi Circle to Jennings Avenue (Sidewalk)
- Bellevue Avenue – Wiljan Court to SMART tracks (Sidewalk)
- Franklin Park & Gay Street Crosswalk Enhancements



Where feasible the City has been adding a painted “buffer zone” to bike lanes to increase separation between cyclists and vehicle traffic. Buffer zone pictured here on West Third Street

Bicycle and pedestrian projects designed and slated for 2021 construction include:

- Summerfield Road – Hoen Avenue to Bethards Drive (Class IIB buffered bike lanes)
- Bethards Drive – Bennett Valley Road to Summerfield Road (Class IIB buffered bike lanes)
- Hoen Avenue – Cypress Way to Summerfield Road (Class IIB buffered bike lanes)
- Santa Rosa Avenue – Sonoma Avenue to Maple Avenue (Class II bike lanes)
- Guerneville Road – Ridley Avenue to Marlow Road (Sidewalk)
- SMART Trail Crossing @ Hearn Avenue
- Alderbrook Drive & Fourth Street Crosswalk Enhancements
- Montgomery Drive & Sotoyome Street Signal Enhancements

BPMP 2018 also identifies eight City corridors where greater community outreach and/or analysis is required to determine what bicycle and pedestrian improvements are needed. Corridor studies underway in 2021 include:

- Stony Point Road – Sebastopol Avenue to W. Third Street
- Fourth Street – E Street to Farmers Lane
- College Avenue – Kowell Lane to Fourth Street
- Montgomery Drive – Alderbrook Drive to Hahman Drive
- Roseland Creek Trail – Stony Point Road to Burbank Avenue
- Oakmont Connections – State Route 12 to Channel Drive

Coordination with Regional Entities

The General Plan calls for coordination of the City’s Transportation Plan with regional entities such as the Sonoma County Transportation Authority (SCTA), the Metropolitan Transportation Commission (MTC), and the California Department of Transportation (Caltrans). City staff works with these agencies to secure funding and to develop strategic plans to implement transportation improvements. A few ongoing transportation planning efforts include the MTC Plan Bay Area 2050 planning process, SCTA’s Comprehensive Transportation Plan 2050, and Vision Zero. In November 2020, Go Sonoma (an extension of the existing Measure M – local transportation sales tax) was approved by voters. This measure will provide a significant increase in funding for bicycle and pedestrian projects and other initiatives beginning in 2025.

Transit and Transportation Systems Management

The General Plan calls for expanding transit service, coordination of transit services with other transit operators, and encouraging ridership through marketing and promotional efforts. The City of Santa Rosa Climate Action Plan sees transit as important for affordable housing, density, carbon reduction and improved transport options. The City’s Transit Division manages fixed route service, paratransit service, and other transit related programs.

Overview of Transit Services

The City of Santa Rosa provides the greatest number of local fixed-route bus service and demand-responsive paratransit service trips in Sonoma County. Fixed-route ridership totals were 1.5 million for fiscal year 2019 to 2020; down from 1.8 million during fiscal year 2018 to 2019. Paratransit ridership totals were 30,000 for fiscal year 2019 to 2020; down from 35,000 during fiscal year 2018 to 2019. This decrease in ridership is unsurprising due to the COVID-19 pandemic.

CityBus maintains a diverse portfolio of fare options. Fare options include a cash fare, 24-hour pass, ticket books, and a 31-day pass. Discounts or free fares are provided for SRJC students, veterans, youth, seniors, Medicare card holders, low-income adults, and persons living with a disability. A two-hour transfer policy allows unlimited transfers for riders within two hours from the purchase of a ride. Riders can transfer to SMART, Golden Gate Transit or Sonoma County Transit and receive a transfer credit using paper transfers or Clipper, the Bay Area’s all-in-one transit card.

Clipper Cards hold transit passes, cash value, or any combination of the two. Cash value works on all participating transit systems, while Clipper passes, and tickets are specific to each system. Approximately five percent of CityBus riders use Clipper to pay their fares. As of Spring 2021, all North Bay transit operators will be participating in the Clipper START pilot program which allows lower income riders aged 19 to 64 to receive 20- to 50-percent fare discounts for single rides.



Santa Rosa City Bus continues to provide service and protect the health of passengers and employees amid the COVID-19 pandemic.

PUBLIC SERVICES AND FACILITIES ELEMENT

Recreation and Parks

The General Plan directs the continuing acquisition and development of neighborhood and community parks and special use facilities throughout the City.



On October 28, 2020, Coffey Neighborhood Park was dedicated and opened to the public.

Coffey Neighborhood Park was reopened in October 2020. CoffeyStrong, a neighborhood non-profit, worked closely with the City to design and rebuild the park after it was destroyed in the 2017 wildfires. Donations to fund portions of park recovery were gathered through the efforts of CoffeyStrong and the Santa Rosa Parks foundation in close collaboration with other donors.

The retrofit of all community and neighborhood parks to better accommodate persons with disabilities began in 2011 and continued through 2020. Accessible paths of travel to play areas and facilities have

been a focus. The **Howarth Park** Accessible Pathway was completed in 2020 providing American with Disabilities Act compliant universal access from the lower lawn area to the Carousel and Train amusements and an updated picnic area.



Updated Howarth Park picnic area

Howarth Park also benefitted from the installation of LED lights on two tennis courts improving efficiency of the lighting and visibility on the courts. The remainder of the Howarth Park tennis courts are planned to have updated lighting over the next two years.



Luther Burbank Home and Gardens trellis fencing

Luther Burbank Home and Gardens is the historic home and gardens of horticulturalist Luther Burbank. It is operated by the non-profit Burbank Home and Garden Association. In 2020, Facilities Maintenance constructed new trellis fencing around the garden to replace original fencing that was beyond repair.

A grant application was submitted to the Sonoma County Agricultural Preservation and Open Space District's Matching Grant Program in September 2020 to construct the City's first two all-weather, multipurpose

athletic fields and associated amenities at A Place to Play Community Park. A decision on the request is expected by Summer 2021.

Public engagement, planning and design have commenced for the Finley Aquatic Center Sprayground, Dutch Flohr Neighborhood Park Master Plan Amendment, Colgan Creek Neighborhood Park playground replacement, and Rincon Valley Community Park playground replacement.

In 2020, City staff began design of the Kawana Springs Community Park community garden area as envisioned in the 2019 Park Master Plan. Community Garden concept designs, for this first phase of implementation, were completed in December. Construction drawings are in progress and a garden manager has been selected to operate the gardens. Construction of the community garden area is anticipated to begin in late 2021 with the remainder of the park developed as funding is available.



The location for the Kawana Springs Community Park community gardens is indicated by yellow highlight.

Parks for All – The Measure M expenditure plan was approved by City Council in 2019 after voter approval of the County tax measure in 2018. The tax is estimated to provide the City of Santa Rosa with \$1.9 million annually for ten years. A series of community engagement meetings began in early 2020 and will be completed by spring 2021, after a lengthy pause

due to COVID-19 and the Glass Fire. The virtual community workshops are to gather citywide Parks and Recreation priorities input. More information about the Parks for All Measure and upcoming meetings may be found at the [Measure M – Parks for All website](#).

Police Services

The General Plan calls for collaboration with local jurisdictions in the provision of some police services and for increased community contact through neighborhood-oriented policing. The Police Department collaborates with neighborhood associations, partner City Departments, Community Based Organizations, County partners, and other jurisdictions to develop best practice strategies and responses related to Homelessness. The Police Department also participates in a multi-agency Computer Aided Dispatch and Records Management System that features a common records data base, access to state and federal data bases, and provides Computer Aided Dispatch. Collaboration also occurs when establishing checkpoints and saturation patrols for impaired drivers, to prepare for large scale community events, and for various joint training opportunities.

Police Service Statistics

The General Plan calls for expedient police response to emergency calls. The Police Department Dispatch Center handled 246,472 calls for service in 2020 with police personnel responding to 111,990 calls. Each Police Department service request received is categorized in priority levels, the majority being Priority 1-3.

Priority 1 calls are for an incident in progress that threatens life or property. In 2020 the Police Department’s median response time for Priority 1 calls was six (6) minutes and 44 seconds. Priority 2 calls are for an incident that has the potential to escalate to priority 1 status. In 2020, the median response time for priority 2 calls was 11 minutes and 08 seconds. Priority 3 calls are for past incidents or those that do not require an immediate response. In 2020 the median response time for Priority 3 calls was 20 minutes and 57 seconds.



The City continues its neighborhood-oriented policing efforts by assigning officers and sergeants to specific beats throughout the City including downtown and Roseland. Neighborhood-oriented policing allows officers to become familiar with neighborhoods and communities and for other resources to focus on the investigation and prosecution of violent crimes.

There were 254 budgeted Police Department employees in 2020, including 177 sworn officers and 77 civilian employees.

Fire Protection

The General Plan calls for collaboration with other local jurisdictions for the provision of some fire services when it improves service levels and is cost effective. The Fire Department is part of the Redwood Empire Dispatch Communications Authority (REDCOM), a Joint Powers Agreement for fire and emergency medical dispatch services for most cities and fire protection districts within Sonoma County.

The Santa Rosa Fire Department also has Auto Aid Agreements with the Sonoma County Fire District and the Kenwood Fire Protection District. The Sonoma County Fire District agreement is designed to ensure the closest, most appropriate fire resources are dispatched to an incident regardless of jurisdictional boundaries. Additionally, the Fire Department participates in the Santa Rosa Mutual Threat Zone Operating Plan which is a joint response plan with the Sonoma County Fire District and CALFIRE to cover specific wildland/urban interface areas.

Fire Service Statistics



The Fire Department responded to 26,409 calls for service in 2020, an almost nine percent decrease from 2019, when there were 28,666 calls for service. Of the 26,409 calls for service, 16,138 (61.1 percent) were for emergency medical incidents. The Department provides emergency services for fire, medical, hazardous material, and urban rescue incidents, responding with ten paramedic engine companies and two ladder truck companies from the remaining ten strategically located fire stations. There were 609 fire incidents resulting in \$6,478,656 of fire loss last year. Glass Fire losses are not included in these totals. The September 2020 Glass Fire resulted in the loss of

an additional thirty-eight structures (five commercial and thirty-three residential), and damage to an additional twenty-seven structures (four commercial and twenty-three residential) in eastern Santa Rosa..

