

DRAFT

Prohousing Designation Program Application



**State of California
Governor Gavin Newsom**

**Tomiquia Moss, Secretary
Business, Consumer Services and Housing Agency**

**Gustavo Velasquez, Director
Department of Housing and Community Development**

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Website: <http://www.hcd.ca.gov/planning-and-community-development/prohousing-designation-program>

Email: ProhousingPolicies@hcd.ca.gov

February 2025

Prohousing Designation Program Application Package Instructions

The applicant is applying for a Prohousing Designation under the Prohousing Designation Program (“**Prohousing**” or “**Program**”), which is administered by the Department of Housing and Community Development (“**Department**”) pursuant to Government Code section 65589.9.

The Program creates incentives for Jurisdictions that are compliant with State Housing Element Law and that have enacted Prohousing Policies. These incentives will take the form of additional points or other preference in the scoring of applications for competitive housing and infrastructure programs. The administrators of each such program will determine the value and form of the preference.

In order to be considered for a Prohousing Designation, the applicant must accurately complete all sections of this application, including any relevant appendices. The Department reserves the right to request additional clarifying information from the applicant.

This application is subject to Government Code section 65589.9 and to the regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) adopted by the Department in promulgation thereof (“**Regulations**”). All capitalized terms in this application shall have the meanings set forth in the Regulations.

All applicants must submit a complete, signed application package to the Department, in electronic format, in order to be considered for a Prohousing Designation. Please direct electronic copies of the completed application package to the following email address: ProhousingPolicies@hcd.ca.gov.

A complete application will include all items identified in the Application Checklist.

In relation to **Appendix 1**, the Formal Resolution for the Prohousing Designation Program, please use ~~strike through~~ and underline if proposing any modifications to the text of the Resolution. Please be aware, any substantive deviations from the Formal Resolution may result in an incomplete application and will likely be subject to additional internal review and potential delays.

Appendix 2, the Proposed Policy Completion Schedule, applies only if an application includes proposed policies.

Appendix 3, Self-Scoring Sheet and Sample Self-Scoring Sheet, includes a blank template to be completed by the applicant as part of the application, as well as a Sample Self-Scoring Sheet with an example of how this template may be completed.

Appendix 4 lists examples of Prohousing Policies with enhancement factors to aid applicants in understanding how enhancement factors may be applied.

Appendix 5 provides a sample template to assist applicants with confirming the treatment of homeless encampments within the jurisdiction is consistent with USICH's "7 Principles for Addressing Encampments."

Appendix 6 provides a checklist to confirm that a Diligent Public Participation Process was conducted.

Appendix 7 is where the applicant will include any additional information and supporting documentation for the application.

If you have questions regarding this application or the Program, or if you require technical assistance in preparing this application, please email ProhousingPolicies@hcd.ca.gov.

Application Checklist

	Yes	No
Application Information	☒	☐
Certification and Acknowledgement	☒	☐
The Legislative Information form is completed.	☒	☐
The Threshold Requirements Checklist is completed.	☒	☐
A duly adopted and certified Formal Resolution for the Prohousing Designation Program is included in the application package. (See Appendix 1 for the Formal Resolution for the Prohousing Designation Program form.)	☐	☐
If applicable, the Proposed Policy Completion Schedule is completed. (See Appendix 2 .)	☒	☐
The Self-Scoring Sheet is completed. (See Appendix 3 for the Self-Scoring Sheet and the Sample Self-Scoring Sheet.)	☒	☐
One-page summary describing consistency with the 7 Principles for Addressing Encampments is completed. (See Appendix 5 for a template to assist.)	☒	☐
The checklist confirming that a Diligent Public Participation process was conducted. (See Appendix 6 for the template.)	☒	☐
Additional information and supporting documentation (Applicant to provide as Appendix 7 .)	☒	☐

Application Information

Applicant (Jurisdiction):	City of Santa Rosa
Applicant Mailing Address:	100 Santa Rosa Avenue, Room 3
City:	Santa Rosa
ZIP Code:	95404
Website:	www.srcity.org
Authorized Representative Name	Gabe Osburn
Authorized Representative Title:	Director of Planning and Economic Development
Phone:	707-543-3853
Email:	gosburn@srcity.org
Contact Person Name:	Amy Nicholson
Contact Person Title:	Supervising Planner
Phone:	707-543-3258
Email:	anicholson@srcity.org
Total Self-Score (Based on Appendix 3):	89

CERTIFICATION AND ACKNOWLEDGMENT

As authorized by the Formal Resolution for the Prohousing Designation Program (Resolution No. _____), which is attached hereto and incorporated by reference as if set forth in full, I hereby submit this full and complete application on behalf of the applicant.

I certify that all information and representations set forth in this application are true and correct.

I further certify that any proposed Prohousing Policy identified herein will be enacted within two (2) years of the date of this application submittal.

I acknowledge that this application constitutes a public record under the California Public Records Act (Gov. Code, § 6250 et seq.) and is therefore subject to public disclosure by the Department.

Signature: _____

Name and Title: Gabe Osburn, Director of Planning and Economic Development

Date: _____

Legislative Information

District	Number	Legislators Name(s)
State Assembly District	2 12	Assemblymember Chris Rogers Assemblymember Damon Connolly
State Senate District	2	Senator Mike McGuire

Applicants can find their respective State Senate representatives at <https://www.senate.ca.gov/>, and their respective State Assembly representatives at <https://www.assembly.ca.gov/>

Threshold Requirements Checklist

The applicant meets the following threshold requirements in accordance with Section 6604 of the Regulations:

	Yes	No
The applicant is a Jurisdiction.	☒	☐
The applicant has adopted a Compliant Housing Element.	☒	☐
The applicant has submitted or will submit a legally sufficient Annual Progress Report prior to designation.	☒	☐
The applicant has completed or agrees to complete, on or before the relevant statutory deadlines, any rezone program or zoning that is necessary to remain in compliance with Government Code sections 65583, subdivision (c)(1), and 65584.09, subdivision (a), and with California Coastal Commission certification where appropriate.	☒	☐
The applicant is in compliance, at the time of the application, with applicable state housing law, including, but not limited to those included in Government Code section 65585, subdivision (j); laws relating to the imposition of school facilities fees or other requirements (Gov. Code, § 65995 et seq.); Least Cost Zoning Law (Gov. Code, § 65913.1); Permit Streamlining Act (Gov. Code, § 65920 et seq.); and provisions relating to timeliness of CEQA processing by local governments in Public Resources Code sections 21080.1, 21080.2, and 21151.5(a).	☒	☐
The applicant further acknowledges and confirms that its treatment of homeless encampments on public property complies with and will continue to comply with the constitutional rights of persons experiencing homelessness and that it has submitted a one-page summary to the Department demonstrating how the applicant has enacted best practices in their jurisdiction related to the treatment of unhoused individuals camping on public property, consistent with United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments," (June 17, 2022 update), hereby incorporated by reference.	☐	☐
The applicant has duly adopted and certified, by the applicant's governing body, a Formal Resolution for the Prohousing Designation Program, which is hereby incorporated by reference. (A true and correct copy of the resolution is included in this application package.)	☐	☐

Scoring Criteria
Category 1: Favorable Zoning and Land Use

Category	Prohousing Policy Description	Points
1A	Sufficient sites, including rezoning, to accommodate 150 percent or greater of the current or draft RHNA, whichever is greater, by total and income category. These additional sites must be identified in the Jurisdiction's housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	3
1B	Permitting missing middle housing uses (e.g., duplexes, triplexes, and fourplexes) by right in existing low-density, single-family residential zones in a manner that exceeds the requirements of SB 9 (Chapter 162, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7).	3
1C	Sufficient sites, including rezoning, to accommodate 125 to 149 percent of the current or draft RHNA, whichever is greater, by total and income category. These points shall not be awarded if the applicant earns three points pursuant to Category (1)(A) above. These additional sites must be identified in the Jurisdiction's housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	2
1D	Density bonus programs that allow additional density for additional affordability beyond minimum statutory requirements (Gov. Code, § 65915 et seq.).	2
1E	Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law, (Gov. Code, §§ 65852.2, 65852.22) (e.g., permitting more than one converted ADU; one detached, new construction ADU; and one JADU per single-family lot), and in a manner that exceeds the requirements of SB 9 (Chapter 192, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7). These policies shall be separate from any qualifying policies under Category (1)(B).	2
1F	Eliminating minimum parking requirements for residential development as authorized by Government Code section 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of Gov. Code section 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to Gov. Code section 65915, subdivision (p).	2
1G	Zoning or incentives that are designed to increase affordable housing development in a range of types, including, but not limited to, large family units, Supportive Housing, housing for transition age foster youth, and deep affordability targeted for Extremely Low-Income Households in all parts of the Jurisdiction, with at least some of the zoning, other land use designation methods, or incentives being designed to increase affordable housing development in higher resource areas shown in the TCAC/HCD Opportunity Map, and with the Jurisdiction having confirmed that it considered and addressed	2

	potential environmental justice issues in adopting and implementing this policy, especially in areas with existing industrial and polluting uses.	
1H	Zoning or other land use designation methods to allow for residential or mixed uses in one or more non-residential zones (e.g., commercial, light industrial). Qualifying non-residential zones do not include open space or substantially similar zones.	1
1I	Modification of development standards and other applicable zoning provisions or land use designation methods to promote greater development intensity. Potential areas of focus include floor area ratio, height limits, minimum lot or unit sizes, setbacks, and allowable dwelling units per acre. These policies must be separate from any qualifying policies under Category (1)(B) above.	1
1J	Establishment of a Workforce Housing Opportunity Zone, as defined in Government Code section 65620, or a Housing Sustainability District, as defined in Government Code section 66200.	1
1K	Establishment of an inclusionary housing program requiring new developments to include housing affordable to and reserved for low- and very low-income households, consistent with the requirements of AB 1505 (Chapter 376, Statutes of 2017, Gov. Code, § 65850.01).	1
1L	Other zoning and land use actions not described in Categories (A)-(K) of this section that measurably support the Acceleration of Housing Production.	1

Scoring Criteria
Category 2: Acceleration of Housing Production Timeframes

Category	Prohousing Policy Description	Points
2A	Establishment of ministerial approval processes for multiple housing types, including, for example, single-family, multifamily and mixed-use housing.	3
2B	Acceleration of Housing Production through the establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents.	2
2C	Documented practice of streamlining housing development at the project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law, (e.g., Pub. Resources Code, §§ 21155.1, 21155.4, 21159.24, 21159.25; Gov. Code, § 65457; Cal Code Regs., tit. 14, §§ 15303, 15332; Pub. Resources Code, §§ 21094.5, 21099, 21155.2, 21159.28).	2
2D	Establishment of permitting processes that take less than four months to complete. Policies under this category must address all approvals necessary to issue building permits.	2
2E	Absence or elimination of public hearings for projects consistent with zoning and the general plan.	2
2F	Priority permit processing or reduced plan check times for homes affordable to Lower-Income Households.	2
2G	Establishment of consolidated or streamlined permit processes that minimize the levels of review and approval required for projects, and that are consistent with zoning regulations and the general plan.	1
2H	Absence, elimination, or replacement of subjective development and design standards with objective development and design standards that simplify zoning clearance and improve approval certainty and timing.	1
2I	Establishment of one-stop-shop permitting processes or a single point of contact where entitlements are coordinated across city approval functions (e.g., planning, public works, building) from entitlement application to certificate of occupancy.	1
2J	Priority permit processing or reduced plan check times for ADUs/JADUs or multifamily housing.	1
2K	Establishment of a standardized application form for all entitlement applications.	1
2L	Documented practice of publicly posting status updates on project permit approvals on the internet.	1
2M	Limitation on the total number of hearings for any project to three or fewer. Applicants that accrue points pursuant to category (2)(E) are not eligible for points under this category.	1
2N	Other policies not described in Categories (2)(A)-(M) of this section that quantifiably decrease production timeframes or promote the streamlining of approval processes.	1

Scoring Criteria
Category 3: Reduction of Construction and Development Costs

Category	Prohousing Policy Description	Points
3A	Waiver or significant reduction of development impact fees for residential development with units affordable to Lower-Income Households. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable housing impact fees, and commercial linkage fees).	3
3B	Adoption of policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22 to reduce barriers for property owners to create ADUs/JADUs. Examples of qualifying policies include, but are not limited to, development standards improvements, permit processing improvements, dedicated ADU/JADU staff, technical assistance programs, and pre-approved ADU/JADU design packages.	2
3C	Adoption of other fee reduction strategies separate from Category (3)(A), including fee deferrals and reduced fees for housing for persons with special needs. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable impact fees and commercial linkage fees).	1
3D	Accelerating innovative housing production through innovative housing types (e.g., manufactured homes, recreational vehicles, park models, community ownership, and other forms of social housing) that reduce development costs.	1
3E	Measures that reduce costs for transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles. Qualifying policies include, but are not limited to, publicly funded programs to expand sidewalks or protect bike/micro-mobility lanes, creation of on-street parking for bikes, transit-related improvements, or establishment of carshare programs.	1
3F	Adoption of universal design ordinances pursuant to Health and Safety Code section 17959.	1
3G	Establishment of pre-approved or prototype plans for missing middle housing types (e.g., duplexes, triplexes, and fourplexes) in low-density, single-family residential areas.	1
3H	Adoption of ordinances that reduce barriers, beyond existing law, for the development of housing affordable to Lower-Income Households.	1
3I	Other policies not described in Categories (3)(A)-(H) of this section that quantifiably reduce construction or development costs.	1

Scoring Criteria
Category 4: Providing Financial Subsidies

Category	Prohousing Policy Description	Points
4A	Establishment of a housing fund or contribution of funds towards affordable housing through proceeds from approved ballot measures.	2
4B	Establishment of local housing trust funds or collaboration on a regional housing trust fund, which include the Jurisdiction's own funding contributions. The Jurisdiction must contribute to the local or regional housing trust fund regularly and significantly. For the purposes of this Category, "regularly" shall be defined as at least annually, and "significant" contributions shall be determined based on the impact the contributions have in accelerating the production of affordable housing.	2
4C	Demonstration of regular use or planned regular use of funding (e.g., federal, state, or local) for preserving assisted units at-risk of conversion to market rate uses and conversion of market rate uses to units with affordability restrictions (e.g., acquisition/rehabilitation). For the purposes of this category, "regular use" can be demonstrated through the number of units preserved annually by utilizing this funding source.	2
4D	Provide grants or low-interest loans for ADU/JADU construction affordable to Lower- and Moderate-Income Households.	2
4E	A comprehensive program that complies with the Surplus Land Act (Gov. Code, § 54220 et seq.) and that makes publicly owned land available for affordable housing, or for multifamily housing projects with the highest feasible percentage of units affordable to Lower Income Households. A qualifying program may utilize mechanisms such as land donations, land sales with significant write-downs, or below-market land leases.	2
4F	Establishment of an Enhanced Infrastructure Financing District or similar local financing tool that, to the extent feasible, directly supports housing developments in an area where at least 20 percent of the residences will be affordable to Lower-Income Households.	2
4G	Prioritization of local general funds to accelerate the production of housing affordable to Lower-Income Households.	2
4H	Directed residual redevelopment funds to accelerate the production of affordable housing.	1
4I	Development and regular (at least biennial) use of a housing subsidy pool, local or regional trust fund, or other similar funding source sufficient to facilitate and support the development of housing affordable to Lower-Income Households.	1

4J	Prioritization of local general funds for affordable housing. This point shall not be awarded if the applicant earns two points pursuant to Category (4)(G).	1
4K	Providing operating subsidies for permanent Supportive Housing.	1
4L	Providing subsidies for housing affordable to Extremely Low-Income Households.	1
4M	Other policies not described in Categories (4)(A)-(L) of this section that quantifiably promote, develop, or leverage financial resources for housing affordable to Lower-Income Households.	1

Scoring Criteria Enhancement Factors

The Department shall utilize enhancement factors to increase the point scores of Prohousing Policies. An individual Prohousing Policy may not use more than one enhancement factor. Each Prohousing Policy will receive extra points for enhancement factors in accordance with the chart below.

Category	Prohousing Policy Description	Points
1	The policy represents one element of a unified, multi-faceted strategy to promote multiple planning objectives, such as efficient land use, access to public transportation, housing affordable to Lower-Income Households, climate change solutions, and/or hazard mitigation.	2
2	Policies that promote development consistent with the state planning priorities pursuant to Government Code section 65041.1.	1
3	Policies that diversify planning and target community and economic development investments (housing and non-housing) toward place-based strategies for community revitalization and equitable quality of life in lower opportunity areas. Such areas include, but are not limited to, Low Resource and High Segregation & Poverty areas designated in the most recently updated TCAC/HCD Opportunity Maps, and disadvantaged communities pursuant to Health and Safety Code sections 39711 and 39715 (California Senate Bill 535 (2012)).	1
4	Policies that go beyond state law requirements in reducing displacement of Lower-Income Households and conserving existing housing stock that is affordable to Lower-Income Households.	1
5	Rezoning and other policies that support intensification of residential development in Location Efficient Communities.	1
6	Rezoning and other policies that result in a net gain of housing capacity while concurrently mitigating development impacts on or from Environmentally Sensitive or Hazardous Areas.	1
7	Zoning policies, including inclusionary housing policies, that increase housing choices and affordability, particularly for Lower-Income Households, in High Resource and Highest Resource areas, as designated in the most recently updated TCAC/HCD Opportunity Maps.	1
8	Other policies that involve meaningful actions towards Affirmatively Furthering Fair Housing outside of those required pursuant to Government Code sections 65583, subdivision (c)(10), and 8899.50, including, but not limited to, outreach campaigns, updated zoning codes, and expanded access to financing support.	1

Self-Scoring Sheet Instructions

The Department shall validate applicants' scores based on the extent to which each identified Prohousing Policy contributes to the Acceleration of Housing Production. The Department shall assess applicants' Prohousing Policies in accordance with statutory requirements and the Regulations.

