



## MEMORANDUM

**DATE:** June 13, 2018

**TO:** Chair Burch and Members of the Design Review Board

**FROM:** Bill Rose, Supervising Planner

**SUBJECT:** Study Session – Resilient City Development Measures

On May 22, 2018, the City Council adopted the attached ordinance (ORD-2018-012) adding Zoning Code Sections 20-16.060 through 20-16.110 to the newly adopted Chapter 20-16, Resilient City Development Measures (also attached for reference). The new ordinance will become effective on June 22, 2018.

The new Zoning Code sections are summarized as follows:

20-16.060 Reduced Review Authority for Certain Uses

To help incentivize various forms of housing and other types of uses that have been identified as a need following the October fires, this section reduces the review authority for specific land uses on sites located within one of the City's Priority Development Areas (PDA) or within the General Plan Downtown core boundary (see attached map). The ordinance changes the permitting requirements from either a Minor Use Permit to permitted by right (Zoning Clearance only), or from Conditional Use Permit to Minor Use Permit.

20-16.070 Modifications to the Design Review Process

This section reduces the permit requirement from Major Design Review to Minor Design Review for child day care, lodging, mixed-use development (that includes a residential component), multi-family residential and single-room occupancy. Similar to Section 20-16.060, this section applies only to properties located within one of the City's PDAs or within the Downtown core boundary. This section also delegates Final Design Review for all projects requiring review by the Design Review Board to the Director.

Under specific circumstances Pre-Application Neighborhood Meetings and Concept Design Review will be required.

20-16.080 Changes to an Approved Residential, Lodging or Child Care Facility Project

This section reduces the review authority for changes to approved residential, lodging and child care facilities from the Zoning Administrator to the Director, if the project meets certain standards.

20-16.090 Zoning Administrator Meetings

This section directs that any Zoning Administrator meetings held for projects submitted pursuant to Chapter 20-16 shall be held at or after 5 p.m. (rather than the existing time of 10:30 a.m.).

20-16.100 Appeal Fees

This section reduces the fees collected for appeals of actions taken pursuant to Chapter 20-16, by a neighbor or non-applicant, to 50% of the appeal fee identified in the Planning and Economic Development Department's fee schedule.

20-16.110 Annual Review

This section requires staff to provide the City Council with an annual report on the implementation of sections 20-16.060, 20-16.070 and 20-16.080 to consider whether any changes are needed.

**Recommendation**

It is recommended by Planning and Economic Development that the Design Review Board conduct a Study Session for the newly adopted Resilient City Development Measures, pursuant to Zoning Code Sections 20-16.060 through 20-16.110.

**Contact**

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**Attachments**

Attachment 1 – City Council Ordinance 2018-006

Attachment 2 - City Council Ordinance 2018-006

Attachment 3 - Priority Development Area and Downtown Core Map