City growth impacts Fire Department service delivery. Traffic congestion continues to cause delays to Fire Department response times. General Plan policy PSF-E-1 provides that first fire company arrival shall be within five minutes of dispatch center notification 90-percent of the time. This goal does not include the additional 70 second standard for the dispatch center call taking and emergency medical dispatching. In 2020, the Department’s emergency resources arrived on scene within five minutes of dispatch 65.18% percent of the time.

Water Supply

General Plan Policy PSF-F requires the City to “ensure that an adequate supply of water is available to serve existing and future needs of the City.” The City’s water supply consists of water supply from Sonoma Water, groundwater, and recycled water. In addition, the City participates in an aggressive water conservation program that reduces current demand to help assure that future water demands are met.

In a normal water year, the total water supply available to the City is approximately 31,540 acre-feet per year (AFY). Santa Rosa’s highest water usage to date was approximately 24,000 acre-feet in 2004 compared with approximately 18,024 acre-feet used in 2020.

Water Conservation and Efficiency

The City has promoted water use efficiency programs for more than 25 years and has invested over \$21 million to upgrade approximately 56,000 toilets with ultra-low-flow and high-efficiency toilets and replace over 3.5 million square feet of high-water use turf landscapes with low water use landscapes.

The City also promotes innovative water use efficiency programs like offering rebates for rainwater harvesting, graywater reuse (“laundry-to-landscape”), recirculating pumps, sustained reduction of water usage, and more. Water Use Efficiency staff hold workshops on rebate programs for water efficient home fixtures, irrigation upgrades, turf removal, among others. The City’s cumulative water use efficiency efforts result in savings of over 7,100 AFY.

In 2020 Water Department staff continued to install advanced metering infrastructure in existing development, with over 52,120 automatically read meters installed to date. The new meters provide hourly tracking of water use as well as early leak detection which helps water conservation efforts. Only 120 meters remain to be upgraded and project completion is anticipated during 2021.

Advanced metering infrastructure meters allow the City to remotely read meters, speeding meter reading, decreasing field safety concerns and enhancing customer service. The soon-to-be launched customer portal will further enhance the City’s customer service by providing customers with access to their own water use in near-real time. This hourly data greatly assists water use efficiency efforts by providing staff an opportunity to educate customers about their current water use, seasonal patterns, and any continuous use.

Wastewater

Sewage generated by Santa Rosa’s residential and non-residential entities is treated at the Laguna Treatment Plant (LTP) and beneficially reused by the Santa Rosa Regional Water Reuse System. Annually over 30,000 wet tons of solids are treated to Class B standards and dewatered to 16-percent solids content. Approximately 64-percent of the remaining solids are



Laguna Treatment Plant biosolids program location

applied on local farmland while 28-percent is further treated at the City’s composting facility. A small quantity is further treated off-site by a private operator, and another small amount is disposed of in the landfill.

The Council adopted Capital Improvement Program (CIP) includes various improvements to the LTP and reuse system so that adequate capacity to treat and reuse General Plan anticipated wastewater volumes is maintained. The

current system rated capacity is 21.34-million gallons per day which is anticipated to be sufficient into the future. Previous planning and environmental work identified projects to be implemented as growth occurs. These future projects will expand the system capacity to 25.89 million gallons per day which meets General Plan projections for Santa Rosa and regional partners.

OPEN SPACE AND CONSERVATION ELEMENT

The Open Space and Conservation Element includes policy related to open space and natural resource conservation. General Plan goals and policies support creating new public access trails to maximize the benefits of open space, the conservation of natural and biological resources and waterways, the promotion of energy and water efficiency, and the reduction of greenhouse gas emissions.

Creek Stewardship

The City's waterway conservation and stewardship activities continued in 2020. The Creek Stewardship Program, a partnership with Sonoma Water, helped care for more than 100 miles of creeks within the Urban Growth Boundary.

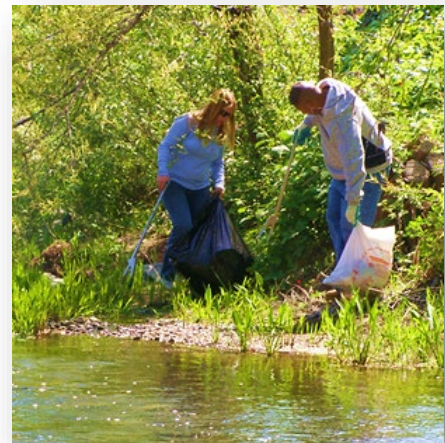
Creek Stewardship adapted to the pandemic to maintain communication, foster cooperation, and respond to public reports and suggestions. Virtual educational and stewardship activities were developed for school and youth groups. Similar activities were introduced online during the City's 11th annual (and first virtual) celebration of Creek Week. More than 6,500 City residents, including 5,119 youth, participated in 236 educational and stewardship activities. School and other youth programs comprised 85% of these activities.

Creek Stewardship community volunteers contributed more than 1,500 hours towards trail maintenance, care of restoration projects, and removal of trash from creeks. Forty-two volunteer creek cleanups occurred on 11 different creeks. Almost 1,150 cubic yards of trash and debris were removed from waterways by the City's Storm Water and Creeks section (SW&C), youth corps, contractors, and volunteers. The SW&C section partnered with Catholic Charities and law enforcement to facilitate the cleanup of many small active homeless camps (112) and abandoned homeless camp sites (225) located in and along City waterways.

SW&C staff responded to residents' reports regarding trash, trail needs, flood concerns, and other creek-related issues. Security fencing structures under bridges and in the storm drain system were maintained to prevent access that leads to the accumulation of trash and other pollutants in waterways. Volunteers re-stock pet waste bag dispensers, which along with trash cans, help keep the creeks and creek side trail system clean.



Colorful "Ours to Protect" signs increase awareness of Santa Rosa's many creeks.



Volunteers conducted creek cleanups with their household groups.



Lower Colgan Creek restoration continued in 2020.

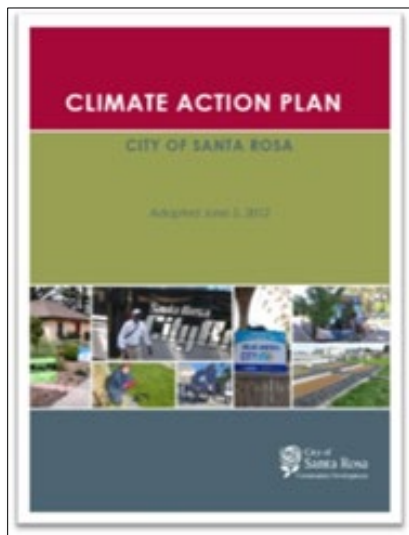
Lower Colgan Creek Restoration

The SW&C section continues to work toward restoring 1.3 miles of Colgan Creek in southwest Santa Rosa to transform an engineered flood control channel into a healthier creek ecosystem. The project will increase flood protection, enhance habitat, improve water quality, and provide recreational opportunities.

In 2020 the SW&C section continued to maintain the completed Phase 1 of the Project near Elsie Allen High School. Final plan approvals were received and permitting was completed in 2020 for construction of Phase 2 of the

Project in 2021. Phase 2 work will similarly restore an approximately 2,000-linear foot reach of the creek between Boron Ave and Victoria Drive. The project is funded by a variety of State grants, Sonoma County Agricultural Preservation & Open Space District grants, and City Storm Water Assessment fees.

Greenhouse Gas Emissions



The City's Community Climate Action Plan was adopted in 2012.

The City of Santa Rosa has two Climate Action Plans that are incorporated into the General Plan. A Community Climate Action Plan (CCAP) which includes measures to reduce citywide emissions 25 percent below 1990 levels by 2020, and a Municipal Climate Action Plan which focuses on the reduction of greenhouse gas emissions in City of Santa Rosa facilities and operations.

The emission reduction measures developed for both Climate Action Plans address a range of sectors including energy efficiency, renewable energy, parking and land use management, transportation, waste reduction and recycling, water and wastewater, and off-road vehicles and equipment.

Throughout 2020, progress has been made in the following areas:

In July, the City transitioned from Level of Service to Vehicles Miles Traveled (VMT) as the measure of transportation impacts under the California Environmental Quality Act (CEQA). New development projects exceeding the VMT threshold must integrate strategies to lessen greenhouse gas emissions such as increasing access to common goods and services, the provision of car, bike, or ride sharing programs, or improving pedestrian and bicycle networks or transit service, among other approaches.

The Council recommitted Implementation of the City’s Climate Action Plan as a Tier 1 Goal. The Climate Action Subcommittee, comprised of three Council members, continued to meet on a bi-monthly basis to provide Staff and the entire Council with direction and action items for how to implement the Climate Action Plan.

Efforts considered by the Climate Action Subcommittee in 2020 include a Reusable and Compostable Food Ware Ordinance, review of Microgrid Feasibility Study proposals, conducting an Energy and Renewable Energy and Storage audit for City owned facilities, and an update on the CityBus fleet electrification process. The Subcommittee also received presentations about City Climate Action Plan update options and a Sonoma County Climate Mobilization Strategy status update.

On January 14, 2020, the Council adopted a [Climate Emergency Resolution](#). This Resolution committed the City to climate change and greenhouse gas emission reduction efforts through the implementation of Climate Action Subcommittee direction, the work of City departments, and collaboration with the Regional Climate Protection Authority (RCPA)

City Planning staff commenced work on the comprehensive General Plan Update which will also include an update to the City’s Community Climate Action Plan. The revised Climate Action Plan will update the Greenhouse Gas Emission Inventory in accordance with statewide 2050 targets and include additional climate change mitigation and adaptation strategies.