The Department shall further assess applicants' Prohousing Policies using the following four scoring categories: Favorable Zoning and Land Use, Acceleration of Housing Production Timeframes, Reduction of Construction and Development Costs, and Providing Financial Subsidies. Applicants shall demonstrate that they have enacted or proposed at least one policy that significantly contributes to the Acceleration of Housing Production in each of the four categories. A Prohousing Designation requires a total score of 30 points or more across all four categories.

Instructions

Please utilize one row of the Self-Scoring Sheet for each Prohousing Policy.

- **Category Number:** Select the relevant category number from the relevant Scoring Criteria list in this application. Where appropriate, applicants may utilize a category number more than once.
- **Concise Written Description of Prohousing Policy:** Set forth a brief description of the enacted or proposed Prohousing Policy.
- **Enacted or Proposed:** Identify the Prohousing Policy as enacted or proposed. For proposed Prohousing Policies, please complete **Appendix 2: Proposed Policy Completion Schedule**.
- **Documentation Type:** For enacted Prohousing Policies, identify the relevant documentary evidence (e.g., resolution, zoning code provisions). For proposed Prohousing Policies, identify the documentation which shows that implementation of the policy is pending.
- **Web Links/Electronic Copies:** Insert the Web link(s) to the relevant documentation or indicate that electronic copies of the documentation have been attached to this application as **Appendix 7**.
- **Points:** Enter the appropriate number of points using the relevant Scoring Criteria list in this application.
- **Enhancement Category Number (optional):** If utilizing an enhancement factor for a particular Prohousing Policy, enter the appropriate category number using the relevant Scoring Criteria list in this application.
- **Enhancement Points (optional):** If utilizing an enhancement factor for a particular Prohousing Policy, enter the point(s) for that Prohousing Policy.
- **Total Points:** Add the enhancement point(s) to the Prohousing Policy's general point score.

Appendix 1: Formal Resolution for the Prohousing Designation Program

Appendix 2: Proposed Policy Completion Schedule

Category Number	Concise Written Description of Proposed Policy	Key Milestones and Milestone Dates	Anticipated Completion Date	Notes
1F	Updates to the City's unbundled and shared parking requirements and consideration of parking maximums for new residential and commercial developments within the North Station and Downtown Station Areas (TOCs – ½ mile radius around rail stations) are in progress.	City Council Study Session: July 2026 Zoning Code Amendments: Nov/Dec 2026	Winter 2026	N/A
2B	The City is currently drafting a South Santa Rosa Specific Plan and EIR, covering a 1,900-acre area in south Santa Rosa, 500 acres of which are within the City Limits. The Specific Plan and EIR will provide additional opportunities for housing development which will be analyzed in the programmatic EIR, that can be utilized for CEQA streamlining purposes for future housing developments as provided in CEQA Guidelines Section 15182.	Preferred Alternative: Summer/Fall 2026 Draft EIR and Draft Specific Plan: Fall/Winter 2026	Spring 2027	N/A
3E	An update to the North Station Area Specific Plan is currently underway to further regional planning goals, with a focus on active transportation, and transit related improvements.	Alternatives: Fall 2026 Preferred Alternative: Winter 2027 Draft Subsequent EIR and Specific Plan: April 2027	June 2027	N/A

Appendix 3: Self-Scoring Sheet and Sample Self-Scoring Sheet

Self-Scoring Sheet

Category Number	HCD Prohousing Policy Language	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
1A	Sufficient sites, including rezoning, to accommodate 150 percent or greater of the current or draft RHNA, whichever is greater, by total and income category. These additional sites must be identified in the Jurisdiction's housing element adequate sites inventory.	The 6th Cycle Housing Element accounts for 150% of the City's total RHNA. With the units under construction from June 30, 2022 and later (397 units), the 6th Cycle Housing Element accounts for 163% of the City's remaining total RHNA. The following breaks down the percentage of remaining RHNA for the 6th Cycle Housing Element: Very Low/Low - 152% Moderate - 143% Above Moderate - 183%	E	Housing Element	Housing Element https://www.srcity.org/DocumentCenter/View/40437/Chapter-7-Housing-Element---Adopted-February-2023-revised-June-2025	3	1	2	5
1B	Permitting missing middle housing uses (e.g., duplexes, triplexes, and fourplexes) by right in existing low-density, single-family residential zones in a manner that exceeds the requirements of SB 9	Santa Rosa Zoning Code Section 20-22.030, Residential district land uses and permit requirements, allows duplexes and half-plex units by-right in Rural Residential and Single-Family Residential zoning districts in all six of the City's Priority	E	Zoning Code	Duplex and Half-Plex Land Use and Design Review Exemptions https://ecode360.com/42980658 https://ecode360.com/42983227	3	1	2	5

Category Number	HCD Prohousing Policy Language	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
		Development Areas (PDAs). In November 2025, the City Council adopted an ordinance to allow Missing Middle Housing (which allows more residential density than the General Plan) to expand residential capacity in select walkable neighborhoods, many that have been historically developed single-family areas, although current zoning is not exclusive to single-family residential development.			Missing Middle Housing https://ecode360.com/42981141				
1D	Density bonus programs that allow additional density for additional affordability beyond minimum statutory requirements.	The Santa Rosa Zoning Code allows for supplemental density bonuses in excess of the State density bonus program. An eligible project may qualify for a supplemental density bonus of up to, but not greater than, 100% above the maximum residential density permitted in the applicable land use designation. Projects must be located within the boundaries of the	E	Zoning Code	Supplemental Density Bonus https://ecode360.com/42981447	2	1	2	4

Category Number	HCD Prohousing Policy Language	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
		City's Downtown Station Area Specific Plan or the North Santa Rosa Station Area Specific Plan, both of which are centered around the City's two Sonoma-Marin Area Rail Transit (SMART) stations.							
1F	Eliminating minimum parking requirements for residential development as authorized by Government Code section 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of Gov. Code section 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to Gov. Code section 65915, subdivision (p).	The Santa Rosa Zoning Code includes reduced parking requirements in two of the City's Priority Development Areas (PDAs), for the areas around the Sonoma-Marin Area Rail Transit (SMART) stations, as well as allowances for shared and unbundled parking to meet parking requirements. Parking minimums are eliminated within the entire Downtown Station Area, which exceeds the requirements under State law because the area exceeds the ½ mile radius around the SMART Station. Planning staff are currently evaluating additional changes to parking requirements within Transit-Oriented	E & P	Zoning Code	Parking Minimums https://ecode360.com/42981688 Unbundled and Shared Parking https://ecode360.com/42981702	2	1	2	4

Category Number	HCD Prohousing Policy Language	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
		Community areas (1/2 mile radius around SMART Stations).							
1H	Zoning or other land use designation methods to allow for residential or mixed uses in one or more non-residential zones (e.g., commercial, light industrial). Qualifying non-residential zones do not include open space or substantially similar zones.	The Santa Rosa Zoning Code currently allows multifamily residential by-right in seven of its nine commercial zoning districts (Neighborhood Commercial, Core Mixed Use, Station Mixed Use, Maker Mixed Use, Neighborhood Mixed Use Community Shopping Center, and Transit Village-Mixed). In addition, multifamily residential uses are allowed by-right in the General Commercial zoning district in all six of the City's Priority Development Areas (PDAs).	E	Zoning Code	Commercial Zoning Districts Land Use Table https://ecode360.com/42980695	1	1	2	3
1I	Modification of development standards and other applicable zoning provisions or land use designation methods to promote greater development intensity. Potential areas of focus include floor area ratio, height limits, minimum lot or unit sizes, setbacks, and allowable dwelling	As a way of providing additional flexibility to help developers to design and build financially feasible projects, the Downtown Station Area Specific Plan establishes a system that regulates Floor Area Ratio (FAR), replacing height and density	E	Zoning Code	FAR Standards in Downtown Station Area: https://ecode360.com/42980704	1	1	2	3

Category Number	HCD Prohousing Policy Language	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
	units per acre. These policies must be separate from any qualifying policies under Category (1)(B) above.	regulations within the entire plan area.							
2A	Establishment of ministerial approval processes for multiple housing types, including, for example, single-family, multifamily and mixed-use housing.	In November 2025, the City Council adopted a Missing Middle Housing Ordinance which allows for by-right, ministerial approval of a variety of multifamily and mixed-use housing types that meet Missing Middle Housing objective standards. Single-family residential units continue to be permitted through a ministerial approval process, with the exception of residences proposed on hillsides or within Historic Preservation Districts.	E	Zoning Code	Missing Middle Housing https://ecode360.com/42981141 Single-Family Residential Land Use and Design Review Exemptions https://ecode360.com/42980667 https://ecode360.com/42983227	3	1	2	5
2B	Acceleration of Housing Production through the establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents.	The City has certified EIRs for Specific Plans in three of the City's Priority Development Areas (PDAs) – the North Santa Rosa Station Area Specific Plan, the Roseland Area/Sebastopol Rd Specific Plan, and the Downtown Station Area Specific Plan.	E & P	North Santa Rosa Station Area Specific Plan, Roseland Area/Sebastopol Rd Specific Plan, Downtown Station Area Specific Plan, and General Plan EIRs, and South Santa Rosa	North Santa Rosa Station Area Specific Plan EIR https://www.srcity.org/DocumentCenter/View/21631/North-Santa-Rosa-Station-Area-Specific-Plan-Draft-EIR-and-Appendices	2	1	2	4

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		Residential projects within these areas utilize the programmatic EIRs to streamline the CEQA process for residential developments that are consistent with the Specific Plan. Residential projects outside of these three Specific Plan areas can tier off the City's recently certified General Plan EIR for CEQA streamlining. A South Santa Rosa Specific Plan and EIR is currently underway with an anticipated adoption date in Spring 2027. This Specific Plan and EIR will provide future CEQA streamlining opportunities for residential projects within the approximately 500-acres plan area contained within the City Limits.		Specific Plan and EIR Project Webpage	https://www.srcity.org/DocumentCenter/View/21632/North-Santa-Rosa-Station-Area-Specific-Plan---Final-EIR Roseland Area/Sebastopol Rd Specific Plan EIR https://www.srcity.org/DocumentCenter/View/14673/-Roseland-AreaSebastopol-Road-Specific-Plan-and-Roseland-Area-Annexation-Draft-EIR-May-2016-PDF?bidId= https://www.srcity.org/DocumentCenter/View/14671/-Roseland-AreaSebastopol-Road-Specific-Plan-and-Roseland-Area-Annexation-Final-EIR-August-2016-PDF?bidId=				

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					Downtown Station Area Specific Plan EIR https://www.srcity.org/DocumentCenter/View/30953/DraftEIR---All https://www.srcity.org/DocumentCenter/View/30875/DSASP_Final-EIR-Sept-14 General Plan 2050 EIR https://www.srcity.org/DocumentCenter/View/46672/Draft-Environmental-Impact-Report-EIR---October-2024---General-Plan-2050 https://www.srcity.org/DocumentCenter/View/46673/Final-Environmental-Impact-Report-EIR---April-2025--General-Plan-2050				

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					South Santa Rosa Specific Plan and EIR Project Webpage https://www.srcity.org/3945/South-Santa-Rosa-Specific-Plan				
2C	Documented practice of streamlining housing development at the project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law,	In 2025, the Santa Rosa City Council adopted a Missing Middle Housing combining district which allows for by-right approval of missing middle housing types in walkable areas of the City. Planning staff continue utilizing appropriate statutory or categorical exemptions for new residential developments.	E	Zoning Code and Project Resolutions Demonstrating Use of CEQA Exemptions	Missing Middle Housing https://ecode360.com/42981141 420 Mendocino Avenue Project Resolution: Electronic Copy Attached as Appendix 7 Lance Drive Project Resolution: Electronic Copy Attached as Appendix 7	2	1	2	4
2D	Establishment of permitting processes that take less than four months to complete. Policies under this category must address all approvals necessary to issue building permits.	The City provides Streamlined Design Review for all income level multifamily residential projects proposed within one of the City's PDAs and in all areas of the City for housing developments	E	Zoning Code	Streamlined Design Review https://ecode360.com/42983227	2	1	2	4

Category Number	HCD Prohousing Policy Language	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
		that are 100% affordable to lower-income households. This Streamlined Design Review process averages a review and approval timeline of four months.							
2E	Absence or elimination of public hearings for projects consistent with zoning and the general plan.	Santa Rosa has developed a streamlined, by-right, housing program, with no requirement for public hearings, for SB35, AB2162, SB 4 and SB9 projects that are consistent with the City's Zoning Code and General Plan. The process is outlined on the City's website, along with projects approved under the by-right approval process. The City of Santa Rosa allows for the approval of Missing Middle Housing projects within the Missing Middle Housing Combining District, that meet objective Missing Middle Housing Standards, to be approved through a by-right process without a public hearing.	E	By Right Housing Website Missing Middle Housing Ordinance	By Right Housing https://www.srcity.org/3109/By-Right-Housing Missing Middle Housing https://ecode360.com/42981141	1	1	2	3

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2F	Priority permit processing or reduced plan check times for homes affordable to Lower-Income Households.	Prioritize projects that are in areas with currently low percentages of renter occupied households to facilitate housing mobility and integration of ownership and rental units, primarily north and northeastern Santa Rosa (areas considered RCAAs as identified in the Assessment of Fair Housing). Facilitate the approval process for land divisions, lot line adjustments, and/or specific plans or master plans resulting in parcel sizes that enable affordable housing development and process fee deferrals related to the subdivision for projects affordable to lower-income households. Give priority to permit processing for projects providing affordable housing for special-needs groups.	E	Housing Element	Housing Element-Program H-20: Support Affordable Housing Development https://www.srcity.org/DocumentCenter/View/40437/Chapter-7-Housing-Element---Adopted-February-2023-revised-June-2025	2			2

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2G	Establishment of consolidated or streamlined permit processes that minimize the levels of review and approval required for projects, and that are consistent with zoning regulations and the general plan.	The City of Santa Rosa allows for the approval of Missing Middle Housing projects within the Missing Middle Housing Combining District, that meet objective Missing Middle Housing Standards, to be approved through a by-right process without a public hearing. The City provides Streamlined Design Review for all income level multifamily residential projects proposed within one of the City's PDAs and in all areas of the City for housing developments that are 100% affordable to lower-income households. This Streamlined Design Review process limits the review and approval timeline. Multifamily residential projects are permitted by right in the majority of commercial zoning districts and residential zoning districts within the City's PDAs, therefore, in most	E	Zoning Code	Missing Middle Housing https://ecode360.com/42981141 Streamlined Design Review https://ecode360.com/42983227 Commercial Land Use Table https://ecode360.com/42980695 Residential Land Use Table https://ecode360.com/42980667	1	1	2	3

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		cases no planning approvals, aside from design review, are required.							
2J	Priority permit processing or reduced plan check times for ADUs/JADUs or multifamily housing.	The City offers detailed information, expedited review processing and reduced fees for ADUs and JADUs, as outlined on the City's website.	E	Website	ADU Webpage https://www.srcity.org/2280/Accessory-Dwelling-Units	2	1	2	4
2K	Establishment of a standardized application form for all entitlement applications.	The City has a universal Planning application, hosted on the City's Planning Application Portal, that streamlines the application submittal requirements for property owners and developers.	E	Website	Planning Application Portal https://www.srcity.org/3344/Planning-Application-Portal	1			1
2L	Documented practice of publicly posting status updates on project permit approvals on the internet.	The City of Santa Rosa maintains a developments website for projects within the City, which provide current status and project links and information. The City also maintains an Affordable Housing Project Pipeline Report, and Downtown Station Area Development Activity Dashboard.	E	City of Santa Rosa Data and Dashboards Website	Developments Website: https://www.srcity.org/2970/Developments Affordable Housing Project Pipeline Report: https://www.srcity.org/DocumentCenter/View/35105/Housing-Pipeline-?bidId= Downtown Dashboard:	1			1

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					https://experience.arcgis.com/experience/872db80e20904aea8bb8a07397938eb2/page/Home-Page/?draft=true&org=SantaRosa				
2N	Other policies not described in Categories (2)(A)-(M) of this section that quantifiably decrease production timeframes or promote the streamlining of approval processes.	Periodically review the City's regulations, ordinances, and development fees/exactions to ensure they do not unduly constrain the production, maintenance, and improvement of housing. Ensure that residential projects are heard by the first decision-making board, within a period not to exceed 120 days of receipt of a complete application for development approval. To ensure the design review process does not act as a constraint on the development of housing, the City will review and revise the subjective findings, as appropriate.	E	Housing Element	Housing Element Policy H-5.2; Program H-37; and Program H-40 https://www.srcity.org/DocumentCenter/View/40437/Chapter-7-Housing-Element---Adopted-February-2023-revised-June-2025	1			1

