
Resilient City Development Measures Zoning Code Text Amendment

April 3, 2018

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- Zoning Code text amendment to add Chapter 20-16, Resilient City Development Measures
 - ✓ Address housing needs and economic development Citywide following the fires of October 2017
 - Specific to various housing types, lodging and childcare facilities
 - ✓ Effective for a 3-year period

- October 2016: Council accepted the Housing Action Plan, addressing ongoing unmet housing needs
- June 2017 and February 2018: Council priorities adopted – comprehensive housing strategy
- October 2017: Tubbs and Nuns Fires damaged or destroyed approximately 3,000 homes and 100 commercial structures within the City
- October 9, 2017: City Manager proclaimed a local emergency – ratified by Council on October 13th

- October 24, 2017: Council adopted urgency ordinance adding Resilient City (-RC) Combining District
- December 5, 2017: Council study session regarding Resilient City Ordinance and ways to streamline and expedite housing and other needs Citywide
- February 1, 2018: Design Review Board report
- February 8, 2018: Planning Commission unanimous recommendation of approval

Ordinance: Temporary Housing

- -RC District addresses temporary housing in fire impacted areas only
- Zoning Code requires a Temporary Use Permit elsewhere, limited to 12 months
- Proposal:
 - ✓ Allow temporary housing, with a Temporary Use Permit, for 3 years
 - ✓ Provide development standards and notification

Ordinance: Temporary Structures

- Requests for other types of temporary structures outside of the fire impacted areas
- Zoning Code requires Temporary Use Permit, limited to 12-months
- Proposal:
 - ✓ Allow temporary structures (classrooms, offices or similar), for 3 years
 - ✓ Notification required

Ordinance: Accessory Dwelling Units

- -RC District allows construction of ADUs prior to the single-family residence
- Proposal: Allow Citywide
- Includes clarifying language regarding applications for the legalization of existing ADUs

Ordinance: Reduced Review Authority

- To incentivize housing and other uses, reduce the review authority for the following:
 - ✓ Agricultural Employee Housing
 - ✓ Community Care Facilities
 - ✓ Child Day Care – large family (home)
 - ✓ Child Day Care Center
 - ✓ Mobile Home Park
 - ✓ Mobile Home/Manufactured Housing
 - ✓ Multi-Family Dwelling
 - ✓ Residential Component of a Mixed-Use Project
 - ✓ Single-Family Dwelling
 - ✓ Single-Family Dwelling – Attached
 - ✓ Single room occupancy facility
 - ✓ Small lot residential project

- Reduce from Major Design Review to Minor, regardless of size or location:
 - ✓ Child day care
 - ✓ Lodging
 - ✓ Mixed-use (that includes residential)
 - ✓ Multi-family residential
 - ✓ Single-room occupancy facility
- Reduces processing time
- Projects 10,000 sq. ft. or more, or in a visually sensitive location, concept review would be required
- Final Design Review delegated to staff

Review Authority Chart

STEPS TO A DECISION	REVIEW AUTHORITY		
	Director Decision	Zoning Administrator (ZA)	Design Review Board (DRB) Planning Commission (PC)
Public Notice		✓	✓
Public Meeting		✓	✓
Public Hearing		✓(1)	✓
Resolution Prepared		✓	✓
Staff Report Prepared			✓
Presentation at Public Meeting		✓	✓
Lead Time to Public Meeting	N/A	16 days	25 days
Appeal	✓	✓	✓
Appeal Body	DRB for Design Review PC for Use Permit	DRB for Design Review PC for Use Permit	City Council

Notes:

(1) If requested by a member of the public.

Ordinance: Changes to Approved Project

- Code currently requires any change to an approved project be acted on by the Zoning Administrator
- Proposal: Director approval for changes to approved residential, lodging and child care facilities, if the project meets the standards
- Notification required prior to approval
- Projects that do not meet the standards would return to the original review authority

Board/Commission Review and Recommendations

- February 1, 2018: Design Review Board report
- February 8, 2018: Planning Commission unanimous recommendation for approval, with minor changes:
 - ✓ On-site management for temporary housing only for 5 or more units
 - ✓ Duration for temporary housing and structures 3 years from date of approval
 - ✓ Reduced Review Authority: Eliminate Open Space Zoning Districts and emergency shelters

- The Commission considered comments made by the Design Review Board; below are the main issues discussed:
 - ✓ Clarify that a project can be elevated to a higher review authority
 - ✓ Incorporate a Design Review Board member into the Zoning Administrator process
 - ✓ Provide regular reports on progress related to the ordinance

- Notice in Press Democrat
- Notice e-mailed to:
 - ✓ City Council
 - ✓ Planning Commission
 - ✓ Design Review Board
 - ✓ Community Advisory Board
- Posted on City social media pages
- Posted at City Hall
- Website: <https://srcity.org/2802/Resilient-City-Development-Measures>

- Adoption of the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to:
 - ✓ CEQA Section 15269(a) and (c) – state of emergency
 - ✓ CEQA Section 15061(b)(3) – common sense exemption
 - ✓ CEQA section 15183 - consistent with community plan, general plan or zoning
 - ✓ CEQA Section 15282(h) – second units

It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council:

- Introduce an ordinance amending Title 20 of the Santa Rosa City Code, adding Chapter 20-16, Resilient City Development Measures, to address housing needs and economic development within the City of Santa Rosa following the Tubbs and Nuns fires of October 2017.

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