Energy Efficiency

The CCAP provides energy efficiency and conservation goals and encourages utilization of CALGreen building code standards for new construction. The CCAP also calls for improved energy efficiency in existing buildings, smart meter utilization, and energy efficient appliances. City staff applied enhanced energy efficiency requirements for new construction based on the City’s All-Electric Reach Code adopted in 2019 and CALGreen building code standards.

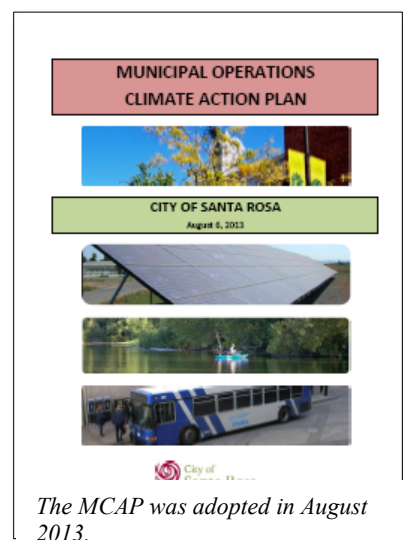
City infrastructure also became more energy efficient last year. By the end of 2020, Transportation and Public Works staff completed the LED retrofit of 13,700 streetlights.

Renewable Energy

The MCAP and CCAP call for renewable energy installations and renewable power generation. In October, following Council action, the City transferred all municipal meters from Sonoma Clean Power’s (SCP) CleanStart service to EverGreen service. EverGreen is 100% renewable and is sourced by day with solar energy and by night with geothermal energy. All power is sourced within Sonoma and Mendocino Counties.

During 2020, renewable energy projects at Laguna Treatment Plant generated solar PV while combined heat and power engines generated electricity from digester gas.

The All-Electric Reach Code which prohibits the use of natural gas and propane in most new residential development became effective. Planning and Economic Development Department



staff continue to provide expedited review for all EV charging stations and to require EV charging infrastructure in all new residential projects.

At the end of 2020 a total of 13 public EV chargers were available between three City facilities and other public lots. Three EV chargers are available at Parking Garage 9, two are available each at City Hall, Municipal Services Center North, Garage 12, and Courthouse Square, and one EV charger is available at both Municipal Services Center South and Railroad Square.

Parking and Land Use Management

The MCAP encourages dense residential and commercial development near existing services and transit centers within the Urban Growth Boundary to reduce vehicle miles traveled. Planning and Economic Development Department staff continue to encourage transit use by streamlining residential, lodging, and day care projects that are located within Priority Development Areas within a half mile of frequent transit. The Downtown Station Area Plan update, adopted by the Council in October 2020, incentivizes transit-oriented Downtown-area housing development.

Improved Transportation Options

The CCAP calls for an improved bicycle and pedestrian network, improved transit, and car sharing. In 2020, the Traffic Engineering Division collaborated with the Sonoma County Transportation Authority and the Transportation Authority of Marin to negotiate a contract with a bike share vendor. A bike share pilot program is anticipated to launch by the end of 2021.

Optimized Vehicular Travel

The CCAP calls for facilitation of electric and hybrid-electric vehicles, alternative fuels, and neighborhood electric vehicles. In May, the Council approved an Electric Vehicle Deployment Commitment to participate in the PG&E EV Fleet Program. The program will facilitate construction of infrastructure to support battery-electric bus charging for the CityBus fleet. A Cooperative Procurement purchase for four 40-foot battery-electric transit buses under the California Department of General Services was also approved in 2020.

Waste Reduction, Recycling and Composting



The City of Santa Rosa Zero Waste Master Plan (Plan) received unanimous City Council approval in February 2020. The Plan aims to reduce greenhouse gas emissions resulting from consumption and disposal activities and includes the following goals: the reduction from 2.8 to

one pound per person per day of franchised waste landfill disposal and the overall diversion of at least 75-percent (from 45-percent currently) of franchised waste from landfill disposal by 2030. Franchised waste is any waste that is processed by the City's franchised hauler versus self-haul waste which is waste that is transported by individuals or businesses to other locations (i.e., food waste to pig farmers, etc.).

The Plan suggests five strategies: stem the flow of waste at its source; increase community requirements for recycling program participation; maximize and enhance waste diversion;

increase recoverable items from construction activities; and establish the City as a leader for waste reduction behaviors and programs.

Recology's Zero Waste team continues to offer waste audits and waste education for Santa Rosa schools, businesses, and conferences. Recology's Zero Waste team conducted 653 site audits, 163 trainings/presentations, initiated recycling at 37 establishments, and started composting programs for 154 accounts during 2020.

YOUTH AND FAMILY ELEMENT

The Youth and Family Element promotes the health, safety, and welfare of children, teens, the elderly, and their families in Santa Rosa. Childcare services, youth, and senior programs are supported.

School of Rec: Distance Learning Camp & Care

The City's Recreation Division designed the School of Rec - Distance Learning Camp & Care (School of Rec) program to provide a safe place for elementary school-aged youth (1st through 5th grade) to participate in distance learning mandated by public health order. The School of Rec program serves 120 youth daily at Steele Lane and Finley Community Centers where small consistent groups (cohorts) of up to 12 youth participate in their virtual classroom sessions. Students are spaced six feet apart and remain with their cohort throughout the day.



Each School of Rec cohort has a dedicated Camp & Care staff teacher.

Cohorts also meet in secondary spaces for arts, crafts, and academic enrichment activities led by School of Rec staff. Students enjoy exercise and group games at neighboring Finley Community Park and Steele Lane Park, and take field trips to Finley Aquatic Center for lifeguard supervised swimming. School of Rec is primarily staffed by camp counselors from summer day camps and after school programs who have received additional training in effective homework assistance and procedures to mitigate the spread of the pandemic. Children undergo a daily health screening and temperature check, and staff disinfect program materials throughout the day.

Santa Rosa Violence Prevention Partnership (The Partnership)

The Santa Rosa Violence Prevention Partnership (The Partnership) is funded through Measure O (2004) proceeds and provides grants to City schools and non-profit organizations to fund programs related to School Readiness, Street Outreach & Mediation, Student Engagement & Truancy Prevention, and Workforce Development. Since 2006, the Partnership has provided more than \$10,210,000 to local community-based organizations and schools.

In 2020, The Partnership introduced the Violence Prevention Awareness Series (VPAS), a yearlong citizen engagement program which replaces annual Parent Engagement Month and Violence Prevention Awareness Month events. In January 2020, The Partnership co-hosted an event for Brook Hill Elementary School parents that highlighted community resources and taught early signs of high-risk behaviors. In February, staff partnered with Restorative Specialists from Lawrence Cook Middle School to bring a group of at-risk youth to Coffee with a Cop to engage in transparent dialogues with the Santa Rosa Police Chief and public safety officers.

The pandemic delayed other VPAS engagement activities until January of 2021 when staff hosted *Tipping the Scale: Deconstructing Race & Racism*, a three-hour virtual seminar. The

violence prevention seminar drew more than 360 participants and explored the historical and social contexts of institutional racism, unconscious bias & racial micro-aggressions, and how to become more socially aware and mindful.

Other pandemic-related program changes include having more frequent Operational Team meetings, meeting with Santa Rosa School District superintendents, creation of an Unmet Needs working group to identify gaps faced by the City's most vulnerable populations and becoming Community Input & Inclusion Task Force lead.

Staff has also been providing support to CHOICE Cycle X Grantees in the following ways:



- Accepting Scope of Work modifications necessary in response to the pandemic
- Delaying the evaluation of funded agencies to allow pandemic-related adjustment of services
- Maintaining original payment timelines to reduce gaps in funding for non-profit organizations

Find more information about The Partnership online at www.srcity.org/santarosapartnership or on Facebook and Instagram @santarosapartnership.

School Resource Officers

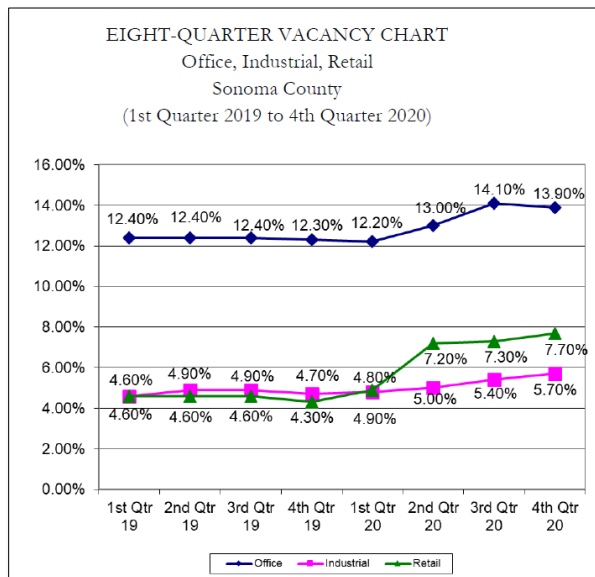
General Plan policy YF-A-4 calls for the placement of police officers at middle and high schools to positively interact with students. At the beginning of 2020, the Police Department had five such School Resource Officers (SROs) who participated in a variety of student-related community activities including school career days, cyber bullying prevention education, presenting the dangers of drugs and gangs, and reading to elementary students. School Resource Officers were also active with various community organizations and attended community events. The SRO's provided mentoring and once-a-week visits to high school and elementary school students in the Roseland School District. In March, schools transitioned to a fully online learning platform in response to public health orders. This switch precluded the SROs from participating in their typical student engagement activities and annual programs like Every 15 Minutes and Youth Citizen's Police Experience (YCPE).

In June 2020, amid local, national, and global civil rights protests sparked by the death of George Floyd, a Black man killed by a white Minneapolis police officer on May 25, 2020, Santa Rosa City Schools trustees voted to pause and evaluate the SRO program.

Two SROs and the SRO Sergeant hosted eight virtual community meetings between July and August 2020 to discuss the SRO program. This initial community engagement led to a four-month long program which included a thirty-two-member Ad Hoc Committee comprised of three school board members, administrators, SROs, students, teachers, parents, and community members. The Ad Hoc Committee held in-depth conversations on racism, implicit bias, inequity, and engagement among other issues.