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3A	Waiver or significant reduction of development impact fees for residential development with units affordable to Lower-Income Households. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable housing impact fees, and commercial linkage fees).	In 2018 (extended in 2022), the Santa Rosa City Council adopted a High Density Multifamily Residential Incentive Program to incentivize and encourage high density housing development in the City's downtown. The program includes a reduction in Capital Facilities and Park Impact Fees and deferral of Water and Wastewater Impact Fees. The program is for both affordable and market rate housing, but there are additional fee incentives specific to affordable units. The City Council is scheduled to review this incentive Program for renewal in August 2026. In November 2024, the City Council adopted a resolution approving a three year pilot program 100% reduction of Capital Facilities Fees (CFF) for Deed Restricted Affordable Units.	E	Website and Resolution	High Density Multifamily Residential Incentive Program https://www.srcity.org/2983/Fees-and-Incentives Affordable Housing Capital Facilities Fee Pilot Program Resolution: Electronic Copy Attached in Appendix 7	3	8	1	4

Category Number	HCD Prohousing Policy Language	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
3B	Adoption of policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22 to reduce barriers for property owners to create ADUs/JADUs. Examples of qualifying policies include, but are not limited to, development standards improvements, permit processing improvements, dedicated ADU/JADU staff, technical assistance programs, and pre-approved ADU/JADU design packages.	The City currently offers detailed information, expedited review processing, reduced fees, and links to an ADU calculator and other helpful resources for ADUs/JADUs, on the City's website. In addition, the City's ADU/JADU ordinance provides flexibility for ADU size and height beyond the minimum requirements under State law.	E	Zoning Code and Website	Zoning Code Section on ADUs/JADUs https://ecode360.com/42982473 ADU/JADU Webpage https://www.srcity.org/2280/Accessory-Dwelling-Units	2	8	1	3
3C	Adoption of other fee reduction strategies separate from Category (3)(A), including fee deferrals and reduced fees for housing for persons with special needs. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable impact fees and commercial linkage fees).	Encourage the development of affordable housing for senior populations, particularly for those in need of assisted and skilled nursing care. Continue to provide funding and offer incentives such as density bonuses, reduced parking requirements, design flexibility, and deferred development fees.	E	Housing Element	Housing Element Program H-26: Housing for Senior Households https://www.srcity.org/DocumentCenter/View/40437/Chapter-7-Housing-Element---Adopted-February-2023-revised-June-2025	1			1

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3D	Accelerating innovative housing production through innovative housing types (e.g., manufactured homes, recreational vehicles, park models, community ownership, and other forms of social housing) that reduce development costs.	In March 2026, the City Council adopted an ordinance which permits Tiny Homes on Wheels as a habitable accessory structure, allowed with a Director Level Use Permit, within the City's lower density residential zones (RR and R-1). This ordinance also adds a definition for Housing Cooperatives to the Zoning Code to increase awareness of a potential lower housing cost option.	E	Ordinance	Housing Element Implementation Ordinance: Electronic Copy Attached in Appendix 7	1	1	2	3
3E	Measures that reduce costs for transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles. Qualifying policies include, but are not limited to, publicly funded programs to expand sidewalks or protect bike/micro-mobility lanes, creation of on-street parking for bikes, transit-related improvements, or establishment of carshare programs.	In September 2012, the Santa Rosa City Council adopted the North Santa Rosa Station Area Specific Plan that includes policies for reduced parking requirements, as well as bicycle parking, shared parking and unbundled parking around the City's northern Sonoma-Marin Area Rail Transit (SMART) station. An update to this Specific Plan is currently underway to further regional planning goals, with a focus on active transportation, and	E and P	North Santa Rosa Station Area Specific Plan Downtown Station Area Specific Plan Zoning Code	North Santa Rosa Station Area Specific Plan: https://www.srcity.org/DocumentCenter/View/18331/North-Santa-Rosa-Station-Area-Specific-Plan?bidId= Downtown Station Area Specific Plan: https://www.srcity.org/DocumentCenter/View/30873/Downtown-Station-	1	1	2	3

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		transit related improvements. This update is anticipated to be adopted by the City Council in Spring 2027. In Fall 2020, the Santa Rosa City Council adopted a new Downtown Station Area Specific Plan that eliminated minimum parking requirements and allows unbundled parking within the Downtown Station Area boundary. The Santa Rosa Zoning Code has been updated to reflect the reduced parking requirements in both areas, as well as allowances for bicycle, shared and unbundled parking. Additional amendments to the parking requirements are proposed as part of a current effort, with an anticipated adoption date of Spring 2027.			Area-Specific-Plan_Final Santa Rosa Zoning Code Chapter 20-36, Parking and Loading Standards: https://ecode360.com/42981680#42981680				
3H	Adoption of ordinances that reduce barriers, beyond existing law, for the development of	In December 2024, the City Council adopted an ordinance which included a Streamlined Design	E	Zoning Code	Streamlined Design Review https://ecode360.com/42983227	1	1	2	3

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	housing affordable to Lower-Income Households.	Review process for any 100% affordable housing development within the City. This Streamlined process can reduce the amount of time associated with the design review process to a period of three to four months.							
4B	Establishment of local housing trust funds or collaboration on a regional housing trust fund, which include the Jurisdiction's own funding contributions. The Jurisdiction must contribute to the local or regional housing trust fund regularly and significantly. For the purposes of this Category, "regularly" shall be defined as at least annually, and "significant" contributions shall be determined based on the impact the contributions have in accelerating the production of affordable housing.	The Santa Rosa Housing Trust uses local housing trust funds to maximize and leverage available federal, state, and local funding to assist in the development of affordable housing and the preservation and rehabilitation of low-income housing.	E	Resolution	Housing Trust Fund Resolution: Electronic Copy Attached in Appendix 7	2	4	1	3
4C	Demonstration of regular use or planned regular use of funding (e.g., federal, state, or local) for	The City's Housing Authority regularly uses funding for preserving assisted units at-risk of	E	Dashboard and NOFA	Affordable Housing Pipeline: https://www.srcity.org/DocumentCen	2			2

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	preserving assisted units at-risk of conversion to market rate uses and conversion of market rate uses to units with affordability restrictions (e.g., acquisition/rehabilitation. For the purposes of this category, "regular use" can be demonstrated through the number of units preserved annually by utilizing this funding source.	conversion to market-rate uses.			ter/View/35105/Housing-Pipeline-NOFA: https://www.srcity.org/679/Loans-to-Developers				
4E	Comprehensive program that complies with the Surplus Land Act and that makes publicly owned land available for affordable housing.	The City continues to provide first right of refusal for surplus City land to developers of affordable housing. As determined by budget and goal-setting processes, the Housing Authority funds property acquisition and banks land acquired for later provision to affordable housing developers.	E	Website	City Owned Properties for Sale: https://www.srcity.org/3727/City-Owned-Property-Available-for-Sale	2			2
4F	Establishment of an Enhanced Infrastructure Financing District or similar local financing tool that, to the extent feasible, directly supports housing developments in	On June 16, 2025, the Downtown Business Corridor EIFD Public Financing Authority approved a resolution to form an Enhanced Infrastructure Financing	E	Resolution	Establishment of Downtown Business Corridor EIFD with Infrastructure Plan:	2	1	2	4

Category Number	HCD Prohousing Policy Language	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
	an area where at least 20 percent of the residences will be affordable to Lower-Income Households.	District and adopt an Infrastructure Financing Plan. The Infrastructure Financing Plan states that the objective of affordable housing program with the Plan is to provide suitable housing opportunities for residents and employees within the EIFD whose incomes are at or below 120% of the County median income.			https://www.srcity.org/DocumentCenter/View/46530/PFA-2025-003---Adoption-of-IFP?bidId=				
4H	Directed residual redevelopment funds for the production of housing affordable to Lower-Income Households.	The City maintains a database of affordable housing in the City of Santa Rosa which lists existing, new or substantially rehabilitated affordable housing units that were developed or otherwise assisted by the Redevelopment Low and Moderate Income Fund. This database is updated annually and shows units that were initially occupied as recently as 2021. The City's FY 26-27 budget shows a total of \$327,972 budgeted from the Redevelopment Low	E	FY 26-27 Budget and AB 987 Affordable Housing Database	Low/Mod funds (Housing Authority budget p. 98): https://www.srcity.org/DocumentCenter/View/50147/Operations-and-Maintenance-Budget-FY-2026-27-DRAFT AB 987 Database: https://www.srcity.org/682/AB987-Affordable-Housing-Database	1			1

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		and Moderate Income Fund.							
4I	Development and regular (at least biennial) use of a housing subsidy pool, local or regional trust fund, or other similar funding source sufficient to facilitate and support the development of housing affordable to Lower-Income Households.	The Santa Rosa Housing Trust provides funding to rehabilitate and preserve existing affordable units or develop new affordable units. These funds are comprised of local, State, and federal funds.	E	Website	NOFAs: https://www.srcity.org/679/Loans-to-Developers	1			1
4L	Providing subsidies for housing affordable to Extremely Low-Income households	The City's Housing Authority regularly provides funding to preserve and develop housing units affordable to Extremely Low-Income households.	E	Affordable Housing Pipeline by Unit Mix Chart	Affordable Housing Pipeline by Unit Mix: Electronic Copy Attached in Appendix 7	1			1
4M	Other actions that leverage financial resources for housing.	As required by City Council Policy 000-48, 80% of City General Fund Real Property Transfer Tax (RPTT) must be allocated to homeless services and housing annually. The amount was \$2.275 M in FY 26-27, which was divided equally between Homeless Services and the Housing Trust.	E	Municipal Code and City Council Policy	Real Property Transfer Tax Ordinance: https://ecode360.com/42953564#42953564 Electronic Copy of Council Policy 000-48 Attached in Appendix 7	1	8	1	2

Appendix 4: Examples of Prohousing Policies with Enhancement Factors

If a Prohousing Policy incorporates any of the enhancement factors specified in the Scoring Criteria Enhancement Factors chart, it will receive extra points as indicated therein. Examples of such qualifying Prohousing Policies include the following:

Category 1: Favorable Zoning and Land Use

- Rezoning sufficient sites to accommodate 150 percent or greater of the Regional Housing Needs Allocation by total or income category, including sites in Location Efficient Communities.
- Rezoning sufficient sites to accommodate 150 percent or greater of the Regional Housing Needs Allocation by total or income category, including sites in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Rezoning to accommodate 125 to 149 percent of the Regional Housing Needs Allocation in downtown commercial corridors or other infill locations.
- Expanding density bonus programs to exceed statutory requirements by 10 percent or more in Location Efficient Communities.
- Reducing or eliminating parking requirements for residential development as authorized by Government Code section 65852.2 in Location Efficient Communities.
- Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Modification of development standards and other applicable zoning provisions to promote greater development intensity in downtown commercial corridors or other infill locations.
- Coupling rezoning actions with policies that go beyond state law requirements in reducing displacement of lower-income households and conserving existing housing stock that is affordable to lower-income households.

Category 2: Acceleration of Housing Production Timeframes

- Ministerial approval processes for multifamily housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Streamlined, program-level CEQA analysis and certification of specific plans in Location Efficient Communities.
- Documented practice of streamlining housing development at the project level in downtown commercial corridors and other infill locations.
- Expedited permit processing for housing affordable to lower-income households in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

Category 3: Reduction of Construction and Development Costs

- Fee waivers for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Fee waivers or reductions for higher density housing in downtown commercial corridors or other infill locations.
- Measures that reduce costs and leverage financial resources for transportation-related infrastructure or programs in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Adoption of universal design ordinances to increase housing choices and affordability for persons with disabilities in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Permitting innovative housing types, such as manufactured homes, recreational vehicles or park models, in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

Category 4: Providing Financial Subsidies

- Targeting local housing trust funds to acquisition or rehabilitation of existing affordable units, or to affordable units at risk of converting to market rate uses, in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Marketing grants and other financial products for ADUs/JADUs in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Utilizing publicly owned land for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Establishment of an Enhanced Infrastructure Financing District or similar local financing tool in a Low Resource or High Segregation & Poverty area (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Directing residual redevelopment funds or general funds to conservation or preservation of affordable housing in areas at high risk of displacement.

Appendix 5: Homeless Encampment Template

[Subchapter 6.6 Prohousing Designation Program](#) requires applicants to confirm that its treatment of encampments on public property complies with and will continue to comply with the constitutional rights of persons experiencing homelessness. An application must include a one-page summary demonstrating how the applicant has enacted best practices in their jurisdiction related to the treatment of unhoused individuals camping on public property, consistent with the United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments (June 17, 2022). The following template and certification are included to help jurisdictions meet this threshold.

- **Principle 1: Establish a Cross-Agency, Multi-Sector Response to Encampments –** Describe how system partners (name partners) work together to prioritize health and safety both for residents and unsheltered individuals. (350 characters max)

The multidisciplinary City Encampment Team works with the City's outreach provider, Catholic Charities' Homeless Outreach Services Team (HOST). HOST completes outreach; the multidisciplinary City Encampment Team evaluates risks; enforces laws where appropriate; removes trash/debris; and contacts HOST for individuals seeking services and shelter.

- **Principle 2: Engage Encampment Residents to Develop Solutions –** Describe street outreach efforts to engage with encampment residents to find alternative shelter, housing, and service options using the housing first approach before an existing encampment is closed. (350 characters max)

The City prioritizes outreach and offering low-barrier services and shelter to individuals residing in encampments prior to any enforcement action. The goal is to connect people using the housing first approach with pathways to housing. There are no requirements for sobriety, treatment, or service participation to be served by City-funded Programs.

- **Principle 3: Conduct Comprehensive and Coordinated Outreach –** Describe multidisciplinary connection strategies and linkages to resources and permanent housing solutions that is customized to individual needs. If applicable, describe how the jurisdiction uses the coordinated entry system to connect individuals to resources and permanent housing. (350 characters max)

HOST provides mobile outreach citywide to connect people to services, shelter, and permanent housing. Services are tailored in response to Coordinated Entry (CE) assessment and Individualized Housing Plans, considering specific needs and goals. Our CE system matches people who are most in need of assistance to supportive housing programs.

- **Principle 4: Address Basic Needs and Provide Storage –** Describe efforts to meet basic needs, health, safety, and access to storage (timeframes) for people experiencing unsheltered homelessness while creating clear pathways to permanent housing. (350 characters max)

Caritas Drop-In Center provides restrooms, showers, laundry, mail, device charging, CE access, daytime storage, health services, and referrals to shelter and housing. HOST can provide off-site storage for participants on a case-by-case basis. When property exceeds available storage, HOST assists with voluntary, participant-led reduction.

- **Principle 5: Ensure Access to Shelter or Housing Options** – Describe how low barrier resources to housing and supportive services are communicated to encampment residents. Include how strategies involve alternative measures to criminalization, focusing on service engagement and harm reduction. (350 characters max)

HOST provides outreach to individuals residing in encampments. Their non-judgmental approach is strengths based, trauma informed and employs motivational interviewing and harm reduction. HOST builds trust-based relationships with people experiencing unsheltered homelessness, and those relationships form the foundation of its low-barrier services.

- **Principle 6: Develop Pathways to Permanent Housing and Supports** – Describe Housing First strategies emphasizing low barriers, a harm-reduction model, and services to support people obtaining permanent housing more efficiently. Identify efforts to align federal, state, and local funding/programs to provide clear pathways to permanent housing. (350 characters max)

All City-funded homeless services programs are required to comply with Housing First. There are no requirements for sobriety, treatment, or service participation. Services are low-barrier and participant driven. The City facilitates weekly case-conferencing among providers to coordinate, remove barriers, and create pathways to permanent housing.

- **Principle 7: Create a Plan for What Will Happen to Encampment Sites After Closure** – Describe plans for former encampment spaces (long-term solutions to prevent encampments from reoccurring). Include efforts to emphasize safety, accessibility, and inclusivity that improve infrastructure. Example: Communities can include curb cuts to increase mobility access and enhanced lighting to encourage safety. (350 characters max)

The City monitors encampment sites through its multidisciplinary team. The City and HOST proactively engage individuals early and often to prevent and address repopulation and reduce community-wide impacts. After closure, the City uses vegetation management and site maintenance to reduce fire risk, discourage reoccurrence, and improve safety.

Certification and Authorization:

Signature of Authorized Representative

Date

Appendix 6: Public Participation Checklist

Pursuant to Sections 6601, 6602, and 6605, applicants are required to demonstrate how they have engaged in a “Diligent Public Participation Process.”

Please complete this checklist, and sign, to confirm that the applicant has complied with this requirement. Attach and reference any comments you received during the process.

