



# Request for Council Authorization LEAP Grant Application

City Council Meeting  
June 16, 2020

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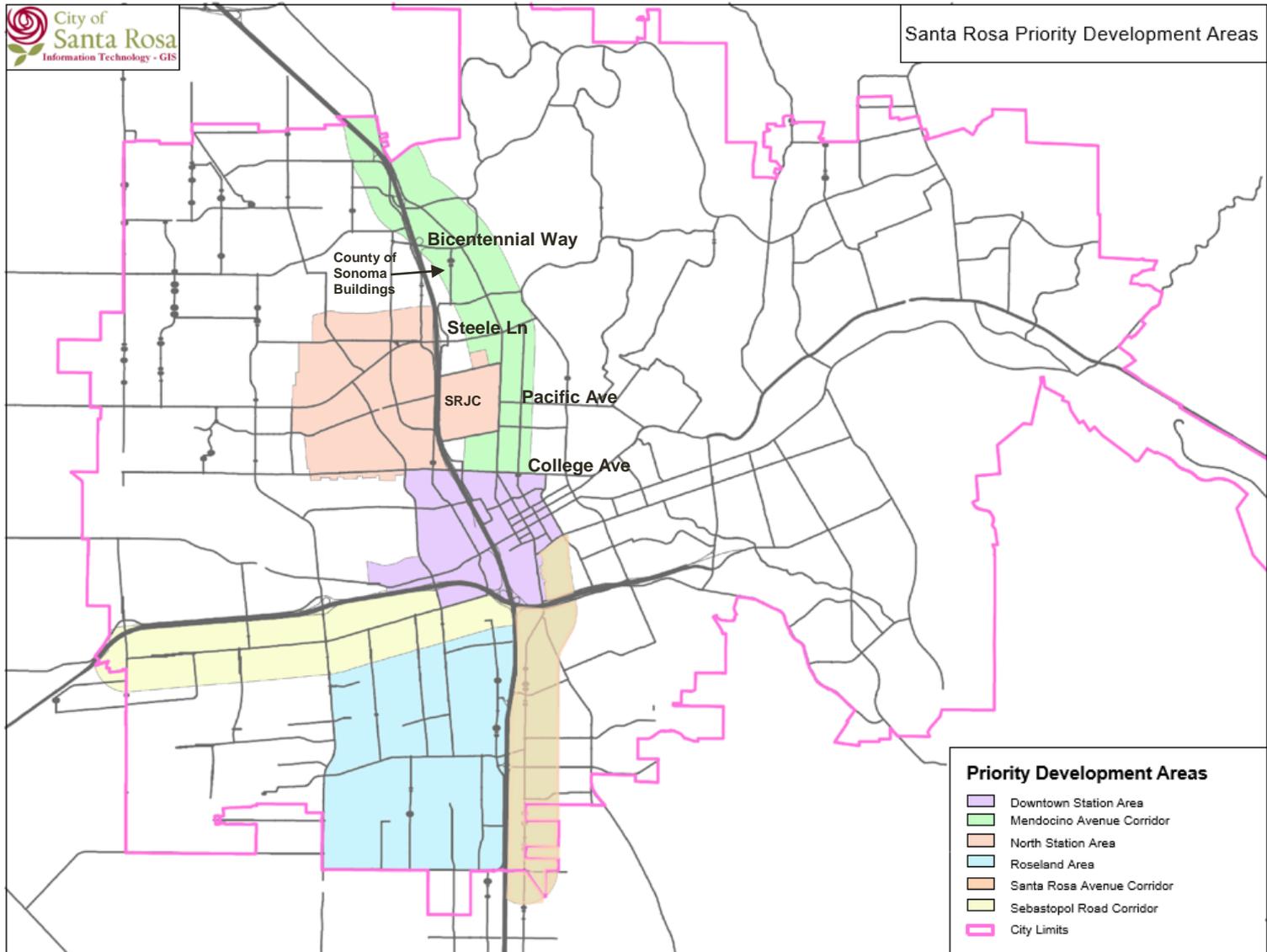
# BACKGROUND

- Assembly Bill 101 (AB 101) – to increase housing production within State
  - Technical assistance, preparation and adoption of planning documents, and process improvements to accelerate housing production and enable compliance with regional housing needs assessment
- Resolution to authorize filing of an application for \$500,000 grant for a Mendocino Avenue Specific Plan
  - Anticipated to accelerate the production of housing within the general area of the existing Mendocino Avenue Corridor Priority Development Area (PDA)
  - Boundaries to be defined by public process