In November 2020, the Santa Rosa City School Board voted against renewing the SRO program despite the Ad Hoc Committee's recommendation to keep but modify the program. The five former SROs have been reassigned to patrol.

ECONOMIC VITALITY ELEMENT



The General Plan calls for a positive business climate that includes retaining and expanding existing businesses and attracting new businesses to maintain the economic vitality of business locations in the City.

Despite 2020 being marked by the pandemic caused economic crisis, Santa Rosa's diverse economy retained a level of stability, excluding businesses that are in or reliant on tourism and hospitality.

The City responded to business needs with policy and program development and zoning code interpretations allowing businesses to pivot and/or make operational changes while

remaining compliant with health orders. Examples include a cannabis manufacturing facility that switched to making hand sanitizer, and the creative reuse of a vacant commercial space into a microentrepreneurial business site for historically marginalized community members.

HISTORIC PRESERVATION ELEMENT

General Plan policy calls for preserving Santa Rosa’s historic structures and neighborhoods by pursuing new designated landmarks and preservation districts, ensuring that alterations to historic buildings are compatible with the character of the building and district, and increasing public participation in the preservation process.

A Landmark Alteration Permit (LMA) is required for all exterior alterations to designated landmarks, and for all buildings within historic preservation districts, with few exceptions. There were 14 LMA applications submitted in 2020. No new historic landmarks were designated in 2020.

In October, as part of the DSASP Implementation package, several changes were made to Zoning Code Sections that regulate Historic Preservation. Chapter 20-58, Historic and Cultural Preservation, was updated for consistency with the 2017 Revision to Secretary of Interior Standards and to add various minor exemptions to the Landmark Alteration process. The Design Review and Landmark Alteration process was also amended to clearly define each board’s role and to require a joint Design Review Board/Cultural Heritage Board review for new development projects in preservation districts.



McDonald Historic Preservation District home

References to “preliminary” and “final” design review were removed from the Code, resulting in a one-step design review process.

In addition, Subsection 20-60.070, Cultural Heritage Board (CHB), was modified to achieve non-legislative action quorum requirement consistency with the City Council, Planning Commission, and Design Review Board. Cultural Heritage Board affirmative action now requires affirmative vote by quorum majority.

Code Section 20-28.040, Historic (-H) Combining District Section was amended to add character defining elements and additional context statement information for each preservation district to obtain consistency with Cultural Heritage Board Resolution 209. Character defining elements added include Architectural Style, Building Types, Building Materials, and other Neighborhood Elements.

In November 2020, the City initiated a Request for Proposals process to select a consultant firm to perform a Historic Resource Evaluation of Downtown Station Area properties that are not located in a preservation district but that may qualify for nomination to State or National historic registers or be of local significance. The Historic Resource Evaluation is a Downtown Station Area Specific Plan policy requirement and will include the preparation of an historic context statement and completion of a comprehensive historic resource survey for applicable properties. Staff is currently in contract negotiations with the selected firm.

NOISE AND SAFETY ELEMENT

The City is in the process of updating the 2016 Local Hazard Mitigation Plan (LHMP) utilizing a Multi-Jurisdictional Hazard Mitigation Planning approach. This planning process includes collaboration with local jurisdictions including the County of Sonoma, the Cities of Cotati and Sonoma, the Town of Windsor, multiple fire districts and other entities, and the community.

The plan will integrate into the Noise and Safety Element of the General Plan and will serve multiple purposes including:

- Improving awareness and understanding of the hazards that threaten public health, safety, and welfare
- Creating an action decision tool for how to address vulnerabilities to future disasters
- Ensuring State and Federal program requirement compliance to ensure that the City is eligible for grant programs
- Enhancing policies for hazard mitigation capability to provide the policy basis for mitigation actions
- Providing inter-jurisdictional coordination of mitigation-related programming

Some of the City's recent and ongoing actions to identify, address, and prioritize mitigation projects related to flooding, drought, hazardous materials, wildfires, and other potential hazards are:

- The City Council approved [Santa Rosa's Community Wildfire Protection Plan \(CWPP\)](#) on September 18, 2020. This five-year community-based plan identifies local hazards and risks from the threat of wildfire in and around the City's Wildland Urban Interface (WUI) areas. The plan provides a road map of actions to mitigate the wildfire threat to our community. The Santa Rosa Fire Department is now working to implement the plan and is focused on exploring project funding sources.
- The Water Department is in the final stages of review for a \$10 million FEMA Flood Mitigation Assistance Program grant to construct an earthen berm around the Laguna Treatment Plant to prevent flooding.



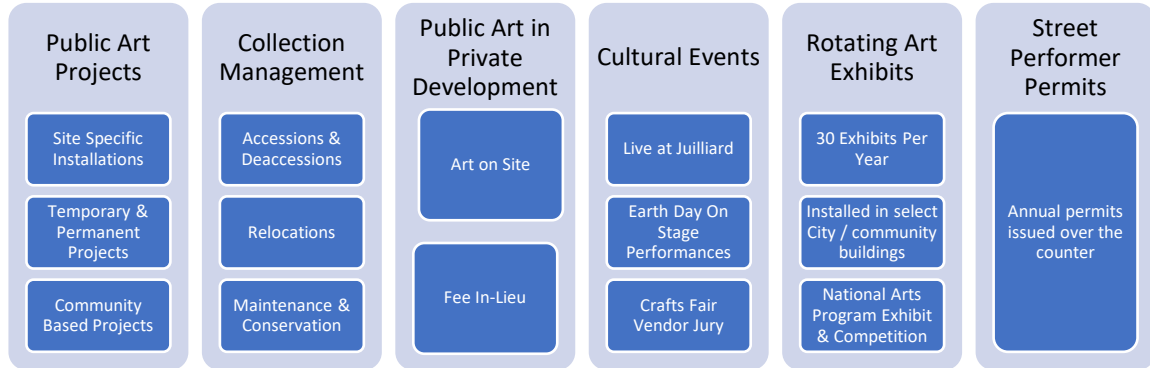
- Water Department staff continue to visually inspect water tank exteriors twice a month and water tank interiors annually. All sanitary sewer mains, including trunk lines, are Close Circuit Television (CCTV) inspected every seven years approximate.
- Water Department staff received grant funding in 2019 to examine groundwater contamination sites in the vicinity of its Freeway Well and study the feasibility of potential groundwater cleanup and/or protection measures. The feasibility study will be completed by December 2021.
- Traffic Signals Retrofit Battery Backup – A Hazard Mitigation Grant Program application was approved to retrofit approximately 175 traffic signals with a battery backup system which will provide power for four hours following a power outage. Drafting of the construction contract to complete the work was completed in 2020. Bids were opened for the project beginning January 12, 2021 and the contract was awarded on February 23, 2021. Construction is anticipated to begin in late spring with project completion anticipated before winter 2021.
- Fountain Grove Revegetation and Slope Replanting – A Hazard Mitigation Grant Program application was approved to re-landscape the area adjacent to Fountaingrove Parkway with fire and drought resistant and soil stabilizing plants. The project is near the end of design completion with construction expected to begin in Fall 2021 and be completed in 2022.
- Environmental Compliance Inspectors review hazardous waste manifests to ensure that hazardous materials are not being dumped to sewer. These actions protect the Laguna Treatment Plant, sanitary sewer, and storm sewer collection systems. Secondary containment is verified for Resource Conservation and Recovery Act (RCRA) and California Non-RCRA wastes. Outside storage of equipment, chemicals, and materials is evaluated to verify that rain will not wash unwanted materials, especially hydrocarbons, to the stormdrain system. Best Management Practices are shared as they relate to these inspection items. Additionally, businesses are encouraged to contact the local Certified Unified Program Agency (CUPA) with questions.
- Planning and Economic Development Department staff review new development for compliance with building code requirements including soil stability and seismic risk evaluation and requiring appropriate erosion control measures during construction.
- In 2020 the Emergency Operations Center (EOC) was activated five times for a variety of emergencies, including the Glass Fire and multiple PG&E Public Safety Power Shutoff events. The City is in the process of moving the EOC to a location that will allow it to remain ‘warm’ (ready to go) rather than ‘cold’ (requiring set-up each time). The City received 12K NOAA Weather Radios via a FEMA grant which are currently being distributed. The radios will provide another tool to alert and warn the public of evacuations or other information that needs to be provided immediately.

ART AND CULTURE ELEMENT

The General Plan Art and Culture Element calls for public art throughout Santa Rosa, places for art activities to occur, and exploration of creating an Arts District.

Public Art Program

Over the years, the City's Public Art Program has grown to include the following key areas:



In 2019, the Public Art Program began a strategic planning process that will be completed in February 2021. The planning process will result in a roadmap to operationalize the Public Art Program's vision and goals over the next four years.

Some 2020 Public Art Program highlights include:

Open & Out. In response to the impacts of public health order restrictions, the City partnered with the Metro Chamber of Commerce, Creative Sonoma and others to create expanded outdoor space for safe socializing and open-air dining in Downtown Santa Rosa by closing 4th Street to vehicular traffic starting in July 2020.



Open & Out Art Installations (L to R) Martin Zuniga, Anne Baumgartner, Jill Valavanis

The Public Art Program contributed funding towards temporary art installations, adding to additional funding from Creative Sonoma and the National Endowment for the Arts. Over 20 art projects were completed, ranging from temporary installations and performances to permanent public art projects.

InsideOutThere.com. Shortly after the pandemic began in early 2020, the Public Art Program worked with the Out There SR campaign to create InsideOutThere.com, a website to bring the local arts and culture to the community in an online format. Makers, artists, musicians, and local businesses are featured on the site, and it continues to be a hub to connect to arts and culture.