Regulation Text	Explanation	Yes	No
Outreach through a variety of methods and languages to ensure access to the public process and provide opportunities for public input.	Applicant should use methods such as newspaper ads, email, social media, fliers, etc., to inform the public that an application has been drafted and posted for public comment. Language access should reflect languages spoken in your local community and should be available in multiple languages in print media or upon request for digital media.	☒	☐
Specific effort to engage all segments of the community, including individuals or representatives of lower-income and special needs households, for-profit and non-profit developers, and special needs service providers.	Individuals and organizations representing lower-income and special needs households, for-profit and non-profit developers, and special needs service providers should be engaged, informed of, and offered an opportunity to comment on the application. Outreach lists utilized for Housing Element compliance would suffice.	☒	☐
Availability of the draft document to the public, including notification to interested parties and all segments of the community, for thirty (30) calendar days and subsequent versions for seven (7) calendar days.	Applicants should post the application in print and digital forms, collect comments, and incorporate those comments into the application if necessary. Making the application available to the public could be satisfied by posting the application online and/or announcements through other mediums (e.g., local newspapers) so long as these forums include diverse segments of the community, including individuals or representatives of lower-income and special needs households, for-profit and non-profit developers, and special needs service providers.	☒	☐
Public hearings and informative meetings.	For the purposes of satisfying this requirement, a City Council or Board of Supervisors meeting informing the public of the jurisdiction's intent to submit a Prohousing Designation Program application, in addition to any subsequent meetings necessary to make revisions in response to public comment, will satisfy this requirement.	☒	☐

Consideration of comments, including incorporation of comments into a jurisdiction's application and Prohousing Policies as appropriate.	Provide all comments received with a description of how the comment was incorporated into the application. If the comment is not appropriate for incorporation, please describe why.	☐	☐
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Certification and Authorization:

Signature of Authorized Representative

Date

Appendix 7: Additional Information and Supporting Documentation

RESOLUTION NUMBER DBR-2022-004

RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF SANTA ROSA GRANTING DESIGN REVIEW APPROVAL FOR A 172,644-SQUARE-FOOT, 161-UNIT MULTIFAMILY HOUSING PROJECT WITH GROUND FLOOR COMMERCIAL AND AMENITY SPACES AND 100-SPACE GARAGE, LOCATED AT 420 MENDOCINO AVENUE, 0 RILEY STREET, AND 611 5TH STREET, APNS: 009-026-009, 009-026-014, and 009-026-006, FILE NUMBER DR22-020

WHEREAS, an application was submitted requesting the approval of Design Review for the 420 Mendocino Project (Project), comprised of 161 residential units on a 0.63-acre site (six micro studios, 18 studios, 18 one-bedroom junior units, 51 one-bedroom units, and 68 two-bedroom units), with ground floor commercial and amenity spaces and a 100 space garage for the property located at 420 Mendocino Avenue, 0 Riley Street, and 611 5th Street, also identified as Sonoma County Assessor's Parcel Numbers 009-026-009, 009-026-014, and 009-026-006; and

WHEREAS, the Project site is located within the Downtown Station Area Priority Development Area (PDA), as described in Zoning Code § 20-16.070, Figure 1-1; and

WHEREAS, applications for Design Review for multifamily residential development for projects within the Downtown Station Area PDA is delegated to the Zoning Administrator, through the Minor Design Review process in accordance with § 20-16.070(A), subject to Conceptual Design Review by the Design Review Board for new development of 10,000 square-foot or more in total floor area and a pre-application Neighborhood Meeting as required by § 20-16.070(A)(2); and

WHEREAS, on July 30, 2018, the Planning and Economic Development Department held a pre-application Neighborhood Meeting (PRAP18-085) to provide the opportunity for early input by the public prior to submittal of the required Planning entitlement application; and

WHEREAS, on July 5, 2018, the Design Review Board conducted Conceptual Design Review (DR18-038), during which time the Design Review Board provided nonbinding comments to the applicant and the public as to how the application may meet the regulations, and those comments were recorded within the minutes of the subject meeting; and

WHEREAS, on October 4, 2018, the second Concept Design Review was conducted by the Design Review Board for the new reduced project area from 121,235 square feet to 97,089 square feet, during which time the Design Review Board provided nonbinding comments to the applicant and the public as to how the application may meet the regulations, and those comments were recorded within the minutes of the subject meeting; and

WHEREAS, on October 10, 2018, the Santa Rosa Zoning Administrator approved a Design Review application for a project which included the demolition of an existing building and the construction a six-story building including 104 studios, one-, and two-bedroom units, with ground floor commercial and amenity spaces, and a parking garage, including a parking reduction for 72 spaces when 104 spaces are required by the Zoning Code; and

WHEREAS, on April 18, 2022, the applicant submitted a new entitlement application for Design Review to the Planning and Economic Development Department to revise the project total area from 97,089 square feet to 172,644 square feet and to increase the number of the proposed units from 128 to 161 units; and

WHEREAS, on August 4, 2022, the Design Review Board held a duly noticed public hearing to consider granting Design Review; and

WHEREAS, on August 4, 2022, the Design Review Board considered written and oral reports of staff, testimony, and other evidence presented by all those who wished to be heard on the matter; and

WHEREAS, the Design Review Board, after due consideration of all evidence and reports offered for review, does find and determine the following:

1. The design and layout of the proposed development is of superior quality, and is consistent with the General Plan, and applicable specific plan, applicable Zoning Code standards and requirements, the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans). The site is in an area designated by the General Plan as Core Mixed Use within the Downtown Station Area Specific Plan, which is intended for high density residential, and commercial uses, and the proposed project proposes both residential and commercial uses that implements the General Plan Land Use goals and policies. The building design meets the goals and guidelines of the Design Guidelines related to the Core Area and multifamily residential and commercial design; and
2. The design is appropriate for the use and location of the proposed development and achieves the goals, review criteria and findings for approval as set forth in the Framework of Design Review (Design Guidelines, Introduction, Subsection C) in that the building design is of "Superior Design" by reflecting thoughtful considerations and responses to parameters outlined in the Framework of Design Review. In addition, the proposed Project would enhance the streetscape along Mendocino Avenue and 5th Street and provide a pedestrian-friendly streetscape by including an active ground-level frontage which is a key to creating the vibrant character envisioned for the Downtown Station Area; and
3. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments in that the Project includes design features compatible with existing development and accommodating to the future development of adjacent parcels. The Project complies with the required FAR, which implements the vision of the DSASP as it relates to building height and residential density at the proposed project site. Additionally, the site is close to commercial uses and public transportation. It would operate well by including on-site amenities and activating the streets of the City's downtown with a new residential population. The Project's construction and operation will require compliance with the City's Lighting and Noise Ordinances, which reduce the impacts on surrounding land uses; and

4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the proposed Project is located within Santa Rosa's downtown and the 85-foot-tall building will be compatible with future development within the downtown core area. The Project design provides a modern architectural character that is consistent with the architectural guidelines established by the Urban Design section of the DSASP, which dictates future development projects in the surrounding area and requires that projects incorporate visually interesting architectural design features that avoid a large-scale, bulky or "box-like" appearance. The Project achieves consistency with these guidelines by incorporating exterior balconies, varied materials, and colors; and
5. The design of the proposed development will provide a desirable environment for its occupants, visiting public, and its neighbors through the appropriate use of materials, texture, and color, and would remain aesthetically appealing and be appropriately maintained in that the Project would provide 161 residential units within a walkable distance from the downtown and transit area with a proximity to a wide range of services; and
6. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity in that the site is in an area designated for residential and commercial uses and implements the vision of the DSASP related to residential density, building design, and building height. Also, the City's Traffic Division has reviewed the Project and has determined that the portion of the building which encroaches into the required vision triangle boundaries at the corner of 5th Street and Riley Street would not create a sight vision issue for vehicles. Further, the entire Project has been reviewed by City staff, outside agencies, and approval authorities and conditioned to minimize potential impacts; and
7. The proposed Project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for the following exemptions:
 - CEQA Guidelines Section 15182(a)(c) in that the project would develop a residential land use that is undertaken to implement, and is consistent with, the Downtown Station Area Specific Plan and the certified Subsequent Program EIR (SCH 2006072104) and no events subsequent to certification have required a Supplemental EIR pursuant to Public Resources Code section 21166. The residential intensity, design, and infrastructure plan of the proposed project is consistent with the adopted Specific Plan's goals and policies.

CEQA Guidelines Section 15162 provides that no additional review is required where an EIR is certified or a negative declaration has been adopted for a project and there are no substantial changes to the project or changed circumstances which will result in new or more severe environmental impacts and there is no new information showing the project will have significant effects not discussed in the EIR.

- CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) in that:
 1. The Project is consistent with the development density established by existing zoning, General Plan policies for which an Environmental Impact Report (EIR) was certified.
 2. There are no project specific effects which are peculiar to the Project or its site, which the General Plan EIR failed to analyze as significant effects. The project site is located in an area developed with commercial and institutional uses. The property does not support any peculiar environmental features, and the Project would not result in any peculiar effects.
 3. There are no potentially significant off-site and/or cumulative impacts which the General Plan EIR failed to evaluate. The proposed Project is consistent with the density and use characteristics of the development considered by the General Plan EIR. The General Plan EIR considered the incremental impacts of the future development, such as the Project, and no potentially significant off-site or cumulative impacts have been identified which were not previously evaluated.
 4. There is no substantial new information which results in more severe impacts than anticipated by the General Plan EIR. No new information has been identified which would result in a determination of a more severe impact than what had been anticipated by the General Plan EIR.
 5. The project will undertake feasible mitigation measures specified in the General Plan EIR. The mitigation measures will be undertaken through Project design, compliance with regulations and ordinances, or through the Project's conditions of approval.
- A Class 32 (Infill) exemption under CEQA Guidelines Section 15332 in that:
 1. The Project is an allowed use in the CMU-DSA (Core Mixed Use – Downtown Station Area) zoning district and is consistent with the 2035 General Plan Core Mixed Use land use designation;
 2. The Project site is located within the city limits of the City of Santa Rosa, does not exceed five-acres, and is surrounded by urban uses;
 3. The project site, which is in the City's downtown and is currently developed with two commercial buildings and a parking lot, and does not have any habitat value for endangered, rare, or threatened species;
 4. The Project will not result in any significant traffic, noise, air quality, or water quality impacts. Specifically, the City's Traffic Engineering Division has reviewed the Traffic Report prepared by W-Trans, dated July 7, 2022, which concludes there will not be any significant traffic impacts. Further, the project is conditioned to comply with the City's Noise Ordinance, and complies with all required policies contained in the City's adopted Climate Action Plan. Finally, the project is required

to comply with all Air Quality mitigation measures contained in the Specific Plan EIR, and the project is conditioned to comply with all requirements of the City Storm Water Low Impact Development Technical Design Manual; and

5. All required public utilities and public access necessary to serve the Project are located adjoining the project site. City staff has reviewed the plans and conditions the project appropriately.

The City has further determined that no exceptions to the exemptions apply and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances (CEQA Guidelines Section 15300.2.) This determination is based on the current development of the site and surrounding area

NOW, THEREFORE, BE IT RESOLVED, the Design Review Board of the City of Santa Rosa does hereby grant Design Review for the 420 Mendocino project (Project), comprised of 161 residential units on a 0.63-acre site (six micro studios, 18 studios, 18 one-bedroom junior units, 51 one-bedroom units, and 68 two-bedroom units), with ground floor commercial and amenity spaces and a 100-space garage subject to each of the following conditions:

CONDITIONS OF APPROVAL

GENERAL:

1. Compliance with the latest adopted ordinances, resolutions, policies, and applicable fees adopted by the City Council at the time of building permit review and approval. All applicable fees must be paid prior to issuance of a building permit.
2. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
3. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).
4. Compliance with the Public Art Contribution requirements if applicable (City Code 21-08.030).
5. All work shall be done according to the final approved plans dated received May 13, 2022.
6. Compliance with the City's Noise Ordinance in City Code Chapter 17-16 is required.

ENGINEERING DIVISION AND FIRE DEPARTMENT:

7. Compliance with all conditions as specified by the attached Exhibit "A" dated June 20, 2022.

HOUSING AND COMMUNITY SERVICES:

8. The project must comply with City Code Section 21-02, Housing Allocation Plan, through (a) provision of the appropriate number of on-site affordable units, (b) payment of Housing Impact Fees, or (c) an alternative compliance proposed in accordance with City Code Section 21-02.070 and approved by the Director of Planning and Economic Development. For purposes of this condition, the Director of Planning and Economic Development is designated as the review authority for review and acceptance of innovative Housing Allocation Plan compliance strategies under City Code Section 21-02.070(G).

PLANNING DIVISION:

9. The building materials, elevations, and appearance of this project, as presented for issuance of a building permit, shall be the same as that approved by the Design Review Board. Any future additions, expansions, remodeling, etc., may be subject to additional review.
10. Compliance with the City's Outdoor Lighting Ordinance in Zoning Code Section 20-30-080 is required.
11. No exterior signs, banners, or the like are approved with this permit. A planning sign permit application is required for all signs.
12. Pursuant to City Code Section 17-24.050, any tree removal required for development is subject to replacement. This requirement shall be fulfilled by planting replacement trees on-site which shall be shown on the landscape plans submitted for the Building Permit.
13. **LANDSCAPING:**
 - A. All required landscaping and irrigation must be installed prior to occupancy per the approved final plans.
 - B. Construction drawings submitted for issuance of a building permit shall include final landscape and irrigation plans, except where not required.
 - C. All landscaping must be continuously maintained in a healthy and attractive condition, free of weeds and debris, in accordance with the approved plans. Dead and dying plant materials shall be replaced with healthy specimens as necessary.

DULY AND REGULARLY ADOPTED by the Design Review Board of the City of Santa Rosa on this 4th day of August 2022, by the following vote:

AYES: (5) Chair Weigl, Vice Chair Burch, Board Member McHugh, Board Member Sharron, and Board Member Stapp

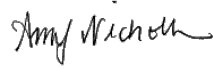
NOES:

ABSTAIN:

ABSENT:

Approved: 
Drew Weigl (Aug 29, 2022 10:36 PDT)

Drew Weigl, Chair

Attest: 

Amy Nicholson, Executive Secretary

ATTACHMENT: Engineering Development Services Exhibit “A” dated June 20, 2022

PLANNING AND ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
June 20, 2022

420 Mendocino
420 Mendocino Avenue
DR22-020

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Division of the Planning & Economic Development Department's Standard Conditions of Approval dated August 27, 2008 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
- II. Developer's engineer shall comply with all requirements of the City Storm Water Low Impact Development Technical Design Manual in effect at the time this application was deemed complete.
- III. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on December 1, 2015.
- IV. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received 05-13-2022:

PUBLIC IMPROVEMENTS

1. Riley Street Improvements shall consist of:
 - a. The removal and replacement to City Standards of the drive approach with new City Standard 250A Curb Cut with a minimum 16-feet wide depression. The width of the driveway behind the curb cut shall be no narrower than the width of garage door opening behind it.
 - i. The width of garage door opening shall be to the satisfaction of the Chief Building Official during plan check for the Building Permit.
 - b. Removal of the unused driveway curb cut and replacement with City Standard curb, gutter and contiguous sidewalk matching line and grade of the existing.
 - c. Existing sidewalk shall be widened to 6 feet contiguous to the curb contained within a Public sidewalk easement where outside of the public

right of way and provide 4-foot clearance around all obstructions and at curb cut location.

- d. Sidewalk falling outside of Public Right of Way shall be contained within a Public Sidewalk Easements dedicated and recorded prior to Final inspection of Building Permit.
2. Existing Sidewalk width and street tree wells shall be maintained along Mendocino Avenue. All new tree wells shall be per City Standard 262 and sidewalk along frontage with tree wells per City Standard 230 F.
3. New electrical, telephone, cable utility services from overhead lines offsite are to be placed underground from the connection point to the new structures.
4. Existing overhead utility lines crossing property lines shall be placed underground and contained in easements or relocated to the offsite frontage. No structures or surface improvements except for surface parking pavement and underground utilities are to encroach into easement areas.
5. An Encroachment Permit shall be obtained from Engineering Development Services of the Planning and Economic Development Department prior to beginning any work within the public Right-of-Way or for any work on utilities located within public easements.

TRAFFIC

6. A light and buzzer type device shall be installed at the garage exit onto Riley St to alert pedestrians that a vehicle is exiting the garage. The design is to be reviewed and approved by the City Traffic Engineer during the Building Permit Review process. Clear sight lines to vehicles exiting garage shall be provided to pedestrians approaching garage exit.
7. Fire Department aerial access shall be provided on Mendocino Avenue and 5th Street. Parking shall be restricted on Mendocino Avenue for a minimum of 30-feet centered on the Fire Department Connection at the Building. Parking shall be restricted on 5th Street for a minimum of 35.9-feet north of the vehicular access to the building.
8. Removal of any parking stalls and meters on Riley Street is to be coordinated with the Transit and Parking Divisions. Parking Meters removed are to be salvaged and returned to the City Transit and Parking Department.
9. Access from garage into Riley Street shall be directly into flow of traffic, backing into traffic shall not be allowed. Riley Street is a one-way roadway and garage exit shall be signed and marked indicating left turn exit only.

GRADING (from Building Memo dated May 10, 2022)

10. Obtain a demolition permit for structures to be removed.
11. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
12. Obtain building permits for the proposed project.

STORM DRAINAGE

13. Public drainage facilities and drainage easements shall be provided to the satisfaction of the City Engineer or the Chief Engineer of the Sonoma County Water Agency at the developer's expense.
14. Drainage facilities shall be designed per the Flood Control Design Criteria manual of the Sonoma County Water Agency. If flows exceed street capacity, flows shall be conducted via an underground drainage system (with minimum 15" diameter and maximum 72" diameter pipe sizes) to the nearest approved downstream facility possessing adequate capacity to accept the runoff, per the City's design requirements. Such runoff systems shall be placed within public street right-of-way wherever possible.
15. Concentrated drainage flows shall not be permitted to cross sidewalks, or slope areas subject to erosion problems.

STORM WATER COMPLIANCE (SUSMP)

16. Final Public Improvement Plans shall incorporate all SUSMP Best Management Practices (BMP's) and shall be accompanied by a Final Storm Water Mitigation Plan which shall address the storm water quality and quantity.
17. Perpetual maintenance of SUSMP Best Management Practices (BMP's) shall be the responsibility of the property owner. Building Permit shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the SUSMP BMP's which shall be approved by the City Engineer and the City Attorney's Office prior to the signing of Improvement Plans.
18. The maintenance schedule and the Final SUSMP are to be included as part of and recorded along with the maintenance agreement. The maintenance agreement shall note the maintenance schedule required by the Final SUSMP is to be followed by the property owner and all logs are to be made available for review by the City on an annual basis.
19. After the SUSMP BMP improvements have been constructed, the developers Civil Engineer is to prepare and sign a written certification that they were constructed and installed as required or per the manufacturer's recommendation.

