

Jones, Jessica

From: Michael Burch [<mailto:mburch@scottag.com>]

Sent: Friday, February 02, 2018 8:28 AM

To: _CityCouncilListPublic <citycouncil@srcity.org>; _PLANCOM - Planning Commission <planningcommission@srcity.org>

Cc: Rose, William <WRose@srcity.org>; Hartman, Clare <CHartman@srcity.org>; Jones, Jessica <JJones@srcity.org>

Subject: DRB - Re: 6.1 ZONING CODE TEXT AMENDMENT REPORT

Good Morning-

I wanted to forward my own informal list of comments regarding the draft Resilient City Development Measures ordinance. The DRB reviewed this as a report item with Staff - zero public comment or attendance.

I believe in improving the process, I believe in defending the City's zoning code against neighborhood interests. I also believe strongly in making developers toe a fair and well understood line.

As drafted there are issues with this ordinance. Staff has been tasked with a difficult problem to solve. As a starting point this is essentially deregulation at the extreme. Public process is diminished and the City's exposure to perception of political influence is increased. There is no doubt a middle ground that will speed up the process can be developed.

As drafted, this ordinance will have an impact on temporary housing and structures. The sunset date should be adjusted to allow for a period of time for the permits to run rather than a fixed date from the start of the ordinance. Smaller pieces of the housing objective will likely be met through relaxing the review authority and "by right" projects for more zoning districts.

However, we need creative solutions to land the blue chip residential projects that will have the greatest impact. We need to qualify applications for completeness and financing. Staff should only be spending time and money on applications that will come to market. Impact fees, water and sewer hook up, the specter of Santa Rosa as a rent control city - these issues are hampering these projects from coming to market well before fear of the PC and the DRB.

Add to that - these are the projects that require thorough review by the PC and DRB. PC needs to make brave decisions to protect opportunity sites from lower density projects. The DRB must have authority over the design of projects at this scale.

Thank you for taking the time to consider my point of view. Please feel free to call or email to discuss.

Thank you.

Michael Burch
ScottAG
 Managing Partner

707 953 7157
mburch@scottag.com

1275 N. Dutton Ave.
 Santa Rosa, CA 95401

On Feb 2, 2018, at 7:59 AM, Burch, Michael <mburch@srcity.org> wrote:

I kept notes on a few of the items that came up yesterday. This is NOT a DRB response - My observations of suggestions only

Notes

1. Can we seat a DRB member or members with the ZA for ZA hearings.
2. Can DRB trigger final DR to come back to DRB - DRB discretion
3. Why are hotels, hospitality and B&Bs included? Understand the need but we are told by applicant s that these projects pencil now.
4. Is 3 years long enough for the life of this ordinance?
5. Can the City track the successes and failures of the program? Request reports
6. Affirm in this ordinance the ability of DRB to bring an applicant back for another Concept Review
7. Where is the analysis regarding how much housing and development will be created as a result of this ordinance?
8. Can we set thresholds for getting projects that will come to market more quickly. Qualify applications for completeness and financing.
9. Upgrade checklist for concept design review.
10. Reduce Design Review to 1 meeting but as a public hearing.
11. Concept design reviews before Planning Commission or land use action
12. Should ZA meetings be held in the evening to allow for greater attendance.
13. Try as an emergency ordinance first for a shorter time and then lock in for longer period.
14. Assign a planner to concept design review
15. Set a second threshold by sq. Ft. # of units and additional triggers for projects to follow the existing pasty of review authority.

Sent from my iPad

Jones, Jessica

From: Steve Birdlebough <scbaffirm@gmail.com>
Sent: Monday, February 05, 2018 12:16 PM
To: Jones, Jessica
Subject: Resilient City Ordinance -- Planning Commission Hearing Thursday
Attachments: Project for Temporary Apartments 2018-01-18.PDF

Thank you for your work on this ordinance, Jessica.

My comments below are directed to the parts of the draft that are intended to support temporary housing for the three thousand families displaced by the firestorms.

If you have questions, please call me at 576-6632.

Steve Birdlebough

On page one of the draft of Chapter 20-16, please reconsider the three year limitation on the ordinance insofar as it would affect financing of temporary dwelling units. If the ordinance expires in a short time, it will be almost impossible for builders to fund temporary housing. The financial model that we used for the attached Project for Temporary Apartments was based on three to six years of occupancy. We hear current estimates that it might be a decade before all of the housing destroyed by the wildfires is replaced.

Since many proposed housing projects take five or ten years to break ground, it seems reasonable to permit temporary housing on such sites for longer than three years.

Also on page one, Temporary Housing, paragraph A, line 2, consider replacing "converted storage containers" with "converted cargo containers." Storage containers are commonly much smaller than cargo containers, and may lack the structural strength of cargo containers.

On page three, please clarify that off-site parking rented by the temporary housing tenants will be considered if necessary to make housing units affordable for working families.

Also on page three, consider revising paragraph 6 so that it does not appear to rule out housing units that are off the electric grid, that have on-site water storage, or that employ holding tanks for sewage, or properly maintained composting toilets. Such innovations do need to be used with sound discretion, but if the ordinance seems to bar them, financing of temporary housing on some sites will not be feasible.

Also on page three, in item G. Duration of Use, please consider deleting the fixed time limit. Each project will have its particular schedule and funding horizon. A three year limit would prove far too restrictive for some needed projects, and it could cause lenders to decline funding of projects subject to the ordinance.

The ordinance needs to offer builders of temporary housing a realistic way to amortize the cost of the housing, with reasonable rent for the occupants.



SONOMA COUNTY TRANSPORTATION & LAND USE COALITION

February 7, 2018

Patti Cisco, Chair
Santa Rosa Planning Commission
City Hall, 100 Santa Rosa Ave,
Santa Rosa, CA
Via email

Re: Draft Resilient City Development Measures (Chapter 20-16)

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

Thank you for this opportunity to comment on the elements of the proposed ordinance to support temporary housing in Santa Rosa. It is important to attract displaced residents back into the city and to reduce the traffic congestion caused by the firestorms. An ordinance that makes temporary housing feasible can be of significant help. It would be best to have a separate ordinance to address housing, independent of other issues.

To be successful, an ordinance on this subject needs to address three issues:

- 1 -- It must permit temporary work-force housing units to be affordable by design. The costs of capital investment for structures, parking, and any utility connections must be recognized, and minimized. Average wage earners in Sonoma County can afford about \$1,500 per month for housing and utilities and they may not have generous fire insurance benefits.
- 2 -- The process must enable speedy production and occupancy of units. Factory-built housing can be delivered within weeks after a housing site and funding sources are secured. The ordinance should recognize that much of factory-built housing is permitted at the State level, and the local process should be one that can be completed within a few days.
- 3 -- The City should be prepared to permit a large number of such units. The destruction of some 3,000 homes, together with a likely influx of carpenters, plumbers and electricians suggests that a significant number of families will be interested in temporary housing demand.

If you have questions regarding our recommendations on this matter, please contact Steve Birdlebough at 707-576-6632 or scbaffirm@gmail.com. Thank you for your dedication to the City's recovery from last October's disaster.

Sincerely,

A handwritten signature in black ink that reads "Willard Richards". The signature is written in a cursive, flowing style.

Willard Richards, Chair

Jones, Jessica

From: Crystal Santorineos <crysofmyk@gmail.com>
Sent: Wednesday, February 07, 2018 4:38 PM
To: Jones, Jessica
Subject: comments in regards to the public hearing on 2/8

Hello,

I was very encouraged to hear many of the proposed changes that would alleviate some of the housing stress that we are experiencing in the city after the October wildfires.

I would like to take a moment to mention something that I found lacking as I reviewed the proposed changes. Tiny Homes.

As a family who lost their rental home in the Tubbs fire, and are now facing rents that are \$800/mo higher than our previously high rent (that was already a strain to meet), I find myself drawn to Tiny Homes as a solution for our family, and I feel certain that others would as well. I am not talking about ADUs, although I think your proposals for those units will be very helpful. Because while my family could buy a parcel, and put a tiny home on it as an ADU to live in, we would be unlikely to then build a primary home within 3 years. I mean to make it easy for people to make tiny homes their primary dwelling on their own land. I have tried searching current regulations for this and cannot find them. The only news items I see are specifically in regards to the homeless issue.

I beg you to consider what measures the city might be able to take to make it easy for people to put a tiny home on a lot...and while I'm at it, there are prebuilt tiny homes that can be off grid, with composting toilets, grey water systems, and solar that would ideally get people living their lives again very quickly! I really don't want to have to move my family out of Sonoma County, but unless we find a way to get back on our feet and within budget quickly, I am afraid we will have to.

Thank you for your hard work in finding a solution to all of us who have been displaced, for those who were already struggling in an overly expensive market, and for the homeless population which has become an overwhelming issue here.