ZAGG by Michael Hayden. Originally commissioned by the Vineyard Creek Hyatt Hotel in the early 2000s, the original ZAG installation was installed on the pedestrian bridge over the Santa Rosa Creek behind the hotel. In 2020, after many delays, a refreshed and updated installation was completed on the pedestrian bridge on the Prince Memorial Greenway near Prince Gateway Park. ZAGG consists of programmed LED light strips on both sides of the bridge and is visible from dusk to dawn.



Zagg by Michael Hayden

Coffey Neighborhood Park Public Art Project. In fall 2020, new public art was installed in the rebuilt Coffey Neighborhood Park. *Wellspring* consists of three sculptural seating elements in the shape of raindrops placed in a 12-foot diameter concrete circular plaza integrated with plantings in a unique raingarden within the park. A competitive selection process identified the artist team of WOWHAUS (Scott Constable & Ene Ostersaa-Constable) to develop a design for the project. The design process included working with key stakeholders and engaging residents of the Coffey Park neighborhood to develop the artwork design.

Imagine Art in Old Courthouse Square Public Art Project. In November 2019, the Public Art Program issued a Call for Artists seeking an artist or team of artists to design, fabricate and install site-specific public art at the north end of Old Courthouse Square. Blessing Hancock, one of five finalists invited to submit a design, was selected in December 2020 by the City of



Unum design concept by Blessing Hancock

Santa Rosa Art in Public Places Committee for her work *Unum*. *Unum* emphasizes innovation, diversity, and engagement as leading values of Santa Rosa. Inspired by the unified Old Courthouse Square, the sculpture embraces themes of welcoming and inspiration, while relaying the Santa Rosa values of innovation and cultural inclusivity through its integral text, which will be collected through a community engagement process.

During the day, the sculpture will cast shadows of the words onto the square using sunlight, and in the early morning and evening hours, it will be illuminated by LED light fixtures mounted within the sculpture creating a soft, diffused glow within the structure's form. The sculpture, approximately 12' high and 15' in diameter, will be fabricated out of water jet cut stainless steel and LED lights. Installation is anticipated in early 2022.

Maintenance & Conservation. To care for its existing collection, the Public Art Program performs annual repairs and maintenance on murals, sculptures, and mosaics. In 2020, repairs to the following high-priority items were completed: *Tuberosity* by Al Voigt and Douglas Unkrey, located in Olive Park; and *Redwood Fences* by Stefen Novak, located at the Central Sonoma County Library. In addition, work has started on returning the Ruth Asawa Panels to a new fountain in Old Courthouse Square. City staff is working with a conservator, the artist's family, and others to determine the best way to ensure long-term preservation of the art panels.

II. ANNUAL REVIEW OF THE GROWTH MANAGEMENT ORDINANCE

The City's Growth Management Ordinance regulates residential growth. In 2020, the Growth Management Ordinance allowed 800 new residential allotments. Each allotment allows for the future issuance of a building permit.

Growth Management allotments are available from two reserves, "A" and "B," each reserve having 400 new allotments per year. Reserve "A" allotments are for accessory dwelling units, mixed use units, units affordable to very low- and low-income households, multifamily units, single family attached units with project density of 10 units per acre or more, and smaller single family attached or detached units with maximum lot size, square footage, and bedroom requirements. Reserve "B" allotments are generally for any single-family unit greater than 1,250-square feet.

Section 21-03.140 of the Growth Management Ordinance specifies that at least once each calendar year, City staff shall prepare a report on the Growth Management program. The following covers the information required by the Ordinance for the 2020 calendar year.

- 1) The number of building permits issued (1) with Reserve "A" allotments and (2) with Reserve "B" allotments during the time period covered by the report.**

In 2020, 625 residential building permits were issued. Of these permits, 495 were issued with Reserve "A," allotments and 130 were issued with Reserve "B" allotments. One building permit was issued for a single-family dwelling measuring less than 1,250 square feet which did not require an allotment.

- 2) The number of entitlements, if any, that remained unallotted in (1) Reserve "A" and (2) Reserve "B" during the time period. The number of Reserve "A" entitlements, if any, borrowed from the next year's Reserve "A" entitlements. The number of Reserve "B" entitlements, if any, that were reserved in future calendar year entitlements.**

In 2020, 400 new Reserve "A" allotments became available, with 732 Reserve "A" qualifying units permitted (including 495 issued building permits and the recordation of the Round Barn Village Final Map). Pursuant to City Code section 21-03.090 Untitled entitlements, Reserve "A" entitlements which are not allotted in a particular calendar year shall be added to the new Reserve "A" allotments which will become available in the next calendar year. In 2020, 232 of the 490 Reserve "A" allotments that remained available from 2017 and 2019 were used. Of the 400 new Reserve "B" allotments made available in 2020, 174 allotments were used including the recordation of the Stony Village North final subdivision map.

- 3) An evaluation of the coordination of planning and development decisions, including infrastructure planning, with policies related to growth management.**

Residential development is not approved without acknowledging the requirements of the Growth Management Ordinance. Residential development applications must indicate the total number and type of units proposed and for what year reserve allotments are requested.

The relationship between infrastructure planning and the growth management

program is indirect. Infrastructure planning is done on a broad basis, to ensure there is sufficient infrastructure to serve General Plan buildout as well as to support individual project requirements. The Downtown and North Santa Rosa Station Area Specific Plans outline the infrastructure needs and cost estimates for future development within each respective plan area.

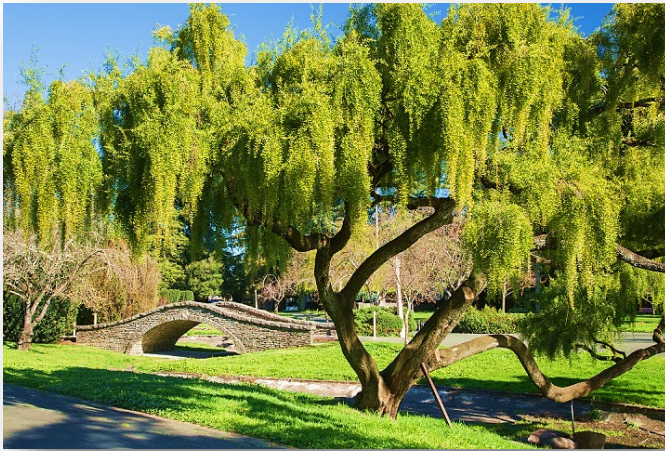
Development impact fees are used to finance capital improvement projects. Projects programmed in the City's Capital Improvement Program (CIP) are reviewed annually by the Planning Commission to ensure that the CIP is consistent with improvements identified by the General Plan.

- 4) **An analysis of the provision of public services, and if those services, including fire and police response, parks, water, and wastewater services, have sufficient capacity to meet the needs of Santa Rosa.**

Planning to ensure sufficient capacity to meet the future service needs of Santa Rosa is ongoing. The City meets each of the above noted service needs in the following ways:

Parks

Santa Rosa's park acreage includes approximately: 1036 acres of neighborhood and community parks, open space, special purpose parks, recreational facilities, public



Julliard Park stone bridge

plazas and gathering spaces, and a golf course. The City maintains an additional 65 acres of medians, roadway landscapes and frontages. The General Plan standard is six acres of park land per 1,000 residents, with City parks (community, neighborhood, and special purpose) making up 3.5 acres per 1,000, publicly accessible school recreational land meeting 1.4 acres per 1,000, and public serving open space meeting 1.1 acres per 1,000. City staff

continue to work to ensure provision of parks and recreation and community facilities for Santa Rosa citizens

Conditions That Could Affect Water Supply

The National Marine Fisheries Service (NMFS) requires the U.S. Army Corps of Engineers (USACE) and Sonoma Water to ensure protections for three salmon species that are listed under the federal Endangered Species Act: Central California coast steelhead (*Oncorhynchus mykiss*); Central California Coast Coho salmon (*O. kisutch*); and California Coast Chinook salmon (*O. tshawytscha*). City restoration efforts include the protection and enhancement critical habitat and managing waterway flow rates

among others. Adhering to NMFS waterflow requirements could impact Sonoma Water's ability to meet peak water demands during prolonged dry seasons.

Sonoma Water and USACE have nearly completed construction of the final elements of Phases I through III including habitat enhancement in six reaches along the 14-mile length of Dry Creek between Lake Sonoma and the Russian River confluence. Two remaining Phase III project elements are planned for 2021.



USACE and Sonoma Water employees work to improve Dry Creek waterflows and salmon habitat.

In 2020, maintenance activities were performed on three previously constructed projects to remove sediment deposits, manage vegetation, and repair some minor erosion that was sustained during February and March 2019 flood flows. The work restored the inflow by reopening the upstream connection with the main channel. The sites now provide as much or more habitat than when initially constructed. Near the end of 2020, Sonoma Water environmental staff began conducting physical and biological surveys on newly constructed and maintained sites to verify that they were built according to the plans and to quantify the habitat created.

As construction of the final elements of Phases I through III nears completion, Sonoma Water and the Army Corps of Engineers continue to make progress on Phases IV through VI of the habitat enhancement project with project completion anticipated during 2023. A successful project will enable flow rates in Dry Creek to meet the current and future water demands of Sonoma Water, further stabilizing the region's water supply.

Future Water Supply

The City is currently preparing its 2020 Urban Water Management Plan (UWMP) which is due to the State Department of Water Resources by July 1, 2021. The UWMP will provide an updated analysis of the City's projected water demand, water supply, and water supply reliability for the next 25 years. The City's projections integrate population growth, forecasted development, potential climate change impacts, and anticipated water savings from plumbing codes and regulations. The UWMP will include an analysis of water supply reliability in the event of five consecutive dry years for 2021-2025 and for each five-year increment through 2045.

In addition, the UWMP will include an updated Water Shortage Contingency Plan

(WSCP) that describes how the City will respond to water shortage conditions in times of drought, supply reductions, or emergencies to ensure the City is prepared to respond to water shortages ranging from mild (up to 10%) to severe (over 50%). Short-term water supply shortages are anticipated in the City's long-term water supply planning and are not expected to constrain new development.

