

Maloney, Mike

From: Maloney, Mike
Sent: Thursday, February 08, 2018 9:46 AM
To: _PLANCOM - Planning Commission
Subject: Late Correspondence 8.2 as of 9:45am
Attachments: ga_adc_resilient_code_PC_ltr_2_8_18 (1).pdf

Good Morning planning Commissioners.

Please see the below late correspondence and attached PDF. Both have been added to the legislative portal and your iPad.

Thanks,

-MM

Dear Santa Rosa Planning Commissioners and planning staff (copy to City Council),

Please find attached a comment letter from Greenbelt Alliance and the Accountable Development Coalition on the draft Resilient City Code that you are reviewing tonight, Feb. 8.

While we support expedited permitting and review for temporary and permanent housing, our main concern is about the need and impacts of applying the proposed to new commercial facilities across the city.

We also provide recommendations for adding provisions for affordability, incentivizing housing in the downtown areas, and for energy efficient construction.

Let us know if you have any questions.

Thanks for your consideration.

Teri Shore

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Teri Shore
Regional Director, North Bay

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Bay Area greenbelt lands are at risk of being lost to sprawl development. [Get the facts here.](#)



February 8, 2018

Ms. Patti Cisco, Chair
Santa Rosa Planning Commission
City Hall, 100 Santa Rosa Ave,
Santa Rosa, CA

via email

Re: Draft Resilient City Development Measures (I. Add Zoning Code Chapter 20-16)

Dear Ms. Cisco, and members of the Planning Commission:

Greenbelt Alliance and the Accountable Development Coalition urges you to consider the following comments and suggestions when deliberating on the proposed draft Resilient City Development Measures. We understand that the proposed new short-term (3-year) citywide code was intended to build on the Resilient City Urgency Ordinance that was adopted to expedite rebuilding in the burned areas of Santa Rosa.

Greenbelt Alliance's mission is to fully protect the Bay Area's 3.6 million-acre greenbelt of natural and agricultural lands; direct all new development into already urbanized areas; and support urban development that benefits residents across the socio-economic spectrum.

The Accountable Development Coalition works to insure that residential and commercial development addresses housing and transportation needs of all residents, respects the environment, and promotes the economic well-being of our workforce. Our coalition includes a broad range of community stakeholders, including environmentalists, housing advocates, labor unions, public health organizations, and social justice advocates.

Housing and Temporary Structures - Supported

Our organizations support the need to expedite temporary housing for fire survivors and recovery workers and the construction of new permanent and affordable housing in the City of Santa Rosa. We also recognize the need to allow commercial temporary structures such as for schools and construction offices in the aftermath of the fires to meet the immediate needs of the city and its residents. Please ensure that temporary housing allowed under this ordinance serves these specific fire recovery needs and are not used for other purposes such as vacation rentals or other enterprises.

We urge the Planning Commission to recommend that an affordability standard is added to the ordinance to apply to the temporary housing and new housing of at least 20 percent or 30 percent if on city or public agency owned land. Right now there is no mention of specific affordability thresholds in the ordinance.

We also urge the Planning Commission to recommend that the ordinance specify that temporary structures of all types and new housing be concentrated in the downtown and in Priority Development Areas. In addition, please consider that the city provide incentives such as recommended in the original staff presentation on the Resilient City Ordinance to the Council in December:

- Incentivize downtown/station area housing: Allow housing impact fees to be charged per \$/square foot versus per \$/unit

The ordinance could be improved by providing incentives for temporary and permanent housing that is energy and water efficient and low waste. It could provide an opportunity to test new types of housing such as shipping containers, tiny homes, rammed earth, straw bale and other potentially environmentally friendly temporary and permanent housing structures.

Quantify Ordinance

Please also ask staff to quantify the number of temporary housing units and non-housing units that they expect to be permitted under this ordinance. If possible, the siting of the temporary units should be provided on a map that is made available to the public for review. Right now it is not clear what the demand is for the housing, particularly since FEMA has determined very little need for temporary housing for fire survivors at this point in time.

The number and location of new permanent housing that may be generated by this ordinance should also be quantified by the staff and mapped for viewing by the public.

Removal of Temporary Units

The city needs to ensure that temporary units allowed under this ordinance are removed within the three-year term. If any of the temporary units are going to be allowed to become permanent, these needs to be addressed in the ordinance.

Permanent Commercial Uses Needs Separate Ordinance More Public Review

Greenbelt Alliance and the Accountable Development Coalition is concerned that the case has not been made for expediting the use permit process or reducing design and public review for permanent new commercial structures across a wide range of zoning categories including child care facilities, farmworker housing, senior care facilities, lodging including motels or hotels and B & Bs, and mixed used development. These types of uses have the potential for significant impacts to neighborhoods that should be fully vetted through the existing public process.

The fact that such types of projects generally take several years to develop, it seems inappropriate to include them in a short-term three-year ordinance. New projects of this type are unlikely to be built any sooner than the replacements for those in the burned areas where permitting and review is already expedited.

Sweeping changes in the permitting and design review process for new commercial structures, if needed, would be better addressed in a separate, perhaps more long term ordinance that has gone out for extensive public review in the community.

Quantify Impacts

The Planning Commission in any case may want to seek more information from staff about the demand for new commercial facilities as described in the proposed Resilient City Ordinance and how many might be approved through the current or future ordinance and to provide a map of where they could be located in the city.

Resilient City Public Review Process Too Abbreviated

While we recognize the need for urgent action in response to the fires, we are concerned that the public process for the expanded Resilient City ordinance, given its magnitude, has been rushed. The concept was introduced in December 2017 to the City Council and the public in a single slide, but not discussed. See attached.

The comprehensive ordinance was published shortly before it went to the Design Review Board on Feb. 1. The minutes and review have not been publicly posted yet. So it is unclear what the result of the Design Review Board's deliberations.

Now it is going to the Planning Commission just a week later.

Greenbelt Alliance and the Accountable Development Coalition urge the Planning Commission to review the proposed ordinance with our concerns and suggestions in mind and to consider asking staff to come back with responses that may be reviewed in a subsequent public meeting before going to the City Council.

Thank you for your attention and consideration.

Sincerely,



Teri Shore
Greenbelt Alliance



Michael Allen
Accountable Development Coalition