Best,

Crystal Santorineos



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

Sonia E. Taylor
306 Lomitas Lane
Santa Rosa, CA 95404
707-579-8875
Great6@sonic.net

6 February 2018

Patti Cisco, Chair
Casey Edmondson, Vice Chair
Vicki Duggan
Curt Groninga
Julian Peterson
Peter Rumble
Karen Weeks
Santa Rosa Planning Commission

Via email

Re: Planning Commission Agenda Item 8.2, 2/8/18 Meeting
Resilient City Development Measures

Dear Chair Cisco and Members of the Santa Rosa Planning Commission:

I have some very large problems with over half of this proposed ordinance.

As all of us know, there is nothing that upsets individual community members more, and which guarantees their instant political involvement, than when something that they were unaware of is suddenly being built/allowed in their neighborhood.

This proposed ordinance contemplates allowing a significant number of developments to be constructed/allowed “by right,” with only a Zoning Clearance required. There might be Design Review required, but only if there is a Building Permit required as part of the use, and many of the uses contemplated to be allowed “by right,” will often not have an associated Building Permit. (And, of course, design review is also contemplated to be limited by this proposed ordinance.)

I cannot understand how this proposed ordinance – originally to be about taking temporary measures to help address the housing crisis both in the fire areas and throughout the city – grew to be more about significant reductions in the opportunities for public input than about encouraging temporary housing.

It is essential that we develop a set of policies that encourage downtown growth and development over everything else, that legal affordability be demanded and required, and that we only move forward with the support of the entire community. This proposed ordinance achieves none of those goals.

My specific comments follow.

1. I believe that Section 20-16.030, Temporary Housing, is generally appropriate. We need the ability to legalize and quickly and safely site temporary housing.

However, I do not believe that this temporary housing should be allowed in “any zoning district.” I am beginning to sound like a broken record, but no housing of any sort – temporary or otherwise – should ever be allowed in any industrial zoning district. Industrial uses inevitably will conflict with housing, and when that happens, the industrial uses lose, and the housing uses drive limitations on the industrial uses resulting in noise limitations, etc.

No community can be healthy if it does not have industrial uses. Thanks to the new cannabis businesses, industrial uses are already being priced out of Santa Rosa, and are moving out of Santa Rosa. Without stringent protections to our necessary, valuable and essential industrial uses, we will find ourselves unable to – for example – process the trucks delivering all the Amazon packages we all so love.

My only other requested change to this section is to request the ability for a neighborhood to have a public hearing for input on these proposals. As it is now, the neighborhoods would be notified 10 days prior to a permit being issued, but have no ability to speak out and participate in a public forum, and that is unacceptable.

2. Which leads to one of the biggest issues I have with this entire proposed ordinance – there has been little to no public outreach to community members other than the development community. While we are in an urgent situation with regard to temporary housing, the proposals in this ordinance are extremely broad and would potentially have very long term impacts throughout Santa Rosa. The residents should have an opportunity to know and understand what is being proposed prior to adoption.

This proposed ordinance is moving so quickly that minutes for this week’s DRB board meeting on this subject have not yet been posted. I also understand that after whatever action you might take on this proposal, it is intended to send this to the City Council at their next available meeting.

If this ordinance only covered temporary housing, along with the ADU portion of this proposed ordinance (Section 20-16.050 – and I have no problems with that section, as long as any existing ADU is required to meet building codes for the health and safety of any resident), then I would be significantly less concerned about the speed.

But it doesn’t, and I am deeply concerned.

If you want to move swiftly, I would propose that you recommend to the City Council that they pass an ordinance containing only the first two provisions in this proposal, and that the remaining portions be sent out for broad community input – not just developer input – prior to passage. (BTW, asking that the CAB send these materials out to get input on 1/22/18, just 2 weeks prior to the DRB meeting, does not count as community outreach.)

3. This ordinance proposes extraordinary deregulation. I consider this unacceptable.

Section 20-16.060 A allows projects that now require a Minor Use Permit (MUP) to be built by right for a period of 3 years. First, although this is a time limited ordinance, every use in this section will be a permanent use, and will likely be around for a long time. The only review will be by staff in the obtaining of a zoning clearance. Although a zoning clearance is presumably still appealable to the Zoning Administrator, the fee for appeal is not insignificant, and the Zoning Administrator hearings are held during the day, at times when most people cannot easily attend.

Further, there is no community benefit required from applicants that would now receive these reduced fees/time periods for review, which is particularly egregious in light of the specific request of at least one City Council person that legally affordable units be demanded as a requirement of reduced fees/review periods.

Additionally, there is no requirement that applicants receiving these reduced fees/review periods have to prove their financial ability to actually perform. While I realize that the economy is a moving target, I am deeply tired of applications for projects that languish on the vine because of lack of funding, and of applicants who obtain entitlements with no intention of ever building the project, just to increase the value of the property so they can sell it.

Because this Section will indeed increase the value of property in every zoning district in Santa Rosa, there should be some requirement that those property owners give Santa Rosa (all of us who live and work here) something valuable in return, such as legally affordable housing, or another community benefit.

My final general concern about this Section is that there is nothing in the proposed ordinance anywhere that gives any preference to development in our city core. We need to prioritize development downtown, and this ordinance fails entirely to speak to that need.

I would request that you not approve this section going forward at this time.

With that said, I have the following specific comments about the “by right” uses proposed by this ordinance:

- a. Since, after the fire, we lost child care capability, which is very much a use we need in our community, I would find a much more limited proposal acceptable. Allowing a small child day care facility to temporarily expand to care for more children, with review to ensure that the facilities can safely accommodate more children, and that the additional traffic will not negatively impact the surrounding uses, would be something I could consider acceptable. I do believe, however, that any such proposed expansion should require notification to the neighbors, since – as we all know – there would be impacts from this expansion on the surrounding uses.
- b. I support duplexes being allowed by right in RR and R-1 zoning districts without a use permit being required, as long as the necessary parking is required, and there is review by the DRB.
- c. I would support Mobile Home Parks being allowed in a MH district with a MUP – in fact, they seem to be inappropriately located in this section since they currently require a Conditional Use Permit.
- d. As best as I can tell, after reviewing the zoning code, single family dwellings are already a permitted use in R-1 and RR residential Planned Development Districts.

As to the remainder of this Section, I believe that it is far too broad and over reaching, is unfair to people who currently live and work in Santa Rosa, and believe that it should be denied.

As to Section 20-16.060 B, which allows projects now requiring a full CUP to get approval with only a MUP, all of my comments, above, stand. As with subsection A of this proposed ordinance, I believe that this is also an egregious over reach, and should not be undertaken without a full and robust community outreach.

My specific comment to subsection B of this Section are as follows:

e. I can hardly wait until the public finds out that you are proposing that homeless shelters can be sited with a MUP and a Zoning Administrator approval in almost every single zoning district in Santa Rosa, from residential, through open space, through downtown and transit village. While I understand that the need for homeless shelters is extraordinary, I really don't think the way to achieve them is by sliding them in under the public's radar. Since I live within a couple of blocks of the needle exchange, the methadone clinic and the Gold Coin, I will admit to being very sensitive to this issue.

4. I have no idea why – in this time of urgency to replace housing lost in the fires – that this proposed ordinance gives any special preference to any type of lodging, whether bed & breakfasts or hotels/motels. I am absolutely opposed to their inclusion in this ordinance in any form. No evidence has been provided that shows any need for special favors to be shown to these commercial endeavors, and I believe that any reference to them should be removed from this proposed ordinance, and any future ordinance.

5. With regard to Section 20-16.070, I am opposed to reduced design review oversight for permanent structures – and particularly because the reduced oversight is proposed for large buildings that will have an impact on our city for decades into the future. Design review is an essential and critical component of our ability to grow successfully and be an attractive place both for current residents and to attract future investments.

Further, subsection B of this Section is a completely out of place proposal to wrest DRB's ability to do final design review away for every single project coming forward. This is not only not made clear – given the context of its insertion in this proposed ordinance, it appears that it could only reference projects contained in the ordinance – but it's just a bad idea.

While there may be ways to reduce the time burden on applicants of design review, it is often the only place where a member of the public can participate. It is unacceptable to remove public input from decisions that are being made about large permanent projects that will affect our city for decades to come.

Please remove this entire Section from the proposed ordinance.

6. I have no idea what the genesis of Section 20.16-080 is, but it, again, appears to favor developers of larger projects in Santa Rosa, with the intent of reduce the public's ability to understand what is being done in their city. I am opposed to this section being contained in this proposed ordinance.

Please remove this entire Section from the proposed ordinance.

In closing, I believe that this ordinance was poorly thought out, has had inadequate public input, and would request that your recommendation to the City Council be that they only consider the first two sections of the proposed ordinance at this time. The remaining sections should be fleshed out, fully vetted by the public, and the rationale for their existence should be thoroughly explained.

Again, it is essential that we develop a set of policies that encourage downtown growth and development over everything else, that legal affordability be demanded and required, and that we only move forward with the support of the entire community. This proposed ordinance achieves none of those goals.