The City's 2015 UWMP water demand analysis indicates that the City water supply will be adequate to meet demand through 2040. The 2020 UWMP will assess water reliability through 2045. Should a supply shortfall occur, Sonoma Water will allocate water in conformance with the Water Shortage Methodology outlined in Section 3.5 of the Restructured Agreement, and the City will enact the appropriate stage of its Shortage Plan to ensure water demand does not exceed supply.

Wastewater

The City's wastewater collection system, inclusive of scheduled, planned, and anticipated CIP projects, is anticipated to adequately serve existing and future development needs as predicted by the General Plan. Example CIP projects include ongoing annual replacement of wastewater collection and trunk pipelines, improvements to wastewater lift stations, and maintenance and repair of the City's wastewater system.

Wastewater from Santa Rosa is treated at the Laguna Subregional Wastewater Treatment Plant (LTP) and is reclaimed in the Santa Rosa Subregional Water Reclamation System. The CIP includes LTP and reclamation system improvements that are intended to maintain adequate capacity to treat and reclaim General Plan anticipated wastewater volumes. The reclamation system's current 21.34-mgd capacity is anticipated to be sufficient into the future. Projects that would expand the existing reclamation system to 25.89-mgd to meet General Plan projections for Santa Rosa and other subregional partners have been identified.

5) A listing of any significant problems which arose during the time period covered in administering the Growth Management program.

No specific Growth Management administration problems were experienced in 2020; however, there is overall conflict between the program and realization of City housing production goals and Regional Housing Needs Assessment requirements. The maximum allowable 800 residential allotments per year is further limited on a per project basis to 75 single-family allotments per year and 200 multi-family allotments per year and Council action is required to allow more than 400 allotments per calendar year for most detached single-family construction.

6) A listing of any staff recommendations, with regard to changes or revisions to the adopted program to improve its effectiveness and/or administration.

See item seven (7) response below.

7) A recommendation, if any, together with factual supporting data, as to whether the Growth Management Element of the General Plan and/or the Growth Management program should be substantially revised or discontinued.

Final subdivision map recordation and subsequent building permit issuance frequently lag significantly behind entitlement approvals. Therefore, the number of allotments awarded each year can exceed the number of building permits issued during the same period which potentially distorts the perception of housing growth. Two subdivision maps that recorded in 2020 received allotments in prior years: one as far back in time as 2014. Without a formal or automated tracking process from tentative map approval to final map recordation and building permit issuance, long-term tracking of awarded allotments has proven to be challenging.

The Growth Management Ordinance, Chapter 21-03 of the City Code, sunset at the end of 2020, however, General Plan Policy GM-B-1, in the Growth Management Element, provides housing allocations through 2035. Staff is evaluating amendments to the Growth Management General Plan Element considering the City's current and projected need for housing development including affordable housing.

III. ANNUAL REVIEW OF THE INCLUSIONARY HOUSING ORDINANCE

The City's 2016 Housing Allocation Plan seeks to increase development of affordable housing. A key tool in that effort is the Inclusionary Housing Ordinance. The Inclusionary Housing Ordinance requires that housing projects include on-site affordable units or the payment of “in lieu” funds which are used for affordable housing development.

Pursuant to City Code Section 21-02.140, City staff reports on the effectiveness of the inclusionary housing ordinance at least once each calendar year including the items listed below.

1) The number of allocated units, both on and off site, issued building permits during the time period covered by the report.

Between January 1 and December 31, 2020, 112 allocated units were issued building permits and an additional 45 units that were issued building permits are in the affordability contract approval process.

The number of qualifying units, owner/builder units, second units, very low- or low-income units and mixed use units issued building permits during the time period covered by the report.

Between January 1 and December 31, 2020, 625 units were subject to the Housing Allocation Plan. In 2020, 62 building permits were issued for ADUs (excluding the fire rebuild area), 87 building permits were issued for units targeted to lower income households, including 38 units for very low-income households and 49 units for low-income households. An additional 45 units targeted to very low-income households were issued building permits in 2020 and are in the affordability contract approval process. No owner/builder building permits were issued outside of the fire rebuild area last year.

2) The amount of housing impact fees collected.

In 2020, \$1.2 million was collected in Housing Impact Fees, representing a 57-percent decrease from 2019, when \$2.81 million was collected. A significant portion of the 2019 fees were paid in the second half of the year, which may be attributable to the changes to the building code that went into effect January 1, 2020. The 2020 fee collection was also impacted by the pandemic. Fees in the first half of 2020 were \$469,000 and the remainder were paid between July and December.

The amount of Housing Allocation Plan fees collected since the Ordinance’s adoption in 1992 is more than \$33 million approximate, including loan repayment and interest. More than 1,700 affordable units, including 1040 for very low-income households, and 669 for low-income households, have been supported through this fee.

3) The amount of acreage by land use category dedicated to the City.

No land was dedicated to the City through the Housing Allocation Plan during 2020.

4) A listing of any staff recommendations, with regard to changes or revisions to the adopted program to improve its effectiveness and/or administration.

Changes were made to the Inclusionary Housing Ordinance in December 2019. Additional time is needed to evaluate the effect of the ordinance change.

APPENDIX
HOUSING POLICY IMPLEMENTATION
2020 ANNUAL PROGRESS REPORT

| Policy | Objective | Housing Element Timeframe | Policy Implementation Status |
|--------|--|---------------------------|--|
| H-A-1 | Ensure adequate sites are available for development of a variety of housing types for all income levels, including single and multifamily units, mobile homes, transitional housing, and homeless shelters. | Ongoing | The 2014 Housing Element identified vacant parcels available for construction of residential units at various densities. Subsequent rezones in the SMART station areas increased the number of sites zoned for high density residential housing. The City Council adopted an updated Downtown Station Area Specific Plan in October 2020 which offers strategies designed to encourage density and increase housing production for all income levels. The City is currently updating its General Plan which will update the inventory of vacant parcels and explore density increases within appropriate areas. |
| H-A-2 | Pursue the goal of meeting Santa Rosa’s housing needs through increased densities, when consistent with preservation of existing neighborhoods. The number of affordable units permitted each year, and the adequacy of higher density sites shall be reported as part of the General Plan Annual Review report. | Ongoing | The City's Density Bonus Ordinance was updated in January 2019 to allow citywide density increases to 35%, and to 100% within the Downtown and North Station Area Specific Plan areas. The updated Downtown Station Area Specific Plan, adopted in 2020, allows for increased residential densities. |
| H-A-3 | Promote conservation and rehabilitation of the existing housing stock and discourage intrusion of incompatible uses into residential neighborhoods which would erode the character of established neighborhoods or lead to use conflicts. | Ongoing | An estimated total of 275 units were rehabilitated in CY 2020. Of these units, 131 were rehabilitated as a result of the inspections performed by the City’s Code Enforcement Team. The resolution of these code enforcement cases includes bringing plumbing, electrical, and other aspects of the residence up to current building code requirements. As a result of COVID-19, Housing Quality Standards Inspections were suspended in March 2020, between January and March 2020, 144 inspections were conducted that resulted in rehabilitation of units. Two low-income rental households received funding of approximately \$3,000 from the City’s Housing Accessibility Modification Grant Program to allow accessibility for the disabled. |
| H-A-4 | Meet and confer with Sonoma County Planning staff on a regular basis to address housing needs of lower income and special needs groups, to coordinate regarding issues including infrastructure, zoning and land use, annexations, community acceptance strategies, homeless shelters, farmworkers, persons with disabilities, environmental | Ongoing | City and County planning staff meet as needed to discuss housing needs regionally. Planning staff across the County meet regularly to address the housing crises on a regional level. Santa Rosa planners attend monthly Planning Advisory Committee (PAC) meetings, comprised of Planning staff from each of the nine cities within the County and County of Sonoma staff, to collaborate on State Legislation related to housing and to work on annexation initiatives. |

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| | issues, funding, and impact fees. | | |
| H-A-5 | Improve community acceptance of higher density housing through community-based outreach, recognition of existing livable neighborhoods, and assurance of well-designed high-density projects. | 2018 | This policy is implemented on a project-by-project basis. In 2020, Planning staff continued to hold neighborhood meetings, pivoting to a virtual format in response to the COVID-19 pandemic, to raise public awareness of proposed projects, to ensure transparency, and to receive public input. Additionally, projects which utilized the City's Pre-Application Meetings and/or Concept Design Review benefitted from early feedback regarding the project design. Community discussions around increasing residential densities in the downtown core continued as part of the Downtown Station Area Specific Plan update process prior to it being adopted in October |
| H-B-1 | Rehabilitate 50 housing units annually through the city's rehabilitation programs, focusing on very low- and low-income beneficiaries. | Ongoing | An estimated total of 275 units were rehabilitated in CY 2020. Of these units, 131 were rehabilitated because of the inspections performed by the City's Code Enforcement Team. The resolution of these code enforcement cases includes bringing plumbing, electrical, and other aspects of the residence up to current building code requirements. As a result of COVID-19, Housing Quality Standards Inspections were suspended in March 2020, between January and March 2020, 144 inspections were conducted that resulted in rehabilitation of units. Two low-income rental households received funding of approximately \$3,000 from the City's Housing Accessibility Modification Grant Program to allow accessibility for the disabled. |
| H-B-2 | Discourage the subdivision of mobile home parks or conversion to other uses through enforcement of the Conversion of Mobilehome Parks chapter of the City Code. | Ongoing | Implementation of the City's Mobilehome Parks Conversion ordinance is conducted on a project-by-project basis. |
| H-B-3 | Retain federal, state and locally subsidized affordable units which may be lost through contract termination. | Ongoing | No locally funded affordable units were lost to market rate in 2020. |
| H-B-4 | Continue improving living conditions in the city's neighborhoods through active code enforcement and the Neighborhood Revitalization Program. | Ongoing | An estimated total of 275 units were rehabilitated in CY 2020. Of these units, 131 were rehabilitated as a result of the inspections performed by the City's Code Enforcement Team. The resolution of these code enforcement cases includes bringing plumbing, electrical, and other aspects of the residence up to current building code requirements. As a result of COVID-19, Housing Quality Standards Inspections were suspended in March 2020, between January and March 2020, 144 inspections were conducted that resulted in rehabilitation of units. Two low-income rental households received funding of approximately \$3,000 from the City's Housing Accessibility Modification Grant Program to allow accessibility for the disabled. |
| H-B-5 | Revise the Condominium Conversion Ordinance to preserve rental apartments from conversion to ownership units. | 2018 | The existing Condominium Conversion Ordinance has not been updated; however, the City has not received any applications or inquiries related to condominium conversions since the 2014 General Plan Housing Element update. |

