

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION

JULY 9, 2020

PROJECT TITLE

General Plan Annual Review 2019
Study Session

APPLICANT

N/A

ADDRESS/LOCATION

Citywide

PROPERTY OWNER

N/A

ASSESSOR'S PARCEL NUMBER

Citywide

FILE NUMBER

N/A

APPLICATION DATE

N/A

APPLICATION COMPLETION DATE

N/A

REQUESTED ENTITLEMENTS

N/A

FURTHER ACTIONS REQUIRED

N/A

PROJECT SITE ZONING

N/A

GENERAL PLAN DESIGNATION

N/A

PROJECT PLANNER

Shari Meads

RECOMMENDATION

Receive and provide comments on: (1) a General Plan Annual Review Report; (2) an annual report on the Inclusionary Housing and Growth Management Ordinances (3) a Housing Initiatives update; and (4) a General Plan 2050 status update

TO: CHAIR CISCO AND MEMBERS OF THE PLANNING COMMISSION

FROM: SHARI MEADS, CITY PLANNER
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

SUBJECT: ANNUAL REVIEW OF THE IMPLEMENTATION OF THE GENERAL PLAN AND GROWTH MANAGEMENT AND INCLUSIONARY HOUSING ORDINANCES, HOUSING INITIATIVES REPORT; AND GENERAL PLAN 2050 STATUS UPDATE

AGENDA ACTION: NO ACTION REQUIRED

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission hold a Study Session to receive: (1) a General Plan Annual Review report; (2) an update on Inclusionary Housing and Growth Management Ordinance implementation (3) a Housing Initiatives update; and (4) a General Plan 2050 status update. This item is provided for the Council and Planning Commission's information only and no action is requested.

EXECUTIVE SUMMARY

Each year, the Planning Commission reviews progress made toward the implementation of the General Plan during the prior year. The Study Session will provide an overview of progress made in 2019 toward achieving General Plan goals, policies, and implementation measures and will include discussions about housing needs and initiatives as well as homelessness and housing assistance programs. A Growth Management and Inclusionary Housing Ordinance (formerly called the Housing Allocation Plan Ordinance) annual report will also be provided in accordance with City Code requirements. The Commission will also be presented with a General Plan 2050 status update.

BACKGROUND

General Plan Annual Review 2019

The General Plan is Santa Rosa's primary policy document and it guides the growth and development of the City. General Plan policies address many of the City's goals and strategic objectives.

The General Plan Annual Review 2019 (included as Attachment 1 to this report) addresses each of the General Plan elements including, among others, the Economic Vitality Element, which addresses creation of a strong, sustainable economic base; the Open Space and Conservation Element, which addresses environmental preservation and greenhouse gas emissions reduction; and the Public Services and Facilities Element which includes enhancement of cultural and recreational assets and public safety.

The City's progress toward meeting the required Regional Housing Needs Allocation (RHNA) will be reviewed, and this study session will consider the implementation of the Growth Management and Inclusionary Housing Ordinances. The Commission will also be provided with an overview of the City's homelessness services and affordable housing programs as well as recently enacted initiatives that promote housing development.

Housing Initiatives

A spate of state and local housing laws and processes have been adopted in recent years; each intending to increase housing production. Since 2018, the state has enacted two bills that require cities to allow by-right housing for projects that meet specified criteria. In 2019, the City responded to these by-right housing laws by adopting objective design standards for qualifying projects.

In 2019, the Council updated the Inclusionary Housing Ordinance (formerly called the Housing Allocation Plan Ordinance) to adjust the inclusionary (on-site) affordable unit percentage requirement; modify the Housing Impact Fee structure; reduce the inclusionary percentage and housing impact fee for multifamily housing and mixed-use development in the Downtown Area; and establish a new Commercial Linkage Fee.

The Council also adopted a revised Density Bonus Ordinance last year to incorporate State density bonus law changes and to allow supplemental density bonus of up to 100% within the Downtown and North Station Area Specific Plan boundaries.

In 2019, the Planning and Economic Development Department submitted a Planning Grants Program application to the California Department of Housing and Community Development. The Grants Program application was subsequently approved for \$310,000 which will be used to fund planning initiatives related to missing middle housing, obtaining a historic resource evaluation for age-eligible properties that are

located within the Downtown Station Area Specific Plan boundary but not in a preservation district, and an evaluation of the City's existing Growth Management Program.

Planning and Economic Development staff continues to receive and process accessory dwelling unit (ADU) applications. In 2019, the City received 163 ADU applications excluding those for fire rebuild parcels. This total represents an approximately 21% increase from the 135 ADU applications that were received in 2018. There were 34 ADU applications submitted last year for parcels located within the City's fire rebuild area.

General Plan Update

An update to the Santa Rosa General Plan 2035 began in early 2019. While regular updates of the General Plan are not required, excepting the Housing Element which was last updated in 2014, a comprehensive revision to the document was determined to be appropriate at this time.

The General Plan 2050 will include new environmental justice goals and policies, address community planning following the wildfires, and incorporate the Roseland area annexation. The current General Plan Environmental Impact Report (EIR) will be updated, providing California Environmental Quality Act (CEQA) support for new development Citywide.

PRIOR BOARD OR COMMISSION REVIEW

N/A

ANALYSIS

A report reviewing implementation of the General Plan and the Growth Management and Inclusionary Housing Ordinances is attached to this report.

Further discussions relating to homelessness services, affordable housing, and housing initiatives will be held during the study session and a General Plan 2050 status update will be provided.

FISCAL IMPACT

This item has no fiscal impact on the General Fund.

ENVIRONMENTAL IMPACT

The General Plan Annual Review report and study session are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15378. The report and discussion items are not projects which have a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

Not applicable.

ATTACHMENTS

Attachment 1 – General Plan Annual Review 2019 Report

CONTACT

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