Thank you for your consideration. Please do not hesitate to contact me if you have any questions.

Sincerely,

Sonia E. Taylor

Cc: Mayor Chris Coursey
Vice Mayor Chris Rogers
Councilmember Julie Combs
Councilmember Ernesto Olivares
Councilmember John Sawyer
Councilmember Tom Schwedhelm
Councilmember Jack Tibbetts
David Guhin, Director of Planning and Economic Development
Clare Hartman, Deputy Director, Planning
Jessica Jones, Supervising Planner
Kevin McCallum, Press Democrat
Paul Gullixson, Press Democrat
Greenbelt Alliance
Accountable Development Coalition
Sonoma County Conservation Action
Sonoma County Transportation and Land Use Coalition
Housing Advocacy Group

Jones, Jessica

From: Michael Burch <mburch@scotttag.com>
Sent: Friday, March 23, 2018 10:13 AM
To: _CityCouncilListPublic
Cc: Rose, William; Hartman, Clare; Jones, Jessica; Guhin, David; CMOOffice
Subject: April 3rd - Item 15.2 - Draft ordinance - Resilient City Development Measures

Dear Mayor and Council Members-

Prior to the Planning Commission hearing, I made several points regarding the Design Review portion of this proposed ordinance. Below, I outline further thoughts and recommendations to guide the Council's action on this item.

I have been a member of the DRB for over 4 years and the Chair since late 2015, and these thoughts reflect my personal insight and experience. The opinions expressed here are my own, not a reflection of the DRB as a whole. A transcript or recording of the DRB meeting should be available, and Staff should provide notes on the full boards' comments.

The DRB reviewed the draft ordinance as a report item. As you know, we are only offered the opportunity to provide opinions, and we cannot recommend revisions. The Planning Commission held a public hearing where edits to the proposed ordinance could be presented. The Commission only made edits to zoning issues, and were clearly reticent to make changes to the design review portion of the document. As one would imagine, the DRB would have had little to say about the zoning changes.

The four paragraphs titled - Modifications to the Design Review Process - will assign the review of Santa Rosa's most important projects - in our most critical areas of development to a single staff member. The review of architecture, landscape design and application of the design guidelines for the projects listed in that section will be handled by the Zoning Administrator. The ZA is a staff planner - Not an architect, not a design professional.

The DRB process works as follows:

1. Concept Design Review - Not required, no staff report, not a public hearing
2. Preliminary Design Review - The actual public hearing and critical approval
3. Final Design Review - Often a simple checklist of items for the applicant to clean up from the preliminary design review process, often delegated to staff.

When an applicant submits a package that meets the submittal checklist, the process does not require all three steps and moves forward efficiently. Staff has done a great job of getting applicants to bring robust packages to Concept Design Review hearings to walk through with the DRB. When this is accomplished, most projects are granted Preliminary and Final Design Review or Final deferred to staff at their next meeting.

The DRB was told that the proposed changes to the design review process will save several months for each application. Where is the time saved with the elimination of a public hearing for Preliminary Design Review? Doesn't the same work need to be accomplished for a ZA hearing? Shouldn't compliance with CEQA, reports from all City departments, and detailed analysis of projects of these projects be carried out before the ZA hears the item? How does the ZA handle this new workload? Look at the workload added just with the items from the zoning portions of the ordinance now in the ZA's court. Staff assured the DRB that this single City staff member could handle this load. I am not sure this is the case or whether timelines will actually be shortened for applications. I am concerned that further strain on Staff compromises the success of great projects that we all want to come to fruition in Santa Rosa.

I will concede that some smaller projects might be fine without formal DRB input. Consider larger items –the bulk of DRB’s focus— from the past few years: DeTurk Winery residential, North Street Apartments, 4th Street 8-story residential, senior care facilities, several hotels, and numerous revived multi-family projects with expiring maps for which the developer needs to make design updates. Consider items anticipated over the next 3 years: St. Rose neighborhood homeless services project, Sutter Hospital site, density driven projects inside and outside of the station areas. Staff has assured me that any project requiring a higher level of review authority will be kicked up to the current review process. This seems to politicize the process and put the Council and Staff in a difficult position regarding those projects to be elevated and those which will not.

If the Council chooses to follow the path of the draft ordinance I would suggest that the submittal requirement for Concept Design Review be referenced in the language of the ordinance. Further, there should be a requirement for some level of staff report for that meeting as well. For larger projects that would require only Concept Design Review there must be a robust presentation and enough information for the DRB to provide a thorough review and carry out the Council’s objectives. Currently, the submittal checklist for Concept Design Review is being completed at a very low standard by many applicants and there is not a staff report of any kind for the Concept Design Review meeting. As one might expect, applicants who communicate effectively with staff and DRB generally bring the highest quality projects. Applicants who are unwilling to provide high quality documentation and communication generally propose lower quality projects.

I support density (increased building height, increased lot coverage, parking reductions, rezoning, developing transit infrastructure and fighting NIMBYism), but we cannot go into this process without control of the livability of our City. We need to bring these projects to market quickly, but we cannot look back and see deficiencies in projects that were built in this 3-year period. In my opinion, the current Design Review process should remain intact. The changes to the review authority for the zoning items in the draft ordinance are essentially up-zoning which will speed up the process and provide new opportunities for applicants. This will allow more time for the design review process to help developers build what the City of Santa Rosa needs and build it with citizen’s well-being in mind.

Thank you.

Michael Burch



HOUSING TASK FORCE

March 27, 2018

Santa Rosa City Council
100 Santa Rosa Avenue, Room 10
Santa Rosa, CA 95404

Resilient City Development Measures
Zoning Code Text Amendment
File Number REZ17-013
City Council Approval

The Housing Task Force, comprised of the Sonoma County Alliance, NORBAR and the Santa Rosa Metro Chamber of Commerce has reviewed the staff report to both the Design Review Board and Planning Commission. Reading the background section in the staff report leading up to these proposed zoning code amendments is enough on its own to support these changes.

We believe that some areas could be improved to create more certainty and increase the likelihood of implementation of important short term resources, which will be necessary for the rebuild effort, coupled with the need to continue with new development. The ability for approval under the ordinance at three years appears acceptable and adequate as a starting point with Council considering extensions in the future. The Planning Commission took the measure a step further in the right direction within their resolution by decoupling the Ordinance sunset and the expiration of approved temporary housing and temporary structures. We still ascertain that expiration 3 years after approval does not provide for enough time to implement larger scale efforts and recoup the upfront costs of such efforts.

Challenge:

We believe that these recommended Zoning Code Amendments were created from the pretense of assisting those displaced by the October fires, which is valiant and commendable in and of itself. Taking a broader look at the need is critical. There will be a need for longer term temporary housing and structures to accommodate housing for out of the area construction workers, potential for temporary training centers and gathering places to name a few. These larger facilities will require much more upfront costs and planning to implement and therefore require a longer sunset to recoup those costs and hopefully provide some return on investment to increase property owner's interest in providing said temporary facilities.

Example:

From the perspective of a property owner; I wish to place 96 RV's on my 8 acre commercial lot. There are two different costs to consider in pursuit of providing temporary housing; 1). The Opportunity Cost of not doing something else with my property and my time spent on this pursuit; 2). The actual cost of obtaining approval and building the infrastructure to support temporary housing. I first have to work through the business plan; next I need to hire engineering consultants to map it out on paper for submittal to the city. Let's say that takes 4-months. Assuming zoning approval (entitlement) takes 2-months, I can then start building permit drawings for the necessary infrastructure. Let's say building permit drawings take an additional 2 months with permit review and approval taking an additional 2 months. Now we are 10-months into the project and I have not yet put a shovel in the ground. All told, I am likely invested at a hard dollar amount of \$125,000 and at an opportunity cost of 10-months having not pursued anything else. Let's say infrastructure improvements take 3 months for a total cost of \$2,706,586 (See Addendum 1) and it takes an additional 6 months to get to full occupancy, we are 19 months into the project and 9 months into the 3 year expiration. That leaves 2 years and 3 months left for occupancy to recoup my investment and hopes to have a normal rate of return as well. At stabilized occupancy with a 2 year - 3 month loan repayment on the investment total and considering a 10% pre-tax rate of return, the minimum monthly charge for each RV space would be \$2,022. Nearing the end of 2 years and 3 months remaining, we realize that we still need these workers for an additional 7 years! That means we will need to be granted an extension, which will require the entire ordinance to be extended and/or every single project built under the ordinance, either of which will require City Council approval as written.

With a 9 year and 3 month loan repayment on the investment total and considering the same 10% pre-tax rate of return, the minimum monthly charge for each RV space would be \$1,162. This is a much more affordable rate, which will increase the likelihood of workers coming to the area for the rebuild effort. A significant assumption made with these scenarios is that I own the property debt free upon beginning this endeavor and have provided no rate of return on that value. In addition, the costs do not reflect a site that requires environmental mitigation fees, which could be upwards of \$1,600,000 on an 8 acre site.