Written certification of SUSMP BMP's is to be received by the City prior to occupancy of the complex.

20. A Final Storm Water Mitigation Plan (SWMP) using BMPs is to be included with the initial Improvement Plans submitted for Private improvements required by the Final SWMP are to be contained on the property and shall be maintained by the property owner.

WATER

21. Water and sewer systems and appurtenances thereto shall be designed to serve the project in accordance with the City of Santa Rosa Design and Construction Standards and shall be constructed to the satisfaction of the City Engineer.
22. Water services and meters shall be sized to meet domestic, irrigation and fire protection uses.
23. Since the development creates more than 100 units a second domestic connection to public water shall be required.
24. Applicant shall install combination service per City Standard 870 for private fire main, domestic and irrigation meters at each connection to the public main.
25. The public fire hydrant on Riley Street shall remain.
26. Backflow prevention devices shall be designed and installed in accordance with current City Standards, State Health Code Title 17, and as required by the Director of Utilities. Each City Standard 870 Combination water service shall have a Double Check Valve Backflow Device per City Standard 880 for the fire main, and a Double Check Valve per City Standard 874 and Reduced Pressure Backflow Device per City Standard 876 for domestic services are required on all domestic water lateral connections to the public main.
27. The irrigation system shall have one metered connection to the public main with a City Standard 876, Reduced Pressure backflow device and no cross connections to the domestic services are allowed. The flow calculations shall be submitted to the Water Department with the Encroachment Permit to determine adequate sizing.
28. Fire Department requires a secondary service. All connection points to the public systems require a double check valve backflow device at the main. Isolation valves are to be provided on looped systems where a service "TEE" branches from main. Design of fire system is to be submitted to the Fire Department with all required service connections and a Fire Department Permit obtained prior to issuance of an Encroachment Permit for connections to the City main. The Double Detector Check Valves back flow device shall be located adjacent to the Right of Way, if needed to be located within building the Utilities Department shall not maintain any plumbing outside of the Public Right of Way and Owner shall be responsible for maintaining the back-flow device.

29. Fire access to site shall be from Mendocino Avenue so address for proposed structure shall be changed to 420 Mendocino Avenue. The Fire Department Connection shall be building mounted on Mendocino Avenue or as otherwise approved by the Fire Department.
30. Santa Rosa Water Department provides mapping of private onsite water mains and fire hydrants for the Fire Department and processes the fee collection and meter installation for the fireline. Provide two copies of the approved onsite plans showing private fireline and private fire department connection locations to the Santa Rosa Water Department prior to requesting meter sets and commencing service. Refer to section XI.A of the Water System Design Standards for submittal of plans for private fire systems.
31. Per current Design and Construction Standards commercial, domestic, irrigation and uses shall be separately metered. The applicant may separately meter each unit or at a minimum the commercial domestic, irrigation and residential uses shall have separate meters.
32. Demand fees and meter sizes are to be determined based on use and area in conjunction with review of building plans.
33. The project is limited to one sewer lateral and may be serviced from either Riley Street or Mendocino Avenue frontage. Any existing water or sewer services that shall not be used shall be abandoned at the main per City Standards under an encroachment permit. The existing meters shall be collected by the City Meter Shop. Contractor is to coordinate through the City's Encroachment Officer for water meter removal and pick up by the City.
34. Public Valves beyond the City right-of-way shall be the responsibility of the property owner. Fire line valves in the congested area downtown do not have room on the sidewalk frontage or are unsightly so the valves are to be situated in a recessed location. Since Local Operations would need to access the City piping and valve for maintenance and repair, having them at the City right-of-way is imperative. If the fire line valves are inside a building or at the rear of a property, Local Operations maintenance staff would not want to accept liability or responsibility to fix the damage to repair the piping or valve. Local Operations and Water Quality would appreciate every effort you can make to condition these valves and piping on the customer's property or in their buildings to be their responsibility and our liability would stop at the City right-of-way.

35. —

~~36-35.~~ Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on October 27, 2015. Plans shall be submitted with the Building Permit application. Submit the following with the above-mentioned plans: Maximum Applied Water Allowance form and Hydrozone Table form.

FIRE (from Memo dated May 13, 2022)

The Fire Department has the following Specific Conditions regarding this proposed project:

~~37.~~36. Aerial access shall be provided on Mendocino Avenue and 5th Street. Landscape and projections shall not obstruct the aerial access requirements

~~38.~~37. The FDC for the project shall be located on the Mendocino Avenue Side of the Structure and off the far north of south end of the Mendocino Avenue side of the building to avoid it interfering with the parking of aerial apparatus and pumping engines.

- a. A hydrant shall be required to be placed on side project side of Mendocino Avenue within 100 feet of the FDC.

*The Fire Department has the following **General Comments/Concerns** regarding this proposed project:*

~~39.~~38. The project address is Mendocino Avenue, signage shall be needed on Riley and 5th Street access points that indicates that appropriate address to avoid confusion.

~~40.~~39. The high-rise requirements shall apply if an occupiable floor (including an occupiable roof deck) exceeds 75 feet above the lowest level of Fire Department vehicle access.

- a. The previous plan review building plan reviews for this project were submitted as a 7-story building. However, the current proposal now formally references 8 stories.

ENVIRONMENTAL COMPLIANCE (from Memo dated April 29, 2022)

~~41.~~40. **No Environmental Requirements for residential structures. If commercial office space consists of food service facilities, or business with process wastewater discharge the following conditions may apply.**

~~42.~~41. Any business performing an on-site activity that generates wastewater from production and/or clean-up activities shall Submit a Wastewater Discharge Permit Application including plumbing plans to Environmental Compliance, 4300 Llano Road, Santa Rosa, CA 95407

The application requires no permit fee and contact the City's Environmental Services Section at 543-3369 for any additional information.

~~43.~~42. Any restaurant, deli, and or food service establishment is required to install a grease removal device. See City's Interceptor Policy for details on connections and sizing criteria.

~~44.43.~~ Any trash enclosure shall be covered to eliminate the potential for any food waste discharge to the City storm drain system.

RECREATION & PARKS (from Memo dated May 3, 2022)

~~45.44.~~ Street trees shall be required and planted by the developer along 5th Street frontage. Selection shall be made from the city's approved master plan list – Acer rubrum 'Bowhall' as indicated on preliminary landscape plans are acceptable. Planting shall be done in accordance with the city Standards and Specifications for Planting Parkway Trees. Copies of the master street tree list and the standards are available at the Parks Division Office (707) 543-3770. This declaration shall be added to the General Notes of the improvement plans.

~~46.45.~~ Parks acquisition and/or park development fees shall be paid at the time of building permit issuance. The fee amount shall be determined by the resolution in effect at the time.

~~47.46.~~ All landscaping shall be privately maintained and irrigated. Property owner or homeowners' association shall be responsible for the irrigation and maintenance of the street trees and maintenance of the planter strips and containers in front throughout the project and street frontages.


A. R. Jesús McKeag

PROJECT ENGINEER

Resolution DRB-2022-004

Final Audit Report

2022-08-29

Created:	2022-08-26
By:	Eileen Cleary (Ecleary@srcity.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAbZhFfdPQVwiTLCpFTHqnXaBrsIIKI1T-

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-  Signer anicholson@srcity.org entered name at signing as Amy Nicholson
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RESOLUTION NO. ZA-2024-045

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING DESIGN REVIEW FOR LANCE DRIVE HOUSING FOR THE PROPERTY LOCATED AT 0, 1601, 1680, 1696, AND 1705 LANCE DRIVE, SANTA ROSA, APN: 036-111-002, 036-111-009, 036-111-010, 036-111-011, 036-111-012; FILE NO. PRJ24-005

WHEREAS, on April 4, 2024, an application was submitted by Pacific Development requesting approval of Design Review for the Lance Drive Housing Development, located at 0, 1601, 1680, 1696, and 1705 Lance Drive, more particularly described as Assessor's Parcel Number(s) 036-111-002, -009, -010, -011, -016 (Project Site), dated October 3, 2024, and on file in the Office of the Department of Planning and Economic Development; and

WHEREAS, the Project site is located within the North Station Area Priority Development Area; and

WHEREAS, pursuant to Zoning Code Section 20-16.070, multi-family residential projects that are located within a Priority Development Area are subject to a modified Design Review process that allows for Zoning Administrator review of Design Review entitlements; and

WHEREAS, on January 25, 2024, the Project received Concept Design Review by the Design Review Board;

WHEREAS, the applicant's acknowledgement, consideration, and incorporation of Design Review Board comments is summarized in Attachment 7 of this packet.

WHEREAS, the Planning Commission adopted Planning Commission Resolution Nos. PC-2024-24 and PC-2024-25, which approved a Conditional Use Permit for a small lot subdivision and Tentative Map for the Project; and

WHEREAS, Resolution No. PC-2024-24 includes the approval of three modifications to development standards pursuant to Zoning Code Section 20-42.140(F), including:

- 1) Reduction of second-story setback from eight feet to four feet.
- 2) Expansion of second- and third-story floor area ratios beyond what is required by the Code.
- 3) Reduction of open space dimension from 15 feet to four feet.

WHEREAS, the Santa Rosa Zoning Administrator has completed review of the Design Review application to allow the proposed project described above; and

WHEREAS, Design Review approval to allow the proposed project is based on the project description and official approved plans dated received November 1, 2024 (Attachment 6); and

WHEREAS, the matter has been properly noticed as required by Zoning Code Section 20-52.030.H.2.b as a public hearing.

NOW, THEREFORE, BE IT RESOLVED that in accordance with Zoning Code Section 20-52.030.I, the Zoning Administrator of the City of Santa Rosa finds and determines that:

1. The design and layout of the proposed development is of superior quality, and is consistent with the General Plan, any applicable specific plan, applicable Zoning Code standards and requirements, the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans). The Project received Concept Design Review by the Design Review Board on January 25, 2024, where the Design Review Board generally had positive comments about the Project's design and material choices. In response, the Project was revised to incorporate many of the architectural features recommended by the Design Review Board, as noted in Attachment 7. The Project is consistent with the North Station Area Specific Plan in that the Project would support rail transit by increasing the number of residents/density within walking distance of the Santa Rosa North SMART Station; by improving pedestrian, bicycle, auto, and transit connections; and by promoting economic development by bringing additional residential development in close proximity to new and existing retail uses. The Project is also consistent with General Plan Goal UD-F, which "promote(s) the creation of neighborhoods – not subdivisions – in areas of new development, by incorporating a retail store, a community center, diversity in housing type, and a community garden." The Project includes a retail component and a community garden at the intersection of Lance Drive and Guerneville Road and incorporates community gathering spaces throughout each of the three phases of the Project. The Project is consistent with a variety of the North Station Area Specific Plan Design Guidelines (Section 4.10), including Goal I which is "to create a comfortable environment for pedestrians, bicyclists, and vehicles alike." The Project's public improvements include the creation of a 10-foot-wide Class 1 bicycle/pedestrian walkway along the Project's Guerneville Road frontage. The Project would also extend the Lance Drive right-of-way to connect to Northwest Community Park and Comstock Middle School, which would allow students, teachers, and park goers quick access from the Project site and existing neighborhoods to the north, south, and east.
2. The design is appropriate for the use and location of the proposed development and achieves the goals, review criteria and findings for approval as set forth in the Framework of Design Review in that the Project promotes superior design through thoughtful response to the Project site's natural environment by retaining existing heritage trees on site and integrating common open space and residential amenities with these large, existing trees. The Project's thoughtful response to placemaking and livability is apparent by the Project's distribution of a wide range of residential amenities, including pools, dog parks, secure bicycle storage rooms, and community garden.
3. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments in that Project is

required to comply with the City's Noise Ordinance, City Code Chapter 17-16 and Outdoor Lighting Ordinance, City Code Section 20-30.080. A Traffic Impact Study was prepared that analyzes potential traffic impacts and makes recommendations that the Project has incorporated into the design (Attachment 3). The Project introduced a new ingress and egress point on the southern Project boundary on Guerneville Road, which adds to the access points on Lance Drive and Iroquois Street. The Project would also relocate an existing westbound bus stop on Guerneville Road to the Project's frontage and add a new eastbound bus stop across Guerneville Road. These bus stops, along with the Project's proximity to the North Santa Rosa SMART Station, would reduce the Project's future residents' reliance on cars for daily needs. The Project also meets the North Santa Rosa Station Area Specific Plan's parking standards of 1.5 parking spaces per residential unit.

4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the project would be located in an area designated for higher density, multifamily residential development and the site is surrounded by existing residential development of various densities, educational and religious facilities, and a PG&E substation. The Project also incorporates a variety of colors, breaking up the mass of the structure. The Project incorporates balconies per the Design Guidelines (3.2 C 1), and the multifamily structures are proposed to be three stories; however, the visual contrast between the existing one- and two-story residential development is reduced by a mixture of trees and fencing. The Project's development plan would primarily locate new single-family residential development adjacent to existing single-family residential uses to the north.
5. The design of the proposed development will provide a desirable environment for its occupants, visiting public, and its neighbors through the appropriate use of materials, texture, and color and would remain aesthetically appealing and be appropriately maintained. The proposed project will provide a neighborhood design that supports pedestrians, bicyclists, the use of public transit, and automobile use. The entire project has been organized with a hierarchy of interconnected pedestrian paseos, courtyards, and vehicular circulation routes. Each single-family residence will have a connected garage. Short-term and long-term bicycle parking will be provided onsite. The Project has an efficient circulation plan with an interconnected network of pedestrian pathways, open space areas, and amenities to serve residents and their guests. The Project will provide a vehicle/pedestrian connection to the Santa Rosa North Station and a pedestrian connection to Hilliard Comstock Middle School, Hilliard Comstock Northwest Community Park, and the Ridley Avenue neighborhood. The Project will also provide two new bus stops on Guerneville Road (eastbound and westbound). The project includes a wide variety of colors and materials, in addition to architectural details that break up the structures' massing. The balconies are made with decorative metal railings that complement the building's color and provide articulation and interest;
6. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity in

that the proposed scale, scope, and operations of the Project has been thoroughly analyzed and reviewed by the North Station Area Specific Plan Environmental Impact Report and the Environmental Checklist, prepared by ICF, dated October 2024, which determined that the proposed project is consistent with the Specific Plan and there is no new information that would require subsequent review of the Specific Plan EIR. Additionally, the Project has been reviewed and conditioned by City departments, including but not limited to, the Fire Department, Engineering Development Services, Building Division, Traffic Engineering, Santa Rosa Water, and Planning, and has undergone technical analysis including a Traffic Study, and is required to comply with the City's Noise Ordinance, City Code Chapter 17-16; and

7. The Project has been found in compliance with the California Environmental Quality Act (CEQA). The Project and its potential environmental impacts were fully evaluated by the EIR prepared for the North Santa Rosa Station Area Specific Plan certified by the City Council on July 31, 2012 (SCH No. 2011122034). The City has determined, based upon substantial evidence contained in the record including the Environmental Checklist included as Attachment 5 to this staff report, that the project is within the scope of the Specific Plan EIR, all feasible mitigation measures in the Specific Plan EIR have been incorporated into the project and no new environmental analysis is required (CEQA Guidelines section 15168). In addition, the proposed project is statutorily exempt from CEQA pursuant to CEQA Guidelines section 15182 and Government Code 65457 as a residential project that is consistent with the Specific Plan. An Environmental Checklist (Checklist), prepared in accordance with CEQA by ICF and dated October 2024, determined that the proposed project is consistent with the Specific Plan and there is no new information that would require subsequent review of the Specific Plan EIR. Pursuant to CEQA Guidelines Section 15182 and Government Code Section 65457, which provides for an exemption for certain residential, commercial, and mixed-use projects that are consistent with an adopted specific plan for which an EIR was certified, the project is statutorily exempt from CEQA.

This entitlement would not be granted but for the applicability and validity of each and every one of the below conditions and that if any one or more of the below conditions is invalid, this entitlement would not have been granted without requiring other valid conditions for achieving the purposes and intent of such approval. The approval of the project is contingent upon compliance with all the conditions listed below. Use shall not commence until all conditions of approval have been complied with. Additional permits and fees are/may be required. **It is the responsibility of the applicant to pursue and demonstrate compliance.**

Conditions of Approval

1. The Project is subject to all conditions in Resolution Nos. PC-2024-024 and PC-2024-025.
2. For areas of the Project site that are located within 150 feet of existing residential uses, construction hours shall be limited to 8:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. Saturday with no construction permitted on Sunday

or holidays. For areas of the Project site that are located over 150 feet from existing residential uses, construction hours shall be limited to 7:00am - 6:00pm Monday through Friday and 9:00 a.m. to 5:00 p.m. Saturday with no construction permitted on Sunday or holidays.

In the event extended construction hours are necessary (i.e. concrete pours), the developer shall prepare and distribute a notice to neighbors providing the date, time, and reason for extended construction hours. The notice shall be approved by Planning staff before it is mailed and the developer shall send notice to neighbors within 200 feet of the area in which the activity will occur within ten calendar days of the event.

3. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
4. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
5. No signs are approved as part of the Project. Signs will require separate Planning and Building permits.
6. Any mechanical equipment shall be screened subject to the review and approval of the Director of the Planning and Economic Development Department.