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| H-B-6 | Administer the federal Section 8 Housing Choice Voucher rental assistance program. | Ongoing | The Housing Authority continues to administer the Section 8 Housing Choice Voucher program providing assistance to over 2,000 households. |
| H-B-7 | Continue to designate a portion of the Real Property Transfer Tax, through annual budget appropriations, to affordable housing programs. | Ongoing | The Housing Authority budgets a portion of the Real Property Transfer Tax for citywide affordable housing programs. |
| H-B-8 | Review and document the performance of affordable housing programs annually. Report the number of affordable units developed from various funding sources, the number and income levels of households assisted through various programs and the number of existing homes sold at affordable prices. | Ongoing | This policy goal is met by various ongoing city housing programs and is reported annually to HCD and the City Council in compliance with state law. |
| H-B-9 | Continue to operate the Mobile Home Repair Loan and Mobile Home Rent Deferral programs. | Ongoing | The Department of Housing and Community Services continues to administer mobile home programs. |
| H-B-10 | Recognize existing nonconforming residential uses which are located in non-residential land use categories. Allow such uses to be zoned residential and to be found consistent with the General Plan on an interim basis, until the area is ready to convert and rezone to non-residential uses | Ongoing | This policy is implemented on a project by project as allowed through the non-conforming section in the City's Zoning Code. |
| H-C-1 | Amend the Housing Allocation Plan, the city's inclusionary housing ordinance, to change the trigger for provision of affordable units from acres to units and to consider elimination of the exemption for mixed use developments and a commercial linkage fee. | Complete | In 2019, the Inclusionary Housing Ordinance was amended to (1) revise the inclusionary (on-site) affordable unit percentage requirement, (2) modify the Housing Impact Fee structure, (3) reduce the inclusionary percentage and housing impact fee for multifamily housing and mixed-use development in the Downtown Area to help encourage higher intensity development, and (4) establish a new Commercial Linkage Fee to increase affordable housing development within the City. |
| H-C-2 | Implement the Housing Allocation Plan to increase the number of affordable units in Santa Rosa, both on site and through collection of in lieu fees and subsequent development of affordable units. | Ongoing | In 2020, \$1.2 million was collected through In-Lieu Housing Impact fees and will be used to subsidize affordable housing projects. |
| H-C-3 | Utilize fees generated through the Housing Allocation Plan for the development of housing units affordable to extremely low-, very low-, and low-income households. | Ongoing | Fees generated through the In-Lieu Housing Impact fees from the City's Housing Allocation Plan are used for the construction of affordable units. Since 1992, more than 1,700 affordable units have been supported through this fee. |

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| H-C-4 | Consider a Commercial Linkage Fee for non-residential development to increase funds available for the development of housing units affordable to very low- and low-income households | Complete | This implementation measure was completed through the 2019 update to the City's Inclusionary Housing Policy |
| H-C-5 | Rezone Medium and Medium High-Density sites of two acres or more concurrent with the adoption of this Housing Element to facilitate the development of higher density sites | Complete | This implementation measure has been completed. |
| H-C-6 | Rezone residential and mixed use sites in the Downtown Station Area Specific Plan boundary to allow residential uses by right. | Complete | This implementation measure has been completed. |
| H-C-7 | Utilize the Santa Rosa Housing Trust to maximize and leverage available federal, state, and local funding to assist in the development of affordable housing, the preservation and rehabilitation of low-income housing, the development and maintenance of homeless shelters, and the acquisition and development of facilities for the physically and developmentally disabled | Ongoing | These activities are ongoing. |
| H-C-8 | Continue to provide funding for affordable housing projects, particularly if a portion of the project units are targeted to extremely low-income households. | Ongoing | The City and Housing Authority continue to provide financing for affordable housing projects through ongoing revenue, including the In-Lieu Housing Impact fees. |
| H-C-9 | Allow Low Density sites of 3 acres or less to develop at densities up to 15 units per acre under the following conditions: <ul style="list-style-type: none"> • Where infrastructure is sufficient to support the increased density; • When the project design is compatible with the surrounding residential neighborhood in terms of building mass, setbacks and landscaping; • Where at least one very low or two low income rental units are included for every 10 market rate units with affordability maintained for | Ongoing | This policy is implemented on a project-by-project basis. |

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| | 10 years; and <ul style="list-style-type: none"> Where affordable housing units are incorporated into the neighborhood using superior design such that affordable units are indistinguishable from market rate units. | | |
| H-C-10 | Encourage production of residential units downtown as envisioned by the Downtown Station Area Specific Plan. | Ongoing | The City Council approved an updated Downtown Station Area Specific plan in October 2020. The updated plan utilizes floor-area ratios (FAR) to encourage maximum density, reduces parking requirements, and provides fee-reduction incentives and other streamlining measures for downtown development. A November 2020 amendment to the City's Resilient City Development Measures extends measures that encourage housing and economic development within the City including reduced review authority for certain uses within the Downtown Station Area. Also, Design Review for new development or major remodel projects within the Downtown Station Area boundary is delegated to the Zoning Administrator through the Minor Design Review process further streamlining the permitting process. |
| H-C-11 | Provide opportunities for higher density and affordable housing development on regional/arterial streets and near the rail transit corridor for convenient access to bus and rail transit. | Ongoing | The City's General Plan 2035, the Northwest Station Area Specific Plan, and the Downtown Station Area Specific Plan designate higher density sites along regional/arterial streets and the rail corridor. Ongoing streamlining efforts seek to incentivize development in these areas through reduced parking requirements, increased height limits, the City's density bonus ordinance and fee incentives. The General Plan update process will include review for possible increased housing densities citywide. |
| H-C-12 | Promote the development of second units. Discuss this option with residential developers during initial development application meetings. | Ongoing | In 2017, the City approved a zoning code revision to comply with state law and create setback and parking exceptions, and fee reductions for ADUs. In 2018, utility connection fees were eliminated for ADUs less than 750 square feet. The City received 61 ADU applications in 2020. |
| H-C-13 | Support affordable housing sponsors by continuing to provide funds to subsidize the production of affordable housing. | Ongoing | The Department of Housing and Community Services, through the Housing Authority, provides annual funding from a compilation of federal and local sources and programs to finance affordable housing production. |
| H-C-14 | Continue commitment of redevelopment area tax increment funds for affordable housing programs. Utilize the Redevelopment Low- and Moderate-Income Housing Fund for affordable housing targeting extremely low-, very low-, low-, and moderate-income households. | Ongoing | Redevelopment was dissolved by the Governor of CA in 2011; loan repayments are used to rehabilitate existing dwelling units, acquire land for development of new affordable units, and provide financial assistance to permanent supportive housing units. |
| H-C-15 | Participate in tax credit and mortgage revenue bond programs which provide tax | Ongoing | The City supports tax credit applications and serves as the sponsor for affordable housing bond issuances. |

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| | exempt, low-cost financing to developers of projects making a portion of the units affordable. | | |
| H-C-16 | Aggressively participate in available federal, state, and private non-profit programs for the provision of affordable housing. | Ongoing | City staff works with HUD and HCD to access available all resources and grants to sustain and expand affordable housing in Santa Rosa. |
| H-C-17 | Allow mobile homes on single family lots through issuance of a certificate of compatibility | Ongoing | Mobile homes are permitted on single family lots citywide with certain standards. |
| H-C-18 | Continue participation in the Mortgage Credit Certificate program to assist lower income and/or first-time homebuyers in purchasing new homes | Ongoing | Mortgage Credit Certificates are not currently available. Staff is reviewing ability to reestablish program. |
| H-C-19 | Investigate development of a Community Land Trust program for Santa Rosa to determine its feasibility and affordable housing production possibilities | 2012 | Housing Land Trust of Sonoma County works with developers and non-profit organizations to further homeownership opportunities throughout the County. |
| H-C-20 | Encourage the development of units with three or more bedrooms in affordable housing projects. | Ongoing | City staff continuously meets and confers with applicants to address and encourage all levels of housing types and affordability. |
| H-D-1 | Continue existing programs for persons with special needs, including disabled persons, elderly, homeless, large families, single parent households, and farmworkers. | Ongoing | The Housing Authority provides funding and regulatory oversight for properties that serve special needs individuals and families. |
| H-D-2 | Require new units specifically for households with special needs by conditioning new multifamily construction to meet federal and state requirements for accessibility and/or adaptability for disabled persons. | Ongoing | All projects are required to meet California Building Code requirements, including, but not limited to, accessibility requirements. |
| H-D-3 | Evaluate issues of "visitability" in residential building design and develop a program for implementation of appropriate policies and/or standards | 2011 | ADA requirements are mandatory for multifamily projects, and any housing developments which utilize the density bonus program or state or federal funding. No additional measures have been evaluated. |
| H-D-4 | Investigate and promote incorporation of universal design features in new residential construction by developing an ordinance based on the state's voluntary model ordinance | 2011 | ADA requirements are mandatory for multifamily projects, and any housing developments which utilize the density bonus program or state or federal funding. No additional measures have been evaluated. |
| H-D-5 | Encourage special housing | Ongoing | The City continues to facilitate and support innovative |