Looking at the situation from the temporary housing occupants' perspective; would I travel to an area for work, all knowing that the work will take longer than three-years, but also knowing that I will have to find new temporary housing after the initial three years with no guarantee of any being available?

Keep in mind that the 96 RV space scenario only provides for 192 working persons assuming 2 adults per RV. We will need several of these projects viable to make a dent in the temporary housing need for the rebuild. All the more reason to look at creating more certainty in your action on this ordinance.

Request:

Section 20-16.030 Temporary Housing Item 6 G. Duration of Use and Section 20-16.040 Temporary Structures Item F. Duration of Use:

Recommendations:

That the duration be ten (10) years from the building permit issuance date.

That the property owner is responsible for creating and implementing a two (2) year plan for vacating the property prior to expiration of the temporary use permit.

Rationale:

Provides certainty and increases the potential for return on investment for private temporary housing developments. Will reduce City staff time in processing extensions, which will be inevitable with a shorter duration. The two year vacating plan will help transition the parcel back to its original use (likely a vacant lot) and will not flood the market with the occupants looking to find other means of housing during transition.

Potential Variations to Consider:

Tier the expiration for temporary housing and temporary structures.

1-10 units: 5-years from approval of building permit.

10+ units: 10-years from approval of building permit.

Rationale:

Earlier sunset for less costly temporary structures/infrastructure, sites which would likely have all existing or more temporary sewer/water/electricity needs. This shorter expiration would also cover all of those lot owners who choose to live on the lot in an RV while their home is being rebuilt.

Provide longer term sunset for more costly temporary structures/infrastructure. Again, creating more of an incentive for larger projects to house more workers, while allowing for the property owner to recoup upfront costs and make a return on the investment.

Support:

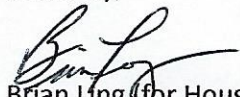
This is an excellent first step and very much appreciated! The Housing Task Force supports the Santa Rosa City Council's approval of the zoning code amendments with consideration for the above mentioned recommendations.

Next up:

Can we, as a City, be bolder in our efforts to streamline the process from application to putting a shovel in the ground?

We thank City staff for their diligence in forwarding this proposed ordinance, and thank the City Council for approval of this ordinance and consideration of our recommendations.

Sincerely,



Brian Ling (for Housing Task Force)
CEO/Executive Director
Sonoma County Alliance

Enclosures:

"Addendum 1": Infrastructure Cost Breakdown for 96 RV space example

"Addendum 2": City Staff Report to the Planning Commission (referenced the background section)

"Addendum 3": Planning Commission and Water Department redline of the Proposed Ordinance

Budget**"Addendum 1"**

Project: Hypothetical Temporary RV Park
Location: City of Santa Rosa - City Limits
Description: Site Infrastructure for 96 RV Spaces on 8 acres

CSI Division	Description	Quantity	Unit	Unit Cost	Budget
1851	Engineering Consultants	1	ls	\$125,000.00	\$125,000.00
2000	Sitework	348480	sf	\$1.75	\$609,840.00
2600	Site Electrical Main Utilities	1	ls	\$85,000.00	\$85,000.00
2600	Site Fire Water Main	1	ls	\$72,800.00	\$72,800.00
2610	Site Sewer Trench and Piping	2725	lf	\$55.00	\$149,875.00
2610	Sewer Laterals (96 connections)	1152	lf	\$55.00	\$63,360.00
2620	Site Gas Trench and Piping	800	lf	\$55.00	\$44,000.00
2630	Site Electric Trench and Conduit	800	lf	\$85.00	\$68,000.00
2640	Domestic Water Trench and Piping	2725	lf	\$55.00	\$149,875.00
2650	Fire Water Trench and Piping	650	lf	\$55.00	\$35,750.00
2660	Storm Drain System	2725	lf	\$55.00	\$149,875.00
2660	Bioretention areas	1	ls	\$90,000.00	\$90,000.00
2750	Base and Paving (26 foot wide drive isles)	70850	sf	\$3.50	\$247,975.00
2750	Base Rock Compacted (RV isles)	256630	sf	\$1.50	\$384,945.00
2900	Landscaping and Irrigation	21000	sf	\$4.25	\$89,250.00
Subtotal					\$2,365,545.00

1760	Contingency	10.00%	\$236,554.50
19000	General Liability Insurance	1.35%	\$31,934.86
19100	Contractor Overhead / Profit	7.50%	\$197,552.58
	TOTAL		\$2,831,586.93

Clarifications:

Based on an 8 acre site
Base and Paving is for drive isles only
Back Rock under RV spaces (no paving)

Exclusions:

Permit Fees
Hazardous Materials
Owner Signage
Phone and data
Consultant Fees
Soils Off Haul or Import
SWPPP Monitoring
Anything not directly stated in the line item budget
Final exclusions to be made part of a contract

"Addendum 3"

Proposed Ordinance

with Planning Commission and Water Department Recommended Changes in Underline/Strikeout

- I. Add Zoning Code Chapter 20-16, Resilient City Development Measures, to read and provide as follows:

Chapter 20-16

RESILIENT CITY DEVELOPMENT MEASURES

Sections:

20-16.010	Purpose.
20-16.020	Application of this Chapter.
20-16.030	Temporary Housing.
20-16.040	Temporary Structures.
20-16.050	Accessory Dwelling Units.
20-16.060	Reduced Review Authority for Certain Uses.
20-16.070	Modifications to the Design Review Process.
20-16.080	Changes to an Approved Residential, Lodging or Childcare Facility Project.

20-16.010 Purpose.

The Resilient City Development Measures are intended to address housing needs and economic development within the City following the Tubbs and Nuns fires of October 2017.

20-16.020 Application of this Chapter.

Notwithstanding any other provisions of the City Code, the following provisions shall control and prevail for a period of three (3) years from the effective date of this ordinance, until _____, 2021, unless otherwise amended by subsequent action of the Council.

20-16.030 Temporary Housing.

- A. Temporary housing. Temporary structures for habitation, including, but not limited to, trailers, recreational vehicles, manufactured homes, tiny homes, converted storage containers and similar configurations are permitted on residential and non-residential parcels with the approval of a Temporary Use Permit, in any zoning district.
- B. Application filing and processing.
 - 1. General. Applications for temporary housing shall be filed and processed in

compliance with Chapter 20-50 (Permit Application Filing and Processing). A Temporary Use Permit application shall include all information and materials required by the Conditional Use Permit application and Section 20-50.050 (Application Preparation and Filing), and the following additional information. It is the responsibility of the applicant to provide evidence in support of the findings required by Subsection E (Findings and decision), below.

2. Multiple Temporary Units. For proposals that include group quarters or multiple temporary housing units on a single residential or non-residential parcel, the application shall also include details of the operations of the use, including, but not limited to, a description of the following:
 - a. Number of proposed beds/occupants.
 - b. Cooking facilities.
 - c. Sanitation facilities and management thereof.
 - d. Power source and associated noise mitigation.
 - e. Site lighting.
 - f. Site security and management, including the number of staff on site at any given time.
 - g. Location of proposed parking.
 - h. On-going site maintenance.
 - i. Duration of temporary housing.
 - j. Clean-up/returning the site to its original condition following termination of the use.

C. Development standards.

1. Number of units permitted. The number of temporary housing units, either individual, single-family units or multi-bed/multi-tenant units, permitted on a parcel shall be determined through the Temporary Use Permit process.
2. Lighting. Adequate external lighting shall be provided for security purposes in compliance with Section 20-30.080.
3. On-site management. For proposals that include group quarters or multiple temporary housing units, with five (5) or more units on a single residential or non-residential property, at least one facility manager shall be on-site at all hours.
4. Sanitation facilities. The number of bathrooms and showers required on site shall be determined through the building permit process, and shall be consistent with the California Building Code.
5. Parking. Each temporary housing unit shall provide the number of automobile and bicycle parking spaces required by Table 1-1, except where a greater or lesser number of spaces is required through conditions of approval.