This Minor Design Review is hereby approved on December 3, 2024. If conditions have not been met or if work has not commenced within 24 months from the approval date, this approval shall automatically expire and be invalid unless an application for extension is filed prior to expiration. This approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: *Kristinae Toomians*
Kristinae Toomians (Dec 5, 2024 16:39 PST)
KRISTINAE TOOMIANS, ZONING ADMINISTRATOR

Resolution ZA-2024-045

Final Audit Report

2024-12-06

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RESOLUTION NO. RES-2024-175

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING AN AFFORDABLE HOUSING CAPITAL FACILITIES FEE PILOT PROGRAM REDUCING THE CAPITAL FACILITIES FEE FOR CERTAIN DEED RESTRICTED AFFORDABLE RESIDENTIAL UNIT TYPES TO ENCOURAGE THE NEAR-TERM DEVELOPMENT OF SPECIFIC AFFORDABLE HOUSING UNITS NEEDED TO COMPLY WITH THE REGIONAL HOUSING NEEDS ALLOCATION

WHEREAS, Chapter 21-04 of the Santa Rosa City Code (City Code) includes formulas for establishing Capital Facilities impact fees (CFF) to pay for certain public infrastructure facilities required to serve new development within the City of Santa Rosa; and

WHEREAS, Chapter 21-04.050(D) of the City Code identifies the application and calculation of CFF and enables the City council to establish and adjust the amount of the CFF by resolution; and

WHEREAS, there is a need for additional housing units at specific affordability levels to achieve the State of California's Regional Housing Needs Allocation (RHNA) requirements for the 2023-2031 RHNA cycle; and

WHEREAS, deed restricted affordable housing projects often rely on various financing programs available from various sources, including the State of California to compete the development of affordable housing projects; and

WHEREAS, the reduction of the Capital Facilities Fee associated with the development of restricted affordable housing units may act as a catalyst to increase the number of deed restricted affordable units during a time in which budget reductions at the State level may reduce the funding availability for housing programs; and

WHEREAS, since the adoption of the current nexus fee study related to Capital Facilities Fees, funding availability through the competitive grant process at the State and Federal levels has increased for public infrastructure project types that are identified in the existing fee study and may assist with offsetting the loss of revenue experienced through the adopted fee waiver program; and

WHEREAS, the City of Santa Rosa desires to establish an Affordable Housing Capital Facilities Fee Pilot Program by reducing Capital Facilities Fees by one hundred percent (100%) on certain deed restricted affordable residential unit types to encourage the near-term development of specific affordable housing units needed to comply with the Regional Housing Needs Allocation; and

WHEREAS, this Affordable Housing Capital Facilities Fee Pilot Program has been reviewed in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15378, the proposed action is not a "project" subject to the California Environmental Quality Act (CEQA) because it does not have a potential for resulting in either a

direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. In the alternative, the proposed action is exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Santa Rosa hereby adopts the Affordable Housing Capital Facilities Fee Pilot Program with the following parameters:

- a) The program will terminate three (3) years from the effective date of this resolution or upon adoption of a new impact fee nexus study addressing the Capital Facilities Fee, whichever occurs first.
- b) The Capital Facilities Fee for new housing units, deed restricted through the City's Housing Authority, administered by the Department of Housing and Community Services, at the following Area Median Income (AMI) categories, as defined by the California Department of Housing and Community Development's (HCD) 2023-2031 Regional Housing Needs Allocation (RHNA) for Santa Rosa, will be set at zero dollars (\$0.00):
 - a. Very Low Income – 0-50% of AMI, including Acutely Low (0-15%) and Extremely Low (15-30%)
 - b. Low Income – 50-80% of AMI
 - c. Moderate Income – 80-120% of AMI
- c) Residential units receiving locally sourced financial assistance from the City or the Housing Authority's loan programs will not be eligible for the fee program.
- d) For projects that elect to convert temporary housing units approved under City Code Section 20-16.030 (ORD-2018-006) to permanent housing units, the zero fee will apply to any units that are identified in section b if the required approval to convert the temporary housing units to permanent housing units is obtained during the program's lifespan.
- e) The fee reductions will apply to building permit applications proposing vertical construction of the dwelling unit issued during the program's lifespan.
- f) For eligible units within the Low Income affordability category, the zero dollar fee will no longer apply if the City reaches the required unit totals within the Low Income affordability category, as determined through the current RHNA cycle.

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BE IT FURTHER RESOLVED that this resolution shall become effective sixty (60) days following adoption of the resolution.

IN COUNCIL DULY PASSED this 12th day of November 2024.

AYES: (6) Mayor N. Rogers, Vice Mayor Stapp, Council Members Alvarez, Fleming, MacDonald, C. Rogers

NOES: (0)

ABSENT: (1) Council Member Okrepkie

ABSTAIN/RECUSE: (0)

ATTEST: Dina Manis City Clerk APPROVED: Natalie Rogers Mayor
Natalie Rogers (Dec 5, 2024 10:13 PST)

APPROVED AS TO FORM: [Signature]
City Attorney

CC - RES-2024-175 (11-12-2024)

Final Audit Report

2024-12-06

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ORDINANCE NO. ORD-2026-003

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 AND TITLE 21 OF THE CITY CODE TO IMPLEMENT THE 2023-2031 HOUSING ELEMENT AND STATE LAW – FILE NUMBER PLN25-0397

WHEREAS, State Housing Element Law (Government Code Sections 65580 et seq.) requires that the City Council adopt a Housing Element for the eight-year period 2023-2031 to accommodate the City of Santa Rosa's (City) regional housing needs allocation (RHNA); and

WHEREAS, to comply with State Housing Element Law, the City prepared the 2023-2031 Housing Element (the Housing Element); and

WHEREAS, on February 14, 2023, the City Council held a public hearing and adopted the Addendum to the 2035 General Plan Environmental Impact Report for the Housing Element, prepared in accordance with the California Environmental Quality Act (CEQA), and adopted the 2023-2031 Housing Element; and

WHEREAS, on June 3, 2025, the City Council held a public hearing at which time the Council adopted a resolution approving revisions to the Housing Element to reflect the transfer of RHNA units from the County of Sonoma to the City of Santa Rosa, as well as two clerical edits; and

WHEREAS, the 2023-2031 Housing Element includes goals, policies, and programs that are designed to address the City's housing needs; and

WHEREAS, amendments to Titles 20 (Zoning Code) and 21 of the Santa Rosa City Code are required to implement Housing Element Program H-6 - Innovation Housing Options, and Housing Element Program H-38 - Zoning Code Amendments; and

WHEREAS, the proposed amendments to Titles 20 and 21 of the City Code also include technical corrections and minor changes to create Zoning Code regulations for housing that are more accessible, enforceable, clear, and streamlined; and

WHEREAS, the proposed amendments to Titles 20 and 21 of the City Code are consistent with the goals, policies, and actions in the General Plan 2050 and are necessary to comply with State law; and

WHEREAS, on January 8, 2026, the Planning Commission of the City of Santa Rosa held a duly noticed public hearing and recommended to the City Council adoption of Municipal Code Text Amendments to incorporate the necessary changes to State law and implement the Housing Element.

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THE PEOPLE OF THE CITY OF SANTA ROSA DO ENACT AS FOLLOWS:

Section 1. The Council of the City of Santa Rosa finds, pursuant to Zoning Code Section 20-64.050 (Findings), based on evidence and records presented, that:

- A. The proposed amendments are consistent with the goals and policies of all elements of the General Plan, and any applicable specific plan; including the Downtown Station Area Specific Plan, the North Santa Rosa Station Area Specific Plan, and the Roseland Area/Sebastopol Road Specific Plan, as they support creative and diverse housing options throughout the City. The project implements the Housing Element by implementing Housing Element Program H-6, Innovative Housing Options, and Housing Element Program H-38, Zoning Code Amendments.
- B. The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the City, as they promote orderly housing development, implement state law requirements for housing, preserve neighborhood character through design requirements, expand housing to include low cost home ownership and renting options through Housing Cooperative and Tiny Homes on Wheels, introduce low-barrier navigation centers and update supportive housing and transitional housing option to provide increased housing options and services for homeless individuals, and improve permit processes for housing.
- C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).
 - The proposed amendments are consistent with the Housing Element and any potential environmental impacts were analyzed in the Addendum of the City of Santa Rosa General Plan 2035 EIR for the 2023-20231 Housing Element, certified by the Council in February 2023, and no further review is required.
 - The proposed amendments are statutorily exempt from CEQA pursuant to CEQA Guidelines Section 15183 in that the amendments are consistent with the 2050 General Plan, for which an EIR was certified by Council on June 3, 2025, and do not involve any peculiar site-specific impacts or new significant environmental impacts beyond those analyzed in the General Plan 2050 EIR.
 - Accessory Dwelling Unit amendments are statutorily exempt from CEQA pursuant to CEQA Guidelines Section 15282(h), which exempts the adoption of an ordinance regarding second units in a single-family or multifamily residential zone by a city or county to implement the provisions the Government Code. In addition, Government Code Section 66333 exempts the adoption of an ordinance to provide for the creation of Junior Accessory Dwelling Units.
 - The proposed amendments are exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) in that the amendments do not have the potential to cause a significant effect on the environment. The proposed amendments are necessary to

conform the Code to State law and the City's Housing Element, and any conceivable impact of the proposed amendments would be speculative in the absence of specific development proposals. Any future applications for a project will be reviewed for CEQA compliance.

- D. The proposed amendments are internally consistent with other applicable provisions of the Zoning Code, as they clarify definitions, update land use tables, align zoning classifications with General Plan land use designations, and incorporate terminology and standards that support implementation of the Housing Element and the General Plan 2050.

Section 2. Amend Table 2-2 of Section 20-22.030 of the Santa Rosa City Code to read and provide as follows:

TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Districts	P Permitted Use, Zoning Clearance Required Consistent with Section 20-52.020						
	MUP Minor Conditional Use Permit Required						
	CUP Conditional Use Permit Required						
	S See Specific Use Regulations for Permit						
	— Use Not Allowed						
LAND USE (I)	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	RR	R-1	R-2	R-3	MH	TV-R	

AGRICULTURAL & OPEN SPACE USES

Agricultural accessory structure	P	—	—	—	—	—	
Animal keeping—Livestock, including aviaries	S	—	—	—	—	—	20-42.040
Crop production, horticulture, orchard, vineyard	P	MUP	—	—	—	—	
Initial crop processing	MUP	MUP	—	—	—	—	
Plant nursery	CUP	—	—	—	—	—	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Community garden (5)	P	P	P	P	P	P	20-40
Equestrian facility	CUP	—	—	—	—	—	
Golf course/country club, public or quasi-public	CUP	CUP	—	—	—	—	
Health/fitness facility—Commercial	—	—	—	—	—	—	
Health/fitness facility—Quasi-public	MUP	MUP	MUP	MUP	MUP	MUP	
Library, museum	MUP	MUP	MUP	MUP	MUP	P	
Meeting facility, public or private	MUP	MUP	MUP	MUP	MUP	MUP	
Park, playground	MUP	MUP	MUP	MUP	MUP	P	
Private residential recreation facility	MUP	MUP	MUP	MUP	MUP	MUP	
School, public or private	MUP	MUP	MUP	MUP	MUP	MUP	
Studio—Art, dance, martial arts, music, etc.	—	—	—	—	—	MUP	

RESIDENTIAL USES (See Section 20-28.080, Senior Housing (-SH) combining district, for specific requirements regarding proposed senior housing developments)

Accessory dwelling unit	S	S	S	S	—	S	20-42.130
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TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Districts	P Permitted Use, Zoning Clearance Required Consistent with Section 20-52.020						
	MUP Minor Conditional Use Permit Required						
	CUP Conditional Use Permit Required						
	S See Specific Use Regulations for Permit						
	— Use Not Allowed						
LAND USE (1)	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	RR	R-1	R-2	R-3	MH	TV-R	
Animal keeping—Domestic and exotic	S	S	S	S	S	S	20-42.040
Cannabis—Personal cultivation	P	P	P	P	P	P	20-46
Duplex (7)(8)	MUP (2)	MUP (2)	P	P	—	P	
Emergency shelter	CUP	CUP	CUP	CUP	CUP	CUP	
Emergency shelter—10 or fewer beds	CUP (12)	CUP (12)	CUP (12)	CUP (12)	CUP (12)	CUP (12)	
Farmworker Dwelling Unit (4)	P	P	P	P	P	P	
Farmworker Housing Complex (4)	P(15)	P(15)	MUP	MUP	MUP	MUP	
Half-Plex (7)(8)	MUP (2)	MUP (2)	P	P	—	P	
Home occupation	S	S	S	S	S	S	20-42.070
Junior accessory dwelling unit	S	S	S	S	—	S	20-42.130
Live/work	—	—	—	—	—	P (3)	20-42.080
Low-Barrier Navigation Center	—	—	—	—	—	P	
Missing Middle Housing	—	—	—	P	—	P	20-28.100
Mobile home park (10)	CUP (13)	CUP (13)	CUP (13)	CUP (13)	P	—	20-42.100
Mobile home/manufactured housing (8)	P	P	P	P	P	P	20-42.094
Multi-family (6) (8)	MUP	MUP	P	P	—	P	
Organizational house (dormitory, sorority, monastery, etc.)	MUP	MUP	CUP	CUP	—	CUP	
Residential accessory structures and uses	P	P	P	P	P	P	20-42.030
Residential Care Facility (Licensed – Large) (10)	MUP	MUP	MUP	MUP	MUP	MUP	20-42.230
Residential Care Facility (Licensed – Small) (4)	P	P	P	P	P	P	
Residential Care Facility (Unlicensed) (4)	P	P	P	P	P	P	
Residential component of a mixed use project (11)	MUP (2)	MUP (2)	MUP (2)	MUP (2)	MUP	P	20-42.090
Rooming or boarding house	P	P	P	P	—	P	
Rooming or boarding, accessory	P	P	P	P	—	P	
Single-family attached (7)(8)	MUP (2)	MUP (2)	P	P	—	P	
Single-family detached (7)(8)	P	P	—	—	—	—	
Single Room Occupancy Facility (10)	—	MUP	MUP	MUP	—	MUP	
Small lot residential project - single family attached (10)	CUP (12)	MUP	MUP	MUP	—	MUP	20-42.140
Small lot residential project — single family detached(13)	CUP (12)	MUP (12)	—	—	—	—	20-42.140
Supportive housing (4)	P(14)	P(14)	P	P	P	P	

TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Districts	P Permitted Use, Zoning Clearance Required Consistent with Section 20-52.020						
	MUP Minor Conditional Use Permit Required						
	CUP Conditional Use Permit Required						
	S See Specific Use Regulations for Permit						
	— Use Not Allowed						
LAND USE (1)	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	RR	R-1	R-2	R-3	MH	TV-R	
Tiny Home on Wheels (13)	MUP	MUP	—	—	—	—	20-42.220
Transitional housing (4)	P (14)	P (14)	P	P	P	P	
Work/live	—	—	—	—	—	MUP	20-42.080

RETAIL TRADE

Accessory retail	—	—	—	—	MUP	P	20-42.024
Alcoholic beverage sales	—	—	—	—	—	CUP	20-42.034
Artisan shop	—	—	—	—	—	MUP	
General retail—up to 20,000 sf of floor area	—	—	—	—	—	P	
Specialty food store—10,000 sf or less	—	—	—	—	—	P	
Neighborhood center	MUP	MUP	MUP	MUP	MUP	P	
Outdoor display and sales	—	—	—	—	—	MUP	20-42.110
Pharmacy	—	—	—	—	—	P	
Produce stand	MUP	—	—	—	—	MUP	
Restaurant, café, coffee shop—Counter ordering	—	—	—	—	—	P	
Restaurant, café, coffee shop—Outdoor dining	—	—	—	—	—	MUP	20-42.110, 20-42.160
Restaurant, café, coffee shop—Serving alcohol (no bar)	—	—	—	—	—	MUP	
Restaurant, café, coffee shop—Table service	—	—	—	—	—	P	
Second hand store	—	—	—	—	—	—	

SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL

ATM	—	—	—	—	—	P	20-42.044
Medical service—Health care facility (Large)(10)	MUP	MUP	MUP	MUP	MUP	MUP	20-42.060
Medical service—Health care facility (Small) (4)	P	P	P	P	P	P	
Medical service—Integrated medical health center	—	—	MUP	MUP	—	MUP	

SERVICES—GENERAL

Accessory service	—	—	—	—	MUP	MUP	20-42.024
Adult Day Program (10)	MUP	MUP	MUP	MUP	MUP	MUP	
Child day care—Large family day care home (9)	P	P	P	P	P	P	20-42.050
Child day care—Small family day care home (9)	P	P	P	P	P	P	20-42.050
Child day care center (10)	MUP	MUP	MUP	MUP	—	MUP	20-42.050
Extended hours of operation (11:00 p.m. to 6:00 a.m.)	—	—	—	—	—	CUP	

TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Districts	P	Permitted Use, Zoning Clearance Required Consistent with Section 20-52.020					
	MUP	Minor Conditional Use Permit Required					
	CUP	Conditional Use Permit Required					
	S	See Specific Use Regulations for Permit					
	—	Use Not Allowed					
LAND USE (1)	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	RR	R-1	R-2	R-3	MH	TV-R	
Lodging—Bed & breakfast inn (B&B)	MUP	MUP	—	—	—	—	
Personal services	—	—	—	—	—	MUP	
Public safety facility	MUP	MUP	MUP	MUP	MUP	MUP	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Electronic vehicle supply equipment (EVSE) - Accessory	P	P	P	P	P	P	
Telecommunications antenna	S	S	S	S	S	S	20-44
Utility facility	CUP	CUP	CUP	CUP	CUP	CUP	
Utility infrastructure	P	P	P	P	P	P	

Key to Zoning District Symbols			
RR	Rural Residential	R-3	Multi-Family Residential
R-1	Single-Family Residential	MH	Mobile Home Park
R-2	Medium Density Multi-Family Residential	TV-R	Transit Village-Residential

Notes:

- (1) See Division 7 for land use definitions.
- (2) Permitted by right within any of the City's Priority Development Areas and shall therefore not require a use permit.
- (3) A building permit is required to verify occupancy standards.
- (4) Permitted by right within any residential Planned Development.
- (5) A community garden is allowed on the same property as an existing permitted meeting facility provided that the establishment of the garden does not trigger a grading permit or affect the operation and design of the meeting facility.
- (6) Permitted with a Minor Conditional Use Permit within any single-family Planned Development and/or any rural residential Planned Development within any of the City's Priority Development Areas.
- (7) Permitted by right within any single-family Planned Development and/or any rural residential Planned Development within any of the City's Priority Development Areas and shall therefore not require a use permit.
- (8) Permitted with a Minor Conditional Use Permit within any nonresidential Planned Development within any of the City's Priority Development Areas.
- (9) Permitted by right within any Planned Development.
- (10) Permitted with a Minor Conditional Use Permit within any residential Planned Development.
- (11) Permitted by right within any multifamily residential Planned Development within any of the City's Priority Development Areas and shall therefore not require a use permit.
- (12) Permitted with a Minor Conditional Use Permit within any of the City's Priority Development Areas.
- (13) Permitted with a Minor Conditional Use Permit within any single-family Planned Development and/or any rural residential Planned Development.
- (14) Supportive Housing and Transitional Housing projects which require the construction of a new multi-family structure and do not meet the requirements of Government Code Section § 65651 shall require a Minor

Conditional Use Permit and may be subject to Design Review.