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| | arrangements, including shared and congregate housing and single room occupancy facilities (SROs), by helping sponsors obtain federal and state funds. Commit city funds (to the extent such funds are available for the purpose in light of competing housing objectives) to help non-profit developers of such housing types. | | housing approaches on a project-by-project basis to provide a variety of housing opportunities. |
| H-D-6 | Encourage the development of Single Room Occupancy facilities, consistent with the Single Room Occupancy Ordinance. | Ongoing | The City continues to facilitate and support innovative housing approaches on a project-by-project basis to provide a variety of housing opportunities. |
| H-D-7 | Support the development of rental housing for seasonal and permanent farmworkers. | Ongoing | The City will continue to encourage inclusion of units for farmworkers in new affordable housing projects and will provide consultation assistance and support in the state funding application process to affordable housing developers providing farmworker units. |
| H-D-8 | Amend the Zoning Code to include a provision allowing agricultural employee housing for six or fewer residents as a permitted residential use in residential zoning districts. | 2010 | This Zoning Code revision was completed. |
| H-D-9 | Provide funding to groups providing shelter and other services to the homeless. | Ongoing | The City provides funding and support for homeless service providers such as Catholic Charities, the Living Room, Community Action Partnership, Sonoma County Continuum of Care (COC). |
| H-D-10 | Amend the Zoning Code to allow emergency shelters as a permitted use in the General Commercial (CG) district, subject to the same development standards as other permitted uses in the CG zone. | 2010 | The Zoning Code has been amended to allow Emergency Shelters by right in the City's General Commercial (CG) zoning district. |
| H-D-11 | Amend the Zoning Code to define supportive housing in the glossary and to allow transitional and supportive housing as residential uses, subject to the same regulations as other residential uses in the same zoning district. | 2010 | This Zoning Code revision was completed. |
| H-D-12 | Support programs which address long term solutions to homelessness including job training and placement and which provide other supportive services. | Ongoing | The City provides funding and support for homeless service providers such as Catholic Charities, the Living Room, Community Action Partnership, Sonoma County Continuum of Care (COC). |
| H-D-13 | Provide incentives for development of housing for | Ongoing | The Zoning Code includes reduced parking ratios and density bonus options for senior housing, and community |

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| | the elderly, particularly for those in need of assisted and skilled nursing care. Incentives may include density bonuses, reduced parking requirements or deferred development fees. | | care facilities. |
| H-D-14 | In new senior housing built receiving any development incentives or money from the city, require that a substantial portion, at least 25 percent, be available to low-income seniors. | Ongoing | This policy is implemented on a project-by-project basis. |
| H-D-15 | Encourage development of senior housing not receiving city funding or concessions to provide a substantial number of units affordable to low-income seniors | Ongoing | This policy is implemented on a project-by-project basis. |
| H-D-16 | Through flexibility in design guidelines which encourage innovative housing programs, stimulate development of senior housing which addresses the housing needs of the senior population | Ongoing | This policy is implemented on a project-by-project basis. |
| H-E-1 | Eliminate discrimination in housing opportunities in Santa Rosa and assure that access to housing will not be denied on the basis of race, ethnic or national origin, religion, marital status, sexual orientation, age or physical disability. As an exception, mobile home parks and other developments designed specifically for seniors or the disabled will be permitted to exclude children as permanent residents. | Ongoing | The City is a U.S. Department of Housing and Urban Development entitlement jurisdiction. The City provides annual funding for Fair Housing services. The City promotes Fair Housing activities by providing brochures for distribution to Section 8 clients and to others requesting housing information. Fair Housing Advocates of Northern California provides mediation and resolution of tenant/landlord disputes, outreach services, among other services. Information is also provided to local service providers that include Becoming Independent and Disability Services and Legal Center. In 2019, the City added a Housing Anti-Discrimination chapter to City Code to comply with state law and to prohibit housing discrimination based on source of income, including Section 8 Housing Choice Vouchers, and other rent subsidies. |
| H-E-2 | Continue to fund and support Fair Housing of Sonoma County, which serves as the city's equal opportunity housing agency. | Ongoing | As a U.S. Department of Housing and Urban Development entitlement jurisdiction, the City provides annual funding for Fair Housing services. The City currently has a contract with Fair Housing Advocates of Northern California. |
| H-F-1 | Ensure that residential projects are heard by the first decision-making board, within a period not to exceed 120 days of receipt of an application for development approval | Ongoing | In 2020, despite pivoting to digital processing due to the COVID-19 pandemic the City continued to improve interdepartmental coordination and effectively prioritize residential entitlement review, particularly residential projects with an affordable component. Planning staff created and the public is now utilizing a Universal Permit Application which streamlines and encourages more complete permit submittals shortening project review timelines. |

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| H-F-2 | Fast track all development projects which are comprised fully of units affordable to extremely low-, very low-, and low-income households with long term affordability restrictions. Utilize a fast-track schedule mutually acceptable to the project applicant and the city. | Ongoing | The City continues to prioritize affordable housing projects by coordinating and focusing staff efforts across departments on residential projects particularly those with high unit counts, and affordable units. |
| H-F-3 | Acquire sites for potential affordable housing projects, with subsequent disposition to affordable housing providers. | Ongoing | In November 2020 the City's Real Property Team began a citywide survey to identify and classify surplus lands. The City continues to provide first right of refusal for surplus city land to developers of affordable housing. As determined by budget and goal setting processes, the Housing Authority funds property acquisition and banks land acquired for later provision to affordable housing developers. |
| H-F-4 | Defer payment of development fees for affordable units. | Ongoing | The City continues to allow applicants to defer impact fees to final occupancy instead of permit issuance. |
| H-F-5 | Revise the local Density Bonus Ordinance to ensure it reflects state law and to simplify the city process of obtaining a density bonus. | Complete | The City Council adopted a revised Density Bonus Ordinance in January 2019, consistent with state law, and allowing up to 100% density bonus within the Downtown and North Station Area Specific Plan areas. |
| H-F-6 | Develop a checklist specific to affordable housing developments which will facilitate such projects in the Design Review process. | Complete | The City Council adopted Objective Design Standards for Streamlined and Ministerial Residential Developments (Zoning Code Chapter 20-39) effective December 20, 2019 to incorporate the intent of the Santa Rosa Design Guidelines to the greatest extent possible while complying with the intent of State legislation to facilitate and expedite the construction of housing in Santa Rosa. |
| H-F-7 | Ensure that regulations contained in the Santa Rosa Zoning Code provide development standards, parking requirements, and use allowances which facilitate the development of housing for all income groups | Ongoing | The Zoning Code contains a number of concessions and a reduced parking requirement to facilitate the development of housing for all income groups, including through the density bonus program and the housing allocation plan. The City's 2016 Housing Action Plan seeks to increase affordable housing development - a key tool in that effort is the Housing Allocation Plan Ordinance (renamed "Inclusionary Housing" Ordinance). In 2019, the Inclusionary Housing Ordinance was amended to (1) revise the inclusionary (on-site) affordable unit percentage requirement, (2) modify the Housing Impact Fee structure, (3) reduce the inclusionary percentage and housing impact fee for multifamily housing and mixed-use development in the Downtown Area to help encourage higher intensity development, and (4) establish a new Commercial Linkage Fee to increase affordable housing development within the City. |
| H-F-8 | Continue to participate in regional conservation efforts regarding sensitive habitat and endangered species to ensure that mitigation opportunities are available to maintain adequate sites at appropriate densities to | Ongoing | On a project-by-project basis, the City continues to implement the requirements of CEQA as they pertain to California Tiger Salamander and other sensitive plant and animal species, ensuring that impacts to habitat are minimized and that appropriate mitigation is required when necessary. |

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| | accommodate the City's RHNA | | |
| H-G-1 | Maximize energy efficiency in residential areas. | Ongoing | The City participates in the County Property Assessed Clean Energy retrofit program, the Sonoma Clean Power renewable utility provider, and implementation of CALGreen building standards and select Tier 1 standards. The City has adopted all-electric reach code standards for most new residential development effective January 1, 2020. Projects are reviewed for compliance with the Climate Action Plan. |
| H-G-2 | Require, energy efficiency through site planning and building design by assisting residential developers in identifying energy conservation and efficiency measures appropriate to the Santa Rosa area. | Ongoing | The City participates in the County Property Assessed Clean Energy retrofit program, utilities Sonoma Clean Power as utility provider, and implements CALGreen building standards and select Tier 1 standards. The City also implements the requirements of the City's Climate Action Plan at the project level and has adopted all-electric reach code standards for most new residential development effective January 1, 2020. |
| H-G-3 | Promote energy efficiency in the provision and use of water in all residential developments | Ongoing | A citywide upgrade from manually read water meters to smart meters that report hourly usage rates, detect leaks and water waste was nearly completed in 2020. In addition, new development is required to comply with CALGreen building standards, the City's Water Efficient Landscape Ordinance, and the Climate Action Plan. |
| H-G-4 | Reduce the amount of water used, encourage the use of recycled water for landscaping where available, and require compliance with the city's Water Efficient Landscape Policy | Ongoing | The City continues to implement WELO standards for new construction and administers rebate programs for turf replacement. |
| H-G-5 | Continue to require the use of fuel-efficient heating and cooling equipment and other appliances, in accordance with the city's green building program. | Ongoing | The City continues to implement CALGreen building standards and select Tier 1 standards for energy efficiency in new construction. CALGreen building standards are required also for additions and remodels. The City adopted all-electric reach code standards effective January 1, 2020 which are applicable for most new residential development. |
| H-G-6 | Continue to fund energy conservation through the Housing Authority's rehabilitation loans and develop programs to assist low-income households and rental properties in meeting weatherization and energy conservation needs. | Ongoing | The Housing Authority continues to utilize its affordable housing funds to construct new, energy efficient units and to rehabilitate residential units to include energy efficiency. Tracking improvements for energy efficiency will be considered in the future. |
| H-G-7 | Work with organizations specializing in green building measures to develop public-private partnerships supporting energy efficiency retrofit programs for existing residential structures. | Ongoing | The City continues to participate in the County's Property Assessed Clean Energy loan program for energy efficient retrofits of existing residential structures. |
| H-G-8 | Increase local energy awareness | Ongoing | Ongoing updates to City web resources to direct residents and developers to opportunities for energy efficient rebate programs, Property Assessed Clean Energy retrofit programs, and other energy efficiency resources. |