**TABLE 1-1 – AUTOMOBILE AND BICYCLE PARKING REQUIREMENTS
BY HOUSING TYPE**

Temporary Housing Type	Number of Parking Spaces Required	
	Vehicle	Bicycle
One single-family temporary housing unit	1 space per temporary housing unit	None required
Multiple temporary housing units	1 space per temporary housing unit, plus 1 space per on-site staff person	1 space per 4 temporary housing units
Group quarters (including multiple beds in a single temporary unit to be occupied by individuals)	1 space for each 100 sq ft of common sleeping area, plus 1 space per on-site staff person	1 space per temporary housing unit

6. Water and Wastewater Services. ~~Water, and wastewater and electrical service shall be available on the site proposed for temporary housing structures unless an alternative source is approved by Santa Rosa Water or the Planning and Economic Development Department, and in accordance with and complies with any applicable provisions of the California Building Code.~~
- a. Water – To protect the public water system, the appropriate approved backflow device shall be required. Initial testing certification of backflow devices is required and shall be performed by an entity as determined by the Director of Santa Rosa Water. ~~Permit and connection fees shall be waived.~~
- b. Wastewater – To protect public health, connection to the wastewater system is required. The Director of Santa Rosa Water will determine the appropriate connection requirement. ~~Permit and connection fees shall be waived.~~
- ~~b.c.~~ Water and wastewater connection/demand fees shall be waived for any temporary housing units under this ordinance but not beyond the duration of such temporary use. In the event of any such fee waiver, Santa Rosa Water will require an agreement from owner of the underlying property to assure termination of the connections at the expiration of the temporary use.
7. ~~Electrical Service—~~ Electrical services shall be available on the site proposed for temporary housing structures unless an alternate source is approved by the Planning and Economic Development Director, and is in accordance with any applicable provisions of the California Building Code. All temporary or permanent electrical service shall be located on the subject site.
- D. Building permit. A building permit is required for all temporary housing.
- E. Findings and decision. A Temporary Use Permit for temporary housing may be approved by the Director pursuant to Section 20-52.040.G (Findings and Decision).

- F. Post approval procedures. Post approval procedures for a Temporary Use Permit for temporary housing shall be as provided by Section 20-52.040.H (Post Approval Procedures).
- G. Duration of use. The duration of a temporary housing use shall be determined by the Director, but shall not extend beyond three (3) years from the ~~effective date of this ordinance~~date of approval of the Temporary Use Permit. It shall be the responsibility of the property owner to ensure that temporary housing units are vacated in accordance with law on or before expiration of the temporary use permit.
- H. Notification. At least ten (10) calendar days prior to taking action on any Temporary Use Permit application for temporary housing, the Director of Planning and Economic Development shall notify, by mail, all persons or entities as set forth in Section 20.66.020(C)(1). No public hearing shall be required.

20-16.040 Temporary Structures.

- A. Temporary structures. Temporary structures for classrooms, offices or other similar uses, including, but not limited to, use of trailers, mobile homes, converted storage containers or other similar configurations, are permitted on residential and non-residential parcels with the approval of a Temporary Use Permit, in any zoning district.
- B. Application filing and processing. Applications for temporary structures shall be filed and processed in compliance with Chapter 20-50 (Permit Application Filing and Processing). A Temporary Use Permit application shall include all information and materials required by the Conditional Use Permit application and Section 20-50.050 (Application Preparation and Filing). It is the responsibility of the applicant to provide evidence in support of the findings required by Subsection D (Findings and decision), below.
- C. Building permit. A building permit is required for all temporary structures.
- D. Findings and decision. A Temporary Use Permit for temporary structures may be approved by the Director pursuant to Section 20-52.040.G (Findings and Decision).
- E. Post approval procedures. Post approval procedures for a Temporary Use Permit for temporary ~~housing structures~~ shall be as provided in Section 20-52.040.H (Post Approval Procedures).
- F. Duration of use. The duration of a temporary ~~housing structures~~ use shall be determined by the Director, but shall not extend beyond three (3) years from the ~~effective date of this ordinance~~date of approval of the Temporary Use Permit. It shall be the responsibility of the property owner to ensure that temporary structures are vacated in accordance with law on or before expiration of the temporary use permit.
- G. Notification. At least ten (10) calendar days prior to taking action on any Temporary Use Permit application for temporary non-residential structures, the Director of Planning and Economic Development shall notify, by mail, all persons or entities as set forth in Section

20.66.020(C)(1). No public hearing shall be required.

20-16.050 Accessory Dwelling Units.

Except as identified herein, accessory dwelling units shall comply with the requirements of Section 20-42.130 (Accessory Dwelling Units), where allowed by Division 2 (Zoning Districts and Allowable Land Uses).

- A. Issuance of certificate of occupancy. Notwithstanding other provisions of this Zoning Code, an accessory dwelling unit within any residential zoning district may be constructed and occupied prior to the construction of a single-family dwelling on the same parcel, provided that a building permit for the single-family dwelling shall be submitted, and diligently pursued to completion.
- B. Existing accessory dwelling units constructed without permits. Applications to legalize an existing accessory dwelling unit that was constructed without the benefit of permits shall be subject to the same fees required for construction of a new accessory dwelling unit.

20-16.060 Reduced Review Authority for Certain Uses.

- A. Notwithstanding any other provision of this Code, the following uses shall be allowed by right within the zones identified and described herein and shall therefore not require any prior use permit:
 - 1. “Agricultural Employee Housing – 7 or more residents” is hereby a permitted use within the Medium Density Multi-Family Residential (R-2), Multi-Family Residential (R-3), and Transit Village-Residential (TV-R) Districts and associated multi-family residential Planned Development Districts, without requirements of a use permit.
 - 2. “Community Care Facility – 7 or more clients” is hereby a permitted use within the Medium Density Multi-Family Residential (R-2), Multi-Family Residential (R-3), Transit Village-Residential (TV-R), Office Commercial (CO), General Commercial (CG), Downtown Commercial (CD) and Transit Village-Mixed (TV-M) Districts and associated multi-family residential and non-residential Planned Development Districts, without requirements of a use permit.
 - 3. “Child Day Care – large family day care home” is hereby a permitted use within the Rural Residential (RR), Single-Family Residential (R-1), Medium Density Multi-Family Residential (R-2), Multi-Family Residential (R-3), Mobile Home Park (MH), Transit Village-Residential (TV-R), Office Commercial (CO), Neighborhood Commercial (CN), General Commercial (CG), Downtown Commercial (CD), Community Shopping Center (CSC), and Transit Village-Mixed (TV-M), ~~Open Space Recreation (OSR), and Open Space Conservation (OSC)~~ Districts and associated residential and non-residential Planned Development Districts, without requirements of a use permit.
 - 4. Duplexes (two-unit), which are defined in Section 20-70.020 (Definitions of Specialized Words and Phrases) as “multi-family dwellings” are hereby permitted uses within the

Rural Residential (RR), Single-Family Residential (R-1) Districts and associated single-family and rural residential Planned Development Districts, without requirements of a use permit. All other “multi-family dwellings”, including triplexes, fourplexes and apartments shall require the approval of a Minor Use Permit within the Rural Residential (RR), Single-Family Residential (R-1) Districts and associated single-family and rural residential Planned Development Districts.

5. “Mobile Home Park” is hereby a permitted use within the Mobile Home Park (MH) District, without requirements of a use permit.
6. “Multi-Family Dwelling” is hereby a permitted use within the General Commercial (CG) and Downtown Commercial (CD) Districts and associated residential and non-residential Planned Development Districts, without requirements of a use permit.
7. “Residential Component of a Mixed-Use Project” is hereby a permitted use within the Rural Residential (RR), Single-Family Residential (R-1), Medium Density Multi-Family Residential (R-2), Multi-Family Residential (R-3), Transit Village-Residential (TV-R), Office Commercial (CO), General Commercial (CG) and Downtown Commercial (CD) Districts and associated multi-family residential and non-residential Planned Development Districts, without requirements of a use permit.
8. “Single-Family Dwelling” is hereby a permitted use within the single-family and rural residential Planned Development Districts, without requirements of a use permit.

B. Notwithstanding any other provision of this Code, the following uses shall be allowed with the approval of a Minor Use Permit within the zones identified and described herein:

1. “Child Day Care Center (15 or more clients)” is hereby permitted with the approval of a Minor Use Permit within the Rural Residential (RR), Single-Family Residential (R-1), Medium Density Multi-Family Residential (R-2), Multi-Family Residential (R-3) Districts and associated residential Planned Development Districts.
2. “Community Care Facility – 6 or fewer clients” is hereby permitted with the approval of a Minor Use Permit within the Public Institutional (PI) District and associated non-residential Planned Development Districts.
3. “Community Care Facility – 7 or more clients” is hereby permitted with the approval of a Minor Use Permit within the Public Institutional (PI) District and associated non-residential Planned Development Districts.
4. ~~“Emergency Shelter” is hereby permitted with the approval of a Minor Use Permit within the Rural Residential (RR), Single-Family Residential (R-1), Medium Density Multi-Family Residential (R-2), Multi-Family Residential (R-3), Mobile Home Park (MH), Transit Village-Residential (TV-R), Business Park (BP), Light Industrial (IL), General Industrial (IG), Open Space Recreation (OSR), Open Space Conservation (OSC), and Public Institutional (PI) Districts and associated residential and non-~~