- (15) Farmworker Housing Complex projects that do not meet the requirements of Health & Safety Code § 17000 et seq. shall require a Minor Use Permit and may be subject to Design Review.

Section 3. Amend Table 2-6 of Section 20-23.030 of the Santa Rosa City Code to read and provide as follows:

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Districts	P Permitted Use, Zoning Clearance Required										
	MUP Minor Conditional Use Permit Required										
	CUP Conditional Use Permit Required										
	S See Specific Use Regulations for Permit										
	— Use Not Allowed										
	PERMIT REQUIRED BY ZONE										
LAND USE (1)	CO	CN (7)	CG	CV	CMU	SMU	MMU	NM U	CSC (2)	TV-M	Specific Use Regulations

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALE

Artisan/craft product manufacturing	—	MUP	P	—	MUP	MUP	P	P	P	—	
Brewery—Brew pub	—	MUP	MUP	—	P	P	P	P	MUP	P	
Cannabis—Commercial cultivation—up to 5,000 sq ft	—	—	—	—	—	—	MUP	—	—	—	
Cannabis—Distribution	—	—	—	—	—	—	MUP	—	—	—	
Cannabis—Manufacturing level 1 (non-volatile)	—	—	—	—	—	—	MUP	—	—	—	
Cannabis—Microbusiness	—	—	—	—	—	—	MUP	—	—	—	
Cannabis—Testing laboratory	MUP	—	—	—	—	—	P	—	—	—	20-46
Laboratory—Medical, analytical	MUP	—	—	—	MUP	MUP	P	—	—	—	
Manufacturing/processing—Light	—	—	—	—	—	—	P	—	—	—	
Manufacturing/processing—Medium	—	—	—	—	—	—	MUP	—	—	—	
Media Production—Backlots/Outdoor Facilities	—	—	—	—	—	—	P	P	—	—	
Media Production - Indoor Support Facilities	—	—	—	—	—	—	P	P	—	—	
Media Production - Soundstages	—	—	—	—	—	—	P	P	—	—	
Printing and publishing	—	—	—	—	MUP	MUP	P	P	—	—	
Recycling—Reverse vending machines	—	P	P	—	—	—	—	—	P	—	20-42.120
Recycling—Small collection facility	—	—	MUP	—	—	—	—	—	MUP	—	20-42.120
Research and development	—	—	—	—	MUP	P	P	P	—	—	
Storage—Accessory	P	P	P	P	P	P	P	P	P	P	
Storage—Personal storage facility	—	—	MUP	—	—	—	—	—	—	—	20-42.180
Winery—Boutique	—	—	MUP	—	P	P	P	P	MUP	P	

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Districts	P Permitted Use, Zoning Clearance Required										
	MUP Minor Conditional Use Permit Required										
	CUP Conditional Use Permit Required										
	S See Specific Use Regulations for Permit										
	— Use Not Allowed										
	PERMIT REQUIRED BY ZONE										
LAND USE (1)	CO	CN (7)	CG	CV	CMU	SMU	MMU	NM U	CSC (2)	TV-M	Specific Use Regulations
Winery—Production	—	—	CUP	—	CUP	CUP	MUP	CUP	—	CUP	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Adult entertainment business	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	20-40
Commercial recreation facility—Indoor	—	—	MUP	—	MUP	MUP	MUP	MUP	MUP	MUP	
Community garden (6)	P	P	P	P	P	P	P	P	P	P	
Conference/convention facility	—	—	CUP	—	MUP	MUP	CUP	—	—	CUP	
Health/fitness facility—Commercial	—	MUP	P	—	P	P	P	P	P	MUP	
Health/fitness facility—Quasi-public	—	MUP	P	—	P	P	P	P	P	MUP	
Library, museum	P	P	P	MUP	P	P	P	P	P	P	
Meeting facility, public or private	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Park, playground	P	P	P	MUP	P	P	P	P	P	P	
School, public or private	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Sports and entertainment assembly facility	—	—	CUP	—	MUP	MUP	CUP	MUP	—	—	
Studio—Art, dance, martial arts, music, etc.	MUP	P	P	—	P	P	P	P	P	MUP	
Theater, auditorium	—	—	CUP	—	MUP	MUP	MUP	MUP	CUP	MUP	

RESIDENTIAL USES (See Section 20-28.080, Senior Housing (-SH) combining district, for specific requirements regarding proposed senior housing developments)

Animal keeping—Domestic and exotic	S	S	S	—	S	S	S	S	S	S	20-42.040
Duplex (14)	CUP (15)	P	MUP (15)	—	P	P	P	P	P	P (5)	
Emergency shelter—50 or fewer beds (17)	CUP (15)	CUP (15)	P	CUP (15)	CUP (15)	CUP	CUP	CUP	CUP (15)	CUP (15)	20-42.190
Emergency shelter—51 or fewer beds (17)	CUP (15)	CUP (15)	CUP (15)	CUP (15)	CUP (15)	CUP	CUP	CUP	CUP (15)	CUP (15)	20-42.190
Farmworker Dwelling Unit (18)	P	P	P	-	P	P	P	P	P	P	
Farmworker Housing Complex (20)	MUP	P (22)	MUP	—	P (22)	P (22)	P (22)	P (22)	P (22)	P (22)	

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Districts	P Permitted Use, Zoning Clearance Required MUP Minor Conditional Use Permit Required CUP Conditional Use Permit Required S See Specific Use Regulations for Permit — Use Not Allowed										
	PERMIT REQUIRED BY ZONE										
	CO	CN (7)	CG	CV	CMU	SMU	MMU	NM U	CSC (2)	TV-M	Specific Use Regulations
	LAND USE (1)										
Half-Plex (14)	CUP (15)	P	MUP (15)	—	P	P	P	P	P	P (5)	
Home occupation	S	S	S	—	S	S	S	S	S	S	20-42.070
Live/work	MUP	MUP	MUP	—	P	P	P	P	MUP	MUP	20-42.080
Low-Barrier Navigation Center (19)	P	P	P	—	P	P	P	P	P	P	
Multi-family (14)(17)	CUP (15)	P	MUP (16)	—	P	P	P	P	P	P (5)	
Residential accessory structures and uses	P	P	P	—	P	—	—	P	P	P	20-42.030
Residential Care Facility (Licensed – Large) (20)	MUP	MUP	MUP	—	MUP	MUP	MUP	MUP	MUP	MUP	20-42.230
Residential Care Facility (Licensed - Small) (12)(19)	P	P	P	—	P	P	P	P	P	P	
Residential Care Facility (Unlicensed) (12)(19)	P	P	P	—	P	P	P	P	P	P	
Residential component of a mixed use project (9)	MUP (16)	P	MUP (16)	—	P	P	P	P	P	P (5)	20-42.090
Single-family attached(17)	CUP (15)	P	MUP (15)	—	P	P	P	P	P	P (5)	
Single Room Occupancy Facility	—	—	CUP	—	MUP	MUP	MUP	MUP	CUP	—	20-42-164
Supportive housing (19)	P	P	P	—	P	P	P	P	P	P	
Transitional housing (12)	MUP	P	MUP	CUP	P	P	P	P	P	P	
Work/live	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	20-42.060

RETAIL TRADE

Accessory retail	P	P	P	P	P	P	P	P	P	P	20.42.024
Alcoholic beverage sales	—	CUP	CUP	—	CUP	CUP	CUP	CUP	CUP	CUP	20-42.034
Artisan shop	—	P	P	—	P	P	P	P	P	P	
Auto and vehicle sales and rental	—	—	MUP (11)	P	—	—	—	—	—	—	
Auto parts sales (no installation services)	—	—	P (11)	P	—	—	—	—	P	—	
Bar/tavern	—	CUP	CUP	—	CUP	CUP	CUP	CUP	CUP	CUP	20-42.034
Building and landscape materials sales—Indoor	—	—	P (11)	—	—	—	—	—	P	—	
Building and landscape materials sales—Outdoor	—	—	MUP	—	—	—	—	—	MUP	—	20-42.100

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Districts											
P Permitted Use, Zoning Clearance Required											
MUP Minor Conditional Use Permit Required											
CUP Conditional Use Permit Required											
S See Specific Use Regulations for Permit											
— Use Not Allowed											
PERMIT REQUIRED BY ZONE											
LAND USE (1)	CO	CN (7)	CG	CV	CMU	SMU	MMU	NM U	CSC (2)	TV-M	Specific Use Regulations
Cannabis—Retail (dispensary) and delivery	CUP (10)	CUP (10)	CUP (10)	—	—	—	—	—	CUP (10)	—	20-46
Construction and heavy equipment sales and rental	—	—	—	MUP	—	—	—	—	—	—	
Drive-through retail sales	—	CUP	CUP (11)	—	—	—	—	—	CUP	—	20-42.064
Electric vehicle sales	—	—	—	—	MUP	MUP	MUP	—	—	—	
Farm supply and feed store	—	—	MUP	—	—	—	—	—	MUP	—	
Fuel dealer (propane for home and farm use, etc.)	—	—	—	CUP	—	—	—	—	—	—	
Furniture, furnishings, appliance/equipment store	—	—	P	—	P	P	P	P	P	MUP	
Gas station	—	—	—	—	—	—	—	—	—	—	
General retail—Up to 20,000 sf of floor area	—	P(11)	P	—	P	P	P	P	P	P	
General retail— More than 20,000 sf, up to 50,000 sf	—	MUP (11)	P (11)	—	P	P	MUP	P	P	MUP	
General retail—More than 50,000 sf of floor area	—	—	CUP (11)	—	—	—	—	—	P	—	
Grocery store, small—Less than 20,000 sf	—	P	P	—	P	P	P	P	P	P	
Grocery store, large—20,000 sf and greater	—	CUP (11)	CUP (11)	—	P	P	P	P	P	CUP	20-42.200
Mobile Food Vending Facility (20)	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	20-42.210
Mobile home, boat, or RV sales	—	—	MUP	P	—	—	—	—	—	—	
Neighborhood center	MUP	P	P	CUP	P	P	P	P	P	MUP	
Night club	—	—	MUP (11)	—	MUP	MUP	MUP	MUP	MUP	MUP	
Office—Supporting retail	MUP	P	P	—	P	P	P	P	P	P	
Outdoor display and sales	—	MUP	MUP	—	MUP (13)	MUP (13)	MUP (13)	MUP (13)	CUP	CUP	20-42.110
Pharmacy	MUP	P	P	—	P	P	P	P	P	MUP	
Restaurant, café, coffee shop—Counter ordering	MUP	P	P	—	P	P	P	P	P	P	

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Districts

P Permitted Use, Zoning Clearance Required
MUP Minor Conditional Use Permit Required
CUP Conditional Use Permit Required
S See Specific Use Regulations for Permit
— Use Not Allowed

PERMIT REQUIRED BY ZONE

LAND USE (1)	CO	CN (7)	CG	CV	CMU	SMU	MMU	NM U	CSC (2)	TV-M	Specific Use Regulations
Restaurant, café, coffee shop— Outdoor dining	P (8)	P (8)	P (8)	—	P (8)	P (8)	P (8)	P	P (8)	P (8)	20- 42.110, 20-42.160
Restaurant, café, coffee shop— Serving alcohol (no bar)	P	P	P	—	P	P	P	P	P	P	
Restaurant, café, coffee shop— Table service	MUP	P	P	—	P	P	P	P	P	P	
Second hand store	—	MUP	MUP	—	MUP	MUP	MUP	MUP	MUP	MUP	
Shopping center	—	—	P	—	P	P	P	P	P	—	
Tasting room	—	MUP	P	—	P	P	P	P	P	P	
Tobacco or smoke shop	—	—	MUP	—	MUP	MUP	MUP	MUP	MUP	—	
Warehouse retail	—	—	CUP (11)	—	—	—	—	—	CUP	—	

SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL

ATM	P	P	P	P	P	P	P	P	P	P	20-42.044
Bank, financial services	MUP	P	P	—	P	P (5)	P (5)	P	P	P (5)	
Business support service	MUP	MUP	P	—	P	P	P	P	P	P	
Medical service—Clinic, urgent care	P	MUP	P	—	P	P	MUP	P	P	MUP	
Medical service—Doctor office	P	P	P	—	P	P (5)	MUP	P	P	P (5)	
Medical service—Health care facility (Large) (20)	MUP	MUP	MUP	—	MUP	MUP	MUP	MUP	MUP	MUP	20-42.060
Medical service—Health care facility (Small) (19)(4)	P	P	P	—	P	P	P	P	P	P	
Medical service—Hospital	CUP	CUP (11)	CUP (11)	CUP	CUP	CUP	CUP	—	CUP	CUP	
Medical service—Integrated medical health center	P	MUP	P	—	P	P	P	P	P	MUP	
Medical service—Lab	P	—	P	—	—	—	—	—	MUP	—	
Medical service—Veterinary clinic, animal hospital	MUP	—	MUP	—	—	—	—	—	MUP	—	
Office—Accessory	P	P	P	P	P	P	P	P	P	P	
Office—Business/service	P	P	P	—	P	P	P	P	P	P (5)	

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Districts	P Permitted Use, Zoning Clearance Required										
	MUP Minor Conditional Use Permit Required										
	CUP Conditional Use Permit Required										
	S See Specific Use Regulations for Permit										
	— Use Not Allowed										
	PERMIT REQUIRED BY ZONE										Specific Use Regulations
LAND USE (1)	CO	CN (7)	CG	CV	CMU	SMU	MMU	NM U	CSC (2)	TV-M	
Office—Government	P	MUP	MUP	MUP	P	MUP	MUP	P	MUP	MUP	
Office—Processing	MUP	—	MUP	—	MUP	MUP	MUP	MUP	—	MUP	
Office—Professional	P	MUP	P	—	P	P	P	P	—	P (5)	

SERVICES—GENERAL

Accessory services	P	P	P	P	P	P	P	MUP	P	P	20-42.030
Adult Day Program (20)	MUP	P	MUP	—	MUP	MUP	MUP	MUP	P	MUP	
Catering service	—	—	P	—	—	—	P	P	—	—	
Child day care—Large family day care home (18)	P	P	P	—	P	P	P	P	P	P	20-42.050
Child day care—Small family day care home (18)	P	P	P	—	P	P	P	P	P	P	20-42.050
Child day care center (19)	P	P	P	—	P	P	P	P	P	P	20-42.050
Commissary (21)	—	—	P	—	—	—	P	P	—	—	
Drive-through service	—	CUP	CUP	—	—	—	—	—	CUP	—	20-42.064
Equipment rental	—	—	P (4)	—	—	—	—	—	—	—	
Extended hours of operation (11:00 p.m. to 6:00 a.m.)	—	MUP	MUP	—	P	P	P	MUP	MUP	MUP	
Lodging—Bed & breakfast inn (B&B)	—	—	MUP	—	P	P	P	P	—	MUP	
Lodging—Hotel or motel	MUP	—	MUP	—	P (4)	P (4)	P (4)	MUP	—	P	
Massage related uses	P	P	P	P	P	P	P	P	P	P	20-49
Mortuary, funeral home	—	—	CUP	—	—	—	—	—	—	—	
Personal services	P	P (2)	P	—	P	P	P	P	P	P	
Personal services— Restricted	—	—	MUP	—	MUP	MUP	MUP	MUP	MUP	—	
Public safety facility	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Repair service—Equipment, large appliances, etc.	—	—	MUP	—	—	—	—	—	—	—	
Social service organization	MUP	—	MUP	—	MUP	MUP	MUP	MUP	—	—	
Vehicle services—Major repair/body work	—	—	—	P (4)	—	—	—	—	—	—	

