

Program 4f | AMEND HILLSIDE DEVELOPMENT STANDARDS TO ADD FLEXIBILITY

PURPOSE: Identify and prepare process and policy amendments that strengthen the intent of the ordinance, and by creating efficiencies, clearer policy language, flexibility for innovated solutions, and better coordination between the City's Zoning Administrator, Boards and Commission for these permits.

AREA OF STUDY:

- *Conduct engagement with key stakeholders including the public, the Design Review Board and Planning Commission to identify key issues and areas of needed reform. Hold a public forum in addition to joint sessions with Board and Commission.*
- *Prepare draft zoning code text amendments for process reform and utilize graphics and/or photographic examples to increase public understanding of amendments.*
- *Considerations may include: expansion of exemptions or Over the Counter review, reduction of review authority (Planning Commission to Zoning Administrator) where appropriate, amending of ambiguous language, clarification of standards but also allowing innovation/flexibility, addressing application of ordinance to parcels, created prior to hillside ordinance adoption, application of ordinance to accessory structures, or structures that are not highly visible or impact a sensitive or visually prominent land feature.*
- *Prepare and execute environmental review per California Environmental Quality Act (CEQA) standards, staff reports, resolutions, and presentations for Design Review Board, Planning Commission and City Council*

STEPS:**Month one and two:**

- Evaluate existing policies and resources; synthesize information.
- Hold public stakeholder meetings and conduct staff interviews. Coordinate a field trip for Planning Commission and Design Review Board focused on hillside development examples throughout Santa Rosa.

Month three and four:

- Develop a menu of reform concepts, looking at zoning code and design guideline text amendments, with graphics.
- Hold the first of two joint workshops with Planning Commission and Design Review Board; provide forum for public comments.

Month five and six:

- Prepare and post draft amendments on website and notice public meeting. Hold second joint public meeting with Board and Commission.

Month seven and eight:

- Refine as appropriate after meeting, prepare for public hearing. Develop CEQA document. Hearings with Planning Commission and Design Review Board.

Month nine and ten:

- Hold public hearing at City Council for adoption.