~~residential Planned Development Districts.~~

- ~~5. “Emergency Shelter—50 or fewer beds” is hereby permitted with the approval of a Minor Use Permit within the Office Commercial (CO), Neighborhood Commercial (CN), Motor Vehicle Sales (CV), Downtown Commercial (CD), Community Shopping Center (CSC), and Transit Village Mixed (TV-M) Districts and associated non-residential Planned Development Districts.~~
- ~~6. “Emergency Shelter—51 or more beds” is hereby permitted with the approval of a Minor Use Permit within the Office Commercial (CO), Neighborhood Commercial (CN), General Commercial (CG), Motor Vehicle Sales (CV), Downtown Commercial (CD), Community Shopping Center (CSC), and Transit Village Mixed (TV-M) Districts and associated non-residential Planned Development Districts.~~
- ~~7.4.~~ “Mobile Home Park” is hereby permitted with the approval of a Minor Use Permit within the Rural Residential (RR), Single-Family Residential (R-1), Medium Density Multi-Family Residential (R-2), Multi-Family Residential (R-3) and associated residential Planned Development Districts.
- ~~8.5.~~ “Mobile Home/Manufactured Housing” is hereby permitted with the approval of a Minor Use Permit within the Business Park (BP) and associated non-residential Planned Development Districts.
- ~~9.6.~~ “Multi-Family Dwelling” is hereby permitted with the approval of a Minor Use Permit within the Office Commercial (CO), and Business Park (BP), ~~and Open Space-Recreation (OSR)~~ Districts and associated non-residential Planned Development Districts.
- ~~10.7.~~ “Single-Family Dwelling” is hereby permitted with the approval of a Minor Use Permit within the Business Park (BP) and associated non-residential Planned Development Districts.
- ~~11.8.~~ “Single-Family Dwelling – Attached Only” is hereby permitted with the approval of a Minor Use Permit within the Office Commercial (CO), and General Commercial (GC), ~~and Open Space-Recreation (OSR)~~ Districts and associated non-residential Planned Development Districts.
- ~~12.9.~~ “Single room occupancy facility” is hereby permitted with the approval of a Minor Use Permit within the Rural Residential (RR), Single-Family Residential (R-1), Medium Density Multi-Family Residential (R-2), Multi-Family Residential (R-3), Transit Village-Residential (TV-R), General Commercial (GC), Downtown Commercial (CD), and Community Shopping Center (CSC) Districts and associated residential and non-residential Planned Development Districts.
- ~~13.10.~~ “Small lot residential project” is hereby permitted with the approval of a Minor Use Permit within the Single-Family Residential (R-1), Medium Density Multi-Family

Residential (R-2), Multi-Family Residential (R-3), and Transit Village-Residential (TV-R) Districts and associated residential Planned Development Districts.

20-16.070 Modifications to the Design Review Process.

- A. Design Review for Child Care, Lodging and Residential Development. Subsections 1 and 2, below, apply to the following uses: “child care day care”, “lodging – bed & breakfast inn (B&B)”, “lodging – hotel or motel”, “mixed-use development (that includes a residential component)”, “multi-family residential”, and “single-room occupancy facility”.
 - 1. Subject to the provisions of subsection A.2 below, Design Review approval for new development and major remodels, regardless of size or location, including visually sensitive locations as defined by Section 20-52.030 (Design Review), Table 5-2 (Design Review Authority and Notice Requirements), is hereby delegated to the Zoning Administrator, through the Minor Design Review process, on sites zoned for such uses.
 - 2. Prior to submittal of application for Design Review by the Zoning Administrator, Concept Design Review by the Design Review Board shall be required for new development and major remodels that involve 10,000 square-feet or more in total floor area, or are within a visually sensitive location as defined by Section 20-52.030 (Design Review), Table 5-2 (Design Review Authority and Notice Requirements), subject to City the requirements of Section 20-50.040 (Concept Review).
- B. Final Design Review for all projects requiring review by the Design Review Board is hereby delegated to the Director of Planning and Economic Development, following Preliminary Design Review approval by the Design Review Board.

20.16-080 Changes to an Approved Residential, Lodging or Child Care Facility Project.

Development or a new land use related to single or multi-family residential projects, residential small lot subdivisions, lodging or child care facilities, authorized through a permit or approval granted in compliance with Chapter 20-52 (Permit Review Procedures) of this Zoning Code shall be established only as approved by the review authority and subject to any conditions of approval, except where changes to the project are approved as follows.

- A. Application. An applicant shall request desired changes in writing, and shall also furnish appropriate supporting materials and an explanation of the reasons for the request. Changes may be requested either before or after construction or establishment and operation of the approved single or multi-family residential, residential small lot subdivision, lodging or child care facilities.
- B. Planning and Economic Development Director action. The Director of Planning and Economic Development may authorize one or more changes to an approved site plan, architecture, or the nature of the approved single or multi-family residential, residential small lot subdivision, lodging or child care land use where the Director first finds that the changes:

1. Are consistent with all applicable provisions of this Zoning Code;
2. Do not involve a feature of the project that was a basis for findings in a negative declaration or environmental impact report for the project;
3. Do not involve a feature of the project that was specifically addressed or was a basis for conditions of approval for the project or that was a specific consideration by the review authority (i.e., the Commission or Council) in the project approval; and
4. Do not result in an expansion of the single or multi-family residential, residential small lot subdivision, lodging or child care land use and/or activity.

The Director may choose to refer any requested change to the original review authority for review and final action.

- C. Notification. At least ten (10) calendar days prior to taking action on any proposed changes to an approved single or multi-family residential, residential small lot subdivision, lodging or child care facility project, the Director of Planning and Economic Development shall notify, by mail, all persons or entities as set forth in Section 20.66.020(C)(1). No public hearing shall be required.
- D. Changes approved by original review authority. A proposed change that does not comply with the criteria in Subsection B, above, shall only be approved by the original review authority for the project through a new permit application processed in compliance with this Zoning Code.

- II. Add a note to Zoning Code Section 20-22.030, Table 2-2, Section 20-23.030, Table 2-6, Section 20-24.030, Table 2-10, and Section 20-26.030, Table 2-12, related to allowed land uses and permit requirements, to read and provide as follows:

“The land use and permit requirements set forth in this Table shall be waived for all land uses approved under the provisions of Chapter 20-16, Resilient City Development Measures.”

"Addendum 2"

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
February 8, 2018

PROJECT TITLE

Resilient City Development Measures

APPLICANT

N/A

ADDRESS/LOCATION

Citywide

PROPERTY OWNER

N/A

ASSESSOR'S PARCEL NUMBER

N/A

FILE NUMBER

REZ17-013

APPLICATION DATE

N/A

APPLICATION COMPLETION DATE

N/A

REQUESTED ENTITLEMENTS

Zoning Code Text Amendment

FURTHER ACTIONS REQUIRED

City Council approval

PROJECT SITE ZONING

N/A

GENERAL PLAN DESIGNATION

N/A

PROJECT PLANNER

Jessica Jones

RECOMMENDATION

Recommend approval to City Council

RESILIENT CITY DEVELOPMENT MEASURES
PAGE 2 OF 12

Agenda Item # 8.2
For Planning Commission Meeting of: February 8, 2018

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR CISCO AND MEMBERS OF THE COMMISSION
FROM: JESSICA JONES, SUPERVISING PLANNER
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
SUBJECT: RESILIENT CITY DEVELOPMENT MEASURES

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, recommend to the City Council adoption of a Zoning Code Text Amendment to add Chapter 20-16, Resilient City Development Measures, to address housing needs and economic development within the City following the Tubbs and Nuns fires of October 2017.

EXECUTIVE SUMMARY

Beginning on the evening of October 8, 2017, and continuing for days thereafter, a series of wildfire events damaged or destroyed thousands of residential and commercial structures within the City of Santa Rosa. On October 9, 2017, the City Manager, in his capacity as Director of Emergency Services, proclaimed the existence of local emergency in the City, which proclamation was ratified by the City Council on October 13, 2017. Prior to the wildfires, the Council had identified "housing for all" as a priority due to the City's ongoing, unmet housing needs. As a result of both the devastation of the wildfires and the previously existing significant shortage of housing, the Council has stated the need for immediate measures to address both housing and the rebuilding of uses such as lodging and childcare facilities Citywide. The proposed Resilient City Development Measures were prepared to facilitate these priorities.

BACKGROUND

In October 2016, the Council accepted the Housing Action Plan, which was prepared to address the City's ongoing unmet housing needs and to implement the City's General Plan Housing Element.

RESILIENT CITY DEVELOPMENT MEASURES
PAGE 3 OF 12

In June 2017, the Council adopted the City's current top priorities, which include implantation of a comprehensive housing strategy, "Housing for All", and include increasing housing Citywide.

On October 8, 2017, and continuing for days thereafter, a series of wildfire events, identified as the Tubbs and Nuns Fires (Fires) burned over 90,000 acres in Sonoma County and damaged or destroyed approximately 3,000 homes and 100 commercial structures within the City of Santa Rosa.

On October 9, 2017, the City Manager, in his capacity as Director of Emergency Services, proclaimed the existence of local emergency in the City of Santa Rosa.

On October 9, 2017, the Governor of the State of California proclaimed a State of Emergency for Sonoma and other counties.

On October 10, 2017, President Donald J. Trump declared the existence of a major disaster in the State of California and ordered Federal aid to supplement State and local recovery efforts in the areas affected by wildfires, beginning on October 8, 2017.