# BACKGROUND

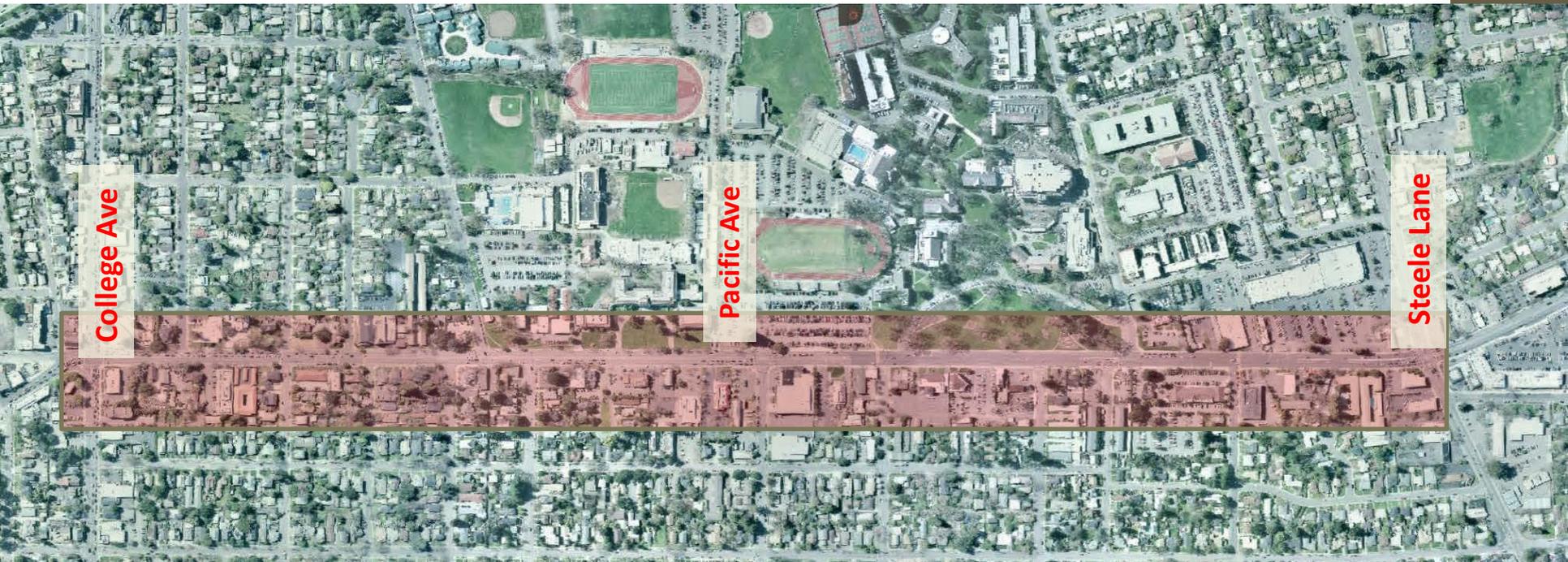
- PDAs established through the Metropolitan Transportation Commission/Association of Bay Area (MTC/ABAG)
- Leverage existing infrastructure, must be within a half-mile of frequent transit and in area planned for housing and job growth
- Eligible for various funding opportunities from the State and provide compliance with regional and state law

# BACKGROUND



# SPECIFIC AND CORRIDOR PLANS

- Existing PDA Plans:
  - Downtown Specific Plan (Update in Process)
  - North Santa Rosa Station Area Plan
  - Roseland Area/Sebastopol Road Specific Plan
  - Santa Rosa Avenue Corridor Plan
  - Mendocino Avenue Corridor Plan



# PLANNING INITIATIVE

- Mendocino Avenue Specific Plan
  - Detailed evaluation of existing conditions and will address land use, circulation, and design
  - Boundary of this Specific Plan has not yet been identified but will be determined in the early phase of Specific Plan process
  - Anticipated to analyze an alternative area to determine where increased residential densities and land uses changes would be advantageous
  - Benefits include streamlined review, Environmental Impact Report for CEQA compliance

# RECOMMENDATION

- It is recommended by the Planning and Economic Development Department that the Council, by resolution, authorize the submission of a non-competitive Local Early Action Planning (LEAP) Grant application for State funding, in the amount of \$500,000, to create a Mendocino Avenue Specific Plan to accelerate or incentivize the production of housing and to authorize the Assistant City Manager to execute a Standard Agreement with the State of California.

# QUESTIONS

**Amy Nicholson, Senior Planner**

Planning and Economic Development

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