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Districts											
	P Permitted Use, Zoning Clearance Required										
	MUP Minor Conditional Use Permit Required										
	CUP Conditional Use Permit Required										
	S See Specific Use Regulations for Permit										
	— Use Not Allowed										
PERMIT REQUIRED BY ZONE											
LAND USE (1)	CO	CN (7)	CG	CV	CMU	SMU	MMU	NM U	CSC (2)	TV-M	Specific Use Regulations
Vehicle services—Minor maintenance/repair	—	—	MUP	P (4) (11)	—	—	MUP	—	MUP	—	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Broadcasting studio	P	—	P	—	P	P	P	P	P	P	
Electronic vehicle supply equipment (EVSE) - Accessory	P	P	P	P	P	P	P	P	P	P	
Electronic vehicle supply equipment (EVSE) - Primary	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Parking facility, public or commercial	MUP	—	MUP	—	P (4)	P (4)	MUP	MUP	—	MUP	
Telecommunications facilities	S	S	S	S	S	S	S	S	S	S	20-44
Transit station or terminal	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Utility facility	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Utility infrastructure	P	P	P	P	P	P	P	P	P	P	

Key to Zoning District Symbols							
CO	Office Commercial	CV	Motor Vehicle Sales	CMU	Core Mixed Use	NMU	Neighborhood Mixed Use
CN	Neighborhood Commercial	CSC	Community Shopping Center	SMU	Station Mixed Use		
CG	General Commercial	TV-M	Transit Village—Mixed	MMU	Maker Mixed Use		

Notes:

- (1) See Division 7 for land use definitions.
- (2) Each new development or project involving significant additions or reconstruction is required to be a mixed use project with a residential component in compliance with the residential density requirements for the CSC zoning district as described in Sections 20-23.040 and 20-23.080.
- (3) Each new development on a site shown in Figure 2-1, Section 20-23.060.C shall be a mixed use project, and each new development within the Courthouse Square Sub-Area of the Downtown Station Area Specific Plan shall provide activity-generating uses at the ground floor along all public streets.
- (4) Minor Conditional Use Permit required when site abuts residential zoning district or parcel with residential use.
- (5) Uses permitted on upper stories of building, Minor Use Permit required when proposed on ground floor.
- (6) A community garden is allowed on the same property as an existing permitted meeting facility provided that the

- establishment of the garden does not trigger a grading permit or affect the operation and design of the meeting facility.
- (7) Residential uses are encouraged as part of new development on sites zoned CN, as described in Section 20-23.050.
 - (8) Director level Design Review is required when a project is not part of a building permit application.
 - (9) Permitted by right within any nonresidential Planned Development within any of the City's Priority Development Areas and shall therefore not require a use permit.
 - (10) Subject to a 600-foot minimum setback requirement to a "school," as defined by the Health and Safety Code Section 11362.768. In addition, a cannabis retail use shall not be established within 600 feet of any other cannabis retail use established within and permitted by the City of Santa Rosa.
 - (11) Not permitted in the Southeast Greenway area.
 - (12) Permitted by right in a Single-Family dwelling.
 - (13) Outdoor dining permitted by right, pursuant to Section 20-42.110.B.
 - (14) Permitted by right within any commercial Planned Development within any of the City's Priority Development Areas.
 - (15) Permitted with a Minor Conditional Use Permit within any of the City's Priority Development Areas.
 - (16) Permitted by right within one of the City's Priority Development Areas.
 - (17) Permitted with a Minor Conditional Use Permit within any nonresidential Planned Development within any of the City's Priority Development Areas.
 - (18) Permitted by right within any Planned Development.
 - (19) Permitted by right within any commercial Planned Development.
 - (20) Permitted with a Minor Conditional Use Permit within any commercial Planned Development.
 - (21) Any Commercial Kitchen, including restaurants, can operate as a Commissary, as long as the Commercial Kitchen is licensed by Sonoma County Environmental Health and the City has permitted the Commercial Kitchen.
 - (22) Farmworker Housing Complex projects that do not meet the requirements of Health & Safety Code § 17000 et seq. shall require a Minor Use Permit and may require Design Review pursuant to Section 20-52.030.

Section 4. Amend Table 2-10 of Section 20-24.030 of the Santa Rosa City Code to read and provide as follows:

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts	P	Permitted Use, Zoning Clearance required		
	MUP	Minor Conditional Use Permit required		
	CUP	Conditional Use Permit required		
	S	See Specific Use Regulations for requirement		
	—	Use not allowed		
	PERMIT REQUIRED BY ZONE (2)			
LAND USE (1)	BP	IL	IG	Specific Use Regulations

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Agricultural product processing	—	—	P (3)	
Artisan/craft product manufacturing	P	P	P	
Brewery—Brew pub	P	CUP	—	
Brewery—Production	P	P	P	
Cannabis—Commercial cultivation—up to 5,000 sq ft	—	MUP	MUP	20-46
Cannabis—Commercial cultivation—5,001 sq ft or greater	—	CUP	CUP	20-46

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts				
	P	Permitted Use, Zoning Clearance required		
	MUP	Minor Conditional Use Permit required		
	CUP	Conditional Use Permit required		
	S	See Specific Use Regulations for requirement		
	—	Use not allowed		
PERMIT REQUIRED BY ZONE (2)				
LAND USE (1)	BP	IL	IG	Specific Use Regulations
Cannabis—Distribution	MUP (4)	P (3)	P (3)	20-46
Cannabis—Manufacturing level 1 (non-volatile)	P (3)	P (3)	P (3)	20-46
Cannabis—Manufacturing level 2 (volatile)	—	CUP	CUP	20-46
Cannabis—Microbusiness	—	CUP	CUP	20-46
Cannabis—Testing laboratory	P	P	P	20-46
Furniture/fixtures manufacturing, cabinet shops	—	P (3)	P (3)	
Laboratory—Medical, analytical	P	P	—	
Laundry, dry cleaning plant	—	MUP	P	
Manufacturing/processing—Heavy	—	—	MUP	
Manufacturing/processing—Light	P (3)	P (3)	P (3)	
Manufacturing/processing—Medium	—	MUP	MUP	
Media Production—Backlots/Outdoor Facilities	MUP	P (3)	P (3)	
Media Production—Indoor Support Facilities	P	P (3)	P (3)	
Media Production—Soundstages	P	P (3)	P (3)	
Petroleum product storage and distribution	—	—	MUP	
Printing and publishing	P (3)	P (3)	P	
Recycling—Large collection facility	—	—	MUP	20-42.120
Recycling—Processing facility	—	—	MUP	20-42.120
Recycling—Reverse vending machines	P	P	P (3)	20-42.120
Recycling—Scrap or dismantling yard	—	—	MUP	20-42.120
Recycling—Small collection facility	MUP	MUP	MUP	20-42.120
Research and development	P	P	MUP	
Storage—Accessory	P	P	P (3)	
Storage—Contractor's yard	—	MUP	MUP	
Storage—Open during extended or transitional hours	—	MUP	MUP	

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts	P	Permitted Use, Zoning Clearance required		
	MUP	Minor Conditional Use Permit required		
	CUP	Conditional Use Permit required		
	S	See Specific Use Regulations for requirement		
	—	Use not allowed		
	PERMIT REQUIRED BY ZONE (2)			
LAND USE (1)	BP	IL	IG	Specific Use Regulations
Storage—Outdoor	—	MUP	MUP	20-42.170
Storage—Personal storage facility	—	P (3)	P (3)	20-42.180
Warehouse, wholesaling and distribution	MUP (4)	P (3)	P (3)	
Winery—Boutique	P	P	P	
Winery—Production	P	P	P	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Adult entertainment business	CUP	CUP	CUP	20-40
Commercial recreation facility—Indoor	MUP	P	P	
Commercial recreation facility—Outdoor	—	MUP	—	
Community garden (6)	P	P	P	
Conference/convention facility	MUP (4)	MUP	—	
Health/fitness facility—Commercial	MUP	MUP	—	
Health/fitness facility—Quasi-public	MUP	MUP	—	
Meeting facility, public or private	MUP	MUP	—	
School, public or private	MUP	MUP	MUP	
Sports and entertainment assembly facility	—	CUP	—	
Studio—Art, dance, martial arts, music, etc.	MUP	MUP	—	
Theater, auditorium	—	CUP	—	

RESIDENTIAL USES (See Section 20-28.080, Senior Housing (-SH) combining district, for specific requirements regarding proposed senior housing developments)

Accessory dwelling unit	P (4)	—	—	20-42.130
Animal keeping—Domestic and exotic	S	S	S	20-42.040
Caretaker unit	MUP (4)	MUP (4)	MUP (4)	
Duplex (10)	CUP (4) (9)	—	—	
Emergency shelter (10)	CUP (9)	CUP (9)	CUP (9)	
Farmworker Dwelling Unit	MUP	—	—	

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts	P	Permitted Use, Zoning Clearance required		
	MUP	Minor Conditional Use Permit required		
	CUP	Conditional Use Permit required		
	S	See Specific Use Regulations for requirement		
	—	Use not allowed		
PERMIT REQUIRED BY ZONE (2)				
LAND USE (1)	BP	IL	IG	Specific Use Regulations
Farmworker Housing Complex	MUP	—	—	
Half-Plex (10)	CUP (4) (9)	—	—	
Home occupation	S	—	—	20-42.070
Junior accessory dwelling unit	P (4)	—	—	20-42.130
Live/work	MUP	—	—	20-42.080
Low-Barrier Navigation Center	P	—	—	
Mixed use project	MUP	—	—	
Mobile home/manufactured housing (10)	CUP (4) (9)	—	—	20-42.094
Multi-family dwellings (10)	CUP (4) (9)	—	—	
Organizational house	CUP (4)	—	—	
Residential accessory structures and uses	P (4)	—	—	
Residential Care Facility (Licensed – Large) (8)	MUP	MUP	MUP	20-42.230
Residential Care Facility (Licensed – Small) (11)	P	P	P	
Residential Care Facility (Unlicensed) (11)	P	P	P	
Single-family attached (10)	CUP (4) (9)	—	—	
Single-family detached (10)	CUP (4) (9)	—	—	
Supportive housing	P(14)	—	—	
Transitional housing	P	P	P	
Work/live	MUP	MUP	MUP	20-42.080

RETAIL TRADE

Accessory retail	P (4)	P	P	20-42.024
Alcoholic beverage sales	—	CUP	—	20-42.034
Auto and vehicle sales and rental	—	MUP	—	
Bar/tavern	—	CUP	—	
Building and landscape materials sales—Indoor	—	P	MUP	

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts	P	Permitted Use, Zoning Clearance required		
	MUP	Minor Conditional Use Permit required		
	CUP	Conditional Use Permit required		
	S	See Specific Use Regulations for requirement		
	—	Use not allowed		
PERMIT REQUIRED BY ZONE (2)				
LAND USE (1)	BP	IL	IG	Specific Use Regulations
Building and landscape materials sales—Outdoor	—	MUP	MUP	
Cannabis—Retail (dispensary) and delivery	CUP (7)	CUP (7)	CUP (7)	20-46
Construction and heavy equipment sales and rental	—	MUP	MUP	
Farm supply and feed store	—	P	MUP	
Fuel dealer (propane for home and farm use, etc.)	—	—	MUP	
Gas station	—	—	—	
Mobile Food Vending Facility	MUP	MUP	MUP	20-42.210
Neighborhood center	MUP (5)	MUP (5)	CUP (5)	
Night club	—	CUP	—	
Office supporting retail	P	—	—	
Restaurant, café, coffee shop—Counter ordering	P (4)	P	CUP	
Restaurant, café, coffee shop—Outdoor dining	MUP (4)	MUP	CUP	
Restaurant, café, coffee shop—Serving alcohol (no bar)	P (4)	P	CUP	
Restaurant, café, coffee shop—Table service	P (4)	P	CUP	
Warehouse retail	CUP (4)	CUP	CUP	

SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL

ATM	P	P	—	20-42.044
Bank, financial services	P	—	—	
Business support service	P	P	MUP	
Medical service—Clinic, urgent care	P	MUP	—	
Medical service—Doctor office	P	—	—	
Medical service—Health care facility (Large) (8)	MUP	—	—	20-42.060
Medical service—Health care facility (Small) (11)	P	—	—	
Medical service—Integrated medical health center	P	MUP	—	
Medical service—Lab	P	MUP	—	

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts	P	Permitted Use, Zoning Clearance required		
	MUP	Minor Conditional Use Permit required		
	CUP	Conditional Use Permit required		
	S	See Specific Use Regulations for requirement		
	—	Use not allowed		
PERMIT REQUIRED BY ZONE (2)				
LAND USE (1)	BP	IL	IG	Specific Use Regulations
Medical service—Veterinary clinic, animal hospital	—	MUP	MUP	
Office—Accessory	P	P	P (3)	
Office—Business/service	P	—	—	
Office—Government	P	—	—	
Office—Processing	MUP	—	—	
Office—Professional	P	—	—	
SERVICES—GENERAL				
Accessory services	P (4)	P	MUP	20-42.024
Catering service	—	P	P	
Adult Day Program (8)	MUP	MUP	MUP	
Child day care—Large family day care home (11)	P	P	P	20-42.050
Child day care—Small family day care home(11)	P	P	P	20-42.050
Child day care center	P	P	—	20-42.050
Commissary (13)	P	P	P	
Equipment rental	—	P (3)	P (3)	
Extended hours of operation (11:00 p.m. to 6:00 a.m.)	MUP	MUP	MUP	
Kennel, animal boarding	—	MUP	MUP	
Lodging—Hotel or motel	CUP (4)	—	—	
Maintenance service—Client site services	MUP	P	P	
Massage related uses	P	P	—	20-49
Personal services	P	MUP	—	
Public safety facility	MUP (2)	MUP	MUP	
Repair service—Equipment, large appliances, etc.	—	MUP	P (3)	
Vehicle services—Major repair/body work	—	MUP	P (3)	

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts	P	Permitted Use, Zoning Clearance required			
	MUP	Minor Conditional Use Permit required			
	CUP	Conditional Use Permit required			
	S	See Specific Use Regulations for requirement			
	—	Use not allowed			
	PERMIT REQUIRED BY ZONE (2)				
LAND USE (1)	BP	IL	IG	Specific Use Regulations	
Vehicle services—Minor maintenance/repair	—	P	P (3)		

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Broadcasting studio	P	P	P		
Electronic vehicle supply equipment (EVSE) - Accessory	P	P	P		
Electronic vehicle supply equipment (EVSE) - Primary	MUP	MUP	MUP		
Parking facility, public or commercial	—	—	MUP		
Taxi or limousine dispatch facility	—	MUP	MUP (3)		
Telecommunications facilities	S	S	S	20-44	
Truck or freight terminal	—	MUP	MUP (3)		
Utility facility	—	P (3)	P (3)		
Utility infrastructure	P (3)	P (3)	P (3)		
Vehicle storage	—	MUP	P (3)		

Key to Zoning District Symbols					
BP	Business Park	IL	Light Industrial	IG	General Industrial

Notes:

- (1) See Division 7 for land use definitions.
- (2) The reoccupancy of a building with an allowable use that is similar to or less intense than the former use may be permitted without MUP or CUP approval. See Section 20-24.030.B.
- (3) MUP required if the use, specific suite, or its associated operations abuts a residential zoning district or parcel with a residential use.
- (4) Use only allowed if ancillary and related to a primary or dominant use.
- (5) Allowed in any industrial district where the review authority first determines that a need exists, and that the proposed business will be economically viable.
- (6) A community garden is allowed on the same property as an existing permitted meeting facility provided that the establishment of the garden does not trigger a grading permit or affect the operation and design of the meeting facility.
- (7) Subject to a 600-foot minimum setback requirement to a "school," as defined by the Health and Safety Code Section 11362.768. In addition, a cannabis retail use shall not be established within 600 feet of any other cannabis retail use established within and permitted by the City of Santa Rosa.
- (8) Permitted with a Minor Conditional Use Permit within a Planned Development.
- (9) Permitted with a Minor Conditional Use Permit within any of the City's Priority Development Areas.

- (10) Permitted with a Minor Conditional Use Permit within any nonresidential Planned Development within-any of the City's Priority Development Areas.
- (11) Permitted by right within any Planned Development.
- (12) Permitted by right within any nonresidential Planned Development within any of the City's Priority Development Areas.
- (13) Any Commercial Kitchen, including restaurants, can operate as a Commissary, as long as the Commercial Kitchen is licensed by Sonoma County Environmental Health and the City has permitted the Commercial Kitchen.
- (14) Supportive Housing projects which require the construction of a new multi-family structure and do not meet the requirements of Government Code Section § 65651 shall require a Minor Conditional Use Permit and may be subject to Design Review.

Section 5. Amend Table 2-12 of Section 20-26.030 of the Santa Rosa City Code to read and provide as follows:

TABLE 2-12 Allowed Land Uses and Permit Requirements for Special Purpose Districts					
	P	Permitted Use, Zoning Clearance required			
	MUP	Minor Conditional Use Permit required			
	CUP	Conditional Use Permit required			
	S	See Specific Use Regulations for requirement			
	—	Use not allowed			
	PERMIT REQUIRED BY ZONE				
LAND USE (1)	OSR	OSC	PI	Specific Use Regulations	

AGRICULTURAL & OPEN SPACE USES

Agricultural accessory structure	CUP	CUP	—