On October 13, 2017, the Council adopted Resolution No. RES-2017-201 ratifying the City Manager's proclamation of the existence of a local emergency.

On October 24, 2017, the Council adopted Ordinance No. ORD-2017-018, an urgency ordinance, amending the Zoning Code to add Section 20-28.100, Resilient City (-RC) Combining District, to facilitate rebuilding and implementation of resiliency initiatives to those parts of the City most severely impacted by the Fires. The Council also adopted Ordinance No. ORD-2017-019, an urgency ordinance, adding the -RC Combining District to the base District of those parcels impacted by the Fires.

On December 5, 2017, the Council held a study session to discuss the Resilient City ordinance and how to streamline and expedite housing and other needed uses Citywide.

The Council has previously found that the City of Santa Rosa is experiencing a housing crisis, and that, prior to the Fires, there existed a severe lack of rental housing that is affordable to lower and moderate income residents.

The housing units destroyed by the Fires increased the rental housing shortage by several orders of magnitude, and also severely reduced the number of owner-occupied housing units, as well as child care and lodging facilities in the City.

The Santa Rosa Zoning Code includes provisions for development of new housing, childcare and lodging; however, it does not address streamlining and expedition of such development.

PRIOR CITY COUNCIL REVIEW

See Background section above.

ANALYSIS

The proposed Zoning Code Chapter 20-16, Resilient City Development Measures, which would apply to properties Citywide, were developed to address housing needs and economic development within the City following the Tubbs and Nuns fires of October 2017. As drafted, the proposed measures would be in place for a period of three years from the effective date of the ordinance, unless otherwise amended by subsequent action of the Council.

The proposed Zoning Code chapter includes eight specific measures, the details of which are summarized below:

1. Temporary Housing

The purpose of the Temporary Housing section is to allow for habitation of temporary structures, such as, but not limited to, trailers, recreational vehicles, manufactured homes, tiny homes, and other similar structures. As drafted, temporary housing would be allowed on any residential or non-residential parcel within the City, with the approval of a Temporary Use Permit.

The City has received numerous requests since the Fires from both individuals seeking to place temporary housing units on lots outside of the fire impacted areas, as well as from groups who are interested in providing multi-unit or group temporary housing facilities on properties outside of the fire impacted areas. The Resilient City (-RC) Combining District, which was adopted through an urgency ordinance on October 24, 2017, addressed temporary housing, but only on sites located within the fire impacted areas.

Absent a specific Zoning Code section that deals with temporary housing outside of -RC Combining District, applicants have been directed to apply for a Temporary Use Permit, which is limited to 12 months. There is also no specific development requirements or submittal requirements provided in the Temporary Use Permit section of the Zoning Code that would be applicable to temporary housing.

The proposed Zoning Code Section 20-16.030, Temporary Housing, provides direction to applicants on what information is needed with the application filing, including specifics regarding operations for multi-family temporary housing. Development standards are also provided, including the number of units allowed on a site, length of stay, lighting and site power requirements, on-site management, sanitation facilities, parking, and water and wastewater services. This section also includes information on site cleanup following the termination of the use, and notification to surrounding property owners prior to approval of such a use.

2. Temporary Structures

Similar to temporary housing, City staff has received numerous requests for other types of temporary structures, such as classrooms and offices, to be located outside of the fire impacted areas. While the Temporary Use Permit section of the Zoning Code does allow for such temporary structures, it limits them to 12-months.

Due to the immediate need in the community as a result of the Fires, the proposed Resilient City Development Measures would allow the location of temporary structures, for classrooms, offices or other similar uses, on any residential or non-residential parcel, with the approval of a Temporary Use Permit, for a period of three years. Similar to the temporary housing section above, there is a provision for extending the use through two one-year time extensions, as well as a requirement for notification to surrounding property owners prior to approval of the use.

3. Accessory Dwelling Units

The Zoning Code requires that residential accessory dwelling units (ADUs) be constructed either on a site with an existing main residential unit, or, if it is constructed at the same time, the main unit must be completed prior to the completion of the ADU.

The -RC Combining District includes provisions for allowing the construction of ADUs on a residential lot prior to the construction of a single-family residence. The reason for establishing this provision in the fire impacted areas was the fact that, because ADUs are smaller, they would be quicker and less expensive to construct than the main house, and would allow a property owner to get back on their property sooner. It might also provide an opportunity for the contractor working on the main house to live on site.

Due to the severe housing shortage that existed prior to the Fires, which was exacerbated with the Fires, staff has developed similar language to the -RC Combining District, which would apply Citywide. The idea is that allowing ADUs to be constructed prior to the completion of a main residence would encourage more people to construct them, and could result in the development of more of these types of units.

The proposal also includes clarifying language regarding applications for the legalization of existing ADUs that were constructed without the benefit of permits. Specifically, that such structures would be subject to the same fees required for the construction of a new ADU.

4. Reduced Review Authority for Certain Uses

As a way to help incentivize various forms of housing and other types of uses that

RESILIENT CITY DEVELOPMENT MEASURES
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have been identified as a need following the Fires, the proposed Resilient City Development Measures include a section for reduced review authority for specific land uses. The proposal would change the permitting requirements from either a Minor Use Permit to permitted by right (no use permit required), or from Conditional Use Permit to Minor Use Permit.

Minor Use Permits are reviewed by the Zoning Administrator and can take 3 to 4 months to process. Conditional Use Permits are reviewed by the Planning Commission and can take 8 to 12 months to process. Uses that are permitted by right are required to obtain a Zoning Clearance, which is administered by staff and generally done “over the counter”.

By reducing the permit requirements, and thereby the review authority, these land uses could be processed and established in a much more efficient and time sensitive way.

The following uses, which currently require the approval of a Minor Use Permit in the zones identified, would be allowed by right:

- a. “Agricultural Employee Housing – 7 or more residents” within the Medium Density Multi-Family Residential, Multi-Family Residential, and Transit Village-Residential Districts and associated multi-family residential Planned Development Districts.
- b. “Community Care Facility – 7 or more clients” within the Medium Density Multi-Family Residential, Multi-Family Residential, Transit Village-Residential, Office Commercial, General Commercial, Downtown Commercial and Transit Village-Mixed Districts and associated multi-family residential and non-residential Planned Development Districts.
- c. “Child Day Care – large family day care home” within the Rural Residential, Single-Family Residential, Medium Density Multi-Family Residential, Multi-Family Residential, Mobile Home Park, Transit Village-Residential, Office Commercial, Neighborhood Commercial, General Commercial, Downtown Commercial, Community Shopping Center, Transit Village-Mixed, Open Space-Recreation, and Open Space-Conservation Districts and associated residential and non-residential Planned Development Districts.
- d. Duplexes (two-unit) within the Rural Residential and Single-Family Residential Districts and associated single-family and rural residential Planned Development Districts.
- e. “Mobile Home Park” within the Mobile Home Park District.
- f. “Multi-Family Dwelling” within the General Commercial and Downtown Commercial Districts and associated residential and non-residential Planned

Development Districts.

- g. "Residential Component of a Mixed-Use Project" within the Rural Residential, Single-Family Residential, Medium Density Multi-Family Residential, Multi-Family Residential, Transit Village-Residential, Office Commercial, General Commercial and Downtown Commercial Districts and associated multi-family residential and non-residential Planned Development Districts.
- h. "Single-Family Dwelling" within the single-family and rural residential Planned Development Districts.

The following uses, which currently require the approval of a Conditional Use Permit in the zones identified, would be allowed with the approval of a Minor Use Permit in those zones:

- a. "Child Day Care Center (15 or more clients)" within the Rural Residential, Single-Family Residential, Medium Density Multi-Family Residential, Multi-Family Residential Districts and associated residential Planned Development Districts.
- b. "Community Care Facility – 6 or fewer clients" within the Public Institutional District and associated non-residential Planned Development Districts.
- c. "Community Care Facility – 7 or more clients" within the Public Institutional District and associated non-residential Planned Development Districts.
- d. "Emergency Shelter" within the Rural Residential, Single-Family Residential, Medium Density Multi-Family Residential, Multi-Family Residential, Mobile Home Park, Transit Village-Residential, Business Park, Light Industrial, General Industrial, Open Space-Recreation, Open Space-Conservation, and Public Institutional Districts and associated residential and non-residential Planned Development Districts.
- e. "Emergency Shelter – 50 or fewer beds" within the Office Commercial, Neighborhood Commercial, Motor Vehicle Sales, Downtown Commercial, Community Shopping Center, and Transit Village-Mixed Districts and associated non-residential Planned Development Districts.
- f. "Emergency Shelter – 51 or more beds" within the Office Commercial, Neighborhood Commercial, General Commercial, Motor Vehicle Sales, Downtown Commercial, Community Shopping Center, and Transit Village-Mixed Districts and associated non-residential Planned Development Districts.
- g. "Mobile Home Park" within the Rural Residential, Single-Family Residential, Medium Density Multi-Family Residential, Multi-Family Residential and

associated residential Planned Development Districts.

- h. "Mobile Home/Manufactured Housing" within the Business Park and associated non-residential Planned Development Districts.
- i. "Multi-Family Dwelling" within the Office Commercial, Business Park, and Open Space-Recreation Districts and associated non-residential Planned Development Districts.
- j. "Single-Family Dwelling" within the Business Park and associated non-residential Planned Development Districts.
- k. "Single-Family Dwelling – Attached Only" within the Office Commercial, General Commercial, and Open Space-Recreation Districts and associated non-residential Planned Development Districts.
- l. "Single room occupancy facility" within the Rural Residential, Single-Family Residential, Medium Density Multi-Family Residential, Multi-Family Residential, Transit Village-Residential, General Commercial, and Downtown Commercial, Community Shopping Center and associated residential and non-residential Planned Development Districts.
- m. "Small lot residential project" within the Single-Family Residential, Medium Density Multi-Family Residential, Multi-Family Residential, and Transit Village-Residential Districts and associated residential Planned Development Districts.

5. Modifications to the Design Review Process

a. **Design Review for Child Care, Lodging and Residential Development**

The proposed Resilient City Development Measures include modifications to the Design Review process for new development and major remodels of the following uses:

- Child day care
- Lodging – bed & breakfast inn (B&B)
- Lodging – hotel or motel
- Mixed-use development (that includes a residential component)
- Multi-family residential
- Single-room occupancy facility

The proposal would reduce the permit requirement from Major Design Review, which requires approval by the Design Review Board, to Minor Design Review, which would be acted on by the Zoning Administrator, regardless of the size or location of the project. Such a change would reduce the processing time for

these projects from 8 to 12 months, down to 3 to 4 months.

For any project that involves 10,000 square-feet or more in total floor area, or is within a visually sensitive location, which is defined by the Zoning Code as sites within the Downtown Commercial Zoning District, or within the Gateway, Historic or Scenic Road Combining Zoning District, conceptual review by the Design Review Board would be required. Such a review would add approximately one month to the process time, and would ensure that the Design Review Board would have an opportunity to provide comments on such projects prior to the Zoning Administrator taking action.

b. **Final Design Review**

The proposal would also delegate Final Design Review for all projects requiring review by the Design Review Board to staff, following Preliminary Design Review approval by the Board.

Typically, any changes that are necessary to a project between Preliminary approval and Final Design Review are limited, and the Board provides a detailed list of what needs to be completed by the applicant, which City staff is able to follow. The reason for the delegation to staff is to reduce the time it normally takes for a project to return to the Board, thereby allowing projects to proceed in a more expeditious manner.

6. Changes to an Approved Residential, Lodging or Child Care Facility Project

The Zoning Code currently requires that any change to an approved project be acted on by the Zoning Administrator, unless the change is not consistent with the Zoning Code, involves a feature of the project that was the basis for a finding in an environmental document, involves a feature of the project that was the basis for a condition of approval, or results in an expansion of the project. If any one of the aforementioned conditions exist, then the changes are required to be reviewed and approved by the original review authority for the project.

The proposed Resilient City Development Measures would reduce the review authority for changes to approved residential, lodging and child care facilities from the Zoning Administrator to the Director of Planning and Economic Development, if the project meets the above noted standards. Notification to surrounding property owners would be required prior to approval by the Director.

As with the current requirement, any project that does not meet the standards would still require action by the original review authority.

ENVIRONMENTAL IMPACT

Adoption of the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to the following exemptions set forth in the Public Resources Code and CEQA Guidelines. (*Surfrider Foundation v. California Coastal Com.* (1994) 26 Cal.App.4th 151 [if a project involves various activities, and each falls within one or more exemption(s), then the entire project is exempt].)

- Adoption of the ordinance is exempt under the “common sense exemption” set forth in CEQA Guidelines Section 15061(b)(3), which provides that CEQA applies only to projects having the potential to cause a significant effect on the environment. “Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.” The proposed project would amend the City’s Zoning Code, for a period of three years, to provide less stringent regulations to help incentivize the development of new housing, child day care facilities and lodging facilities within the City following the Nuns and Tubbs fires of October 2017. The proposed Zoning Code amendments would not in and of themselves allow the development of any new structures or alteration of lands; rather, any future projects utilizing the proposed regulations would require their own entitlement permit and CEQA review process.
- Adoption of the ordinance is exempt under CEQA Guidelines section 15183, which provides that “projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.”

The proposed ordinance, which would be in place for a period of three years from the effective date, would address housing needs and economic development within the City following the Tubbs and Nuns fires of October 2017. The proposal would allow temporary housing and other temporary structures through the Temporary Use Permit process, would allow accessory dwelling units to be constructed and occupied prior to the completion of a main residence, would reduce the review authority for certain residential and child care uses, and would reduce the Design Review process for residential, child care and lodging uses.

Each of the proposed measures is consistent with the Santa Rosa General Plan, Zoning Code and any applicable specific plan. The proposal would not allow density beyond what is currently provided in the General Plan, and would continue to require consistency with the requirements of the Zoning Code. While the review authority for certain uses would be reduced, those uses that would have the potential for causing impacts to adjacent land uses would continue to require an entitlement permit (Temporary Use Permit or Minor Use Permit), which would allow for consideration of compatibility and consistency with surrounding uses.

- Adoption of the ordinance is exempt under CEQA Guidelines section 15282(h), which exempts adoption of an ordinance regarding second units in a single family or multifamily residential zone to implement the provisions of Government Code sections 65852.1 and 65852.2 and Public Resources Code section 21080.17. The proposal would allow accessory dwelling units to be constructed and occupied prior to the completion of a main residence on the same site, thereby incentivizing additional, smaller units within the City. Such a change would implement the City's Housing Action Plan and would be consistent with the provisions of Government Code Section 65852.2, both of which seek to incentivize the development of accessory dwelling units to provide smaller and more affordable residential units.
- Adoption of the ordinance is exempt under CEQA Guidelines Section 15269(a) regarding maintaining, repairing, restoring, demolishing, or replacing property or facilities damaged or destroyed as a result of a disaster stricken area in which a state of emergency has been proclaimed by the Governor pursuant to the California Emergency Services Act, commencing with Section 8550 of the Government Code, and Section 15269(c) regarding specific actions necessary to prevent or mitigate an emergency. The proposed ordinance, which would be in place for a period of three years from the effective date, would address housing needs and economic development within the City following the Tubbs and Nuns fires of October 2017. A state of emergency was proclaimed by the Governor on October 9, 2017. The proposal would allow temporary housing and other temporary structures through the Temporary Use Permit process, would allow accessory dwelling units to be constructed and occupied prior to the completion of a main residence, would reduce the review authority for certain residential and child care uses, and would reduce the Design Review process for residential, child care and lodging uses.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

The proposed modifications to the Design Review process will be considered by the Design Review Board at their meeting on February 1, 2018. Because the meeting will be held after the writing of this report, a verbal report of the Design Review Board's comments will be provided during the presentation to the Planning Commission on February 8, 2018.

NOTIFICATION

Pursuant to Zoning Code Section 20-66.020(D), Alternative to Mailing, if the number of property owners to whom notice would be mailed would exceed 1,000, the City may, as an alternative to mailing and on-site posting, provide notice by placing an advertisement of at least one-eighth page in at least one newspaper of general circulation 10 days prior to the hearing. The proposed Zoning Code Chapter 20-16, Resilient City Development Measures, would affect properties Citywide, therefore, a one-eighth page advertisement was placed in the Press Democrat. The notice was also emailed to the City's Community Advisory Board, was sent out through the City's various social media sites, and the notice was posted at City Hall. Finally, a project website was created, which provides a summary of the ordinance, as well as a copy of the draft ordinance, and the proposal was included in the Planning and

RESILIENT CITY DEVELOPMENT MEASURES
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Economic Development Departments Blueprint newsletter.

ISSUES

Not applicable.

ATTACHMENTS

Resolution 1

CONTACT

Jessica Jones, Supervising Planner
Planning and Economic Development Department
jjones@srcity.org
(707) 543-3410

From: Shane Hilkey
To: [Jones, Jessica](#)
Cc: [Rose, William](#)
Subject: Hilkey Family, 2046 San Miguel Ave, Santa Rosa
Date: Wednesday, March 28, 2018 8:38:30 AM

Good Morning Jessica and Bill,

Thank you for taking the time to talk with me yesterday. I would like to move forward and see if we can add 20.42.140 F to the Chapter 20-16 Resilient City Development Measures that will be discussed on April 3rd. If I'm hearing everything correctly, this would be the best and easiest option to get better setbacks than my current restrictions of 5 ft and 10 ft on the second story. I will continue my task of getting the same setbacks as my neighbors while this is being considered.

Please let me know what else is needed,

<https://srcity.org/2802/Resilient-City-Development-Measures>

Shane Hilkey
Operations Mgr
Columbia Distributing
707.527.3924 – Office
707.975.4669 - Cell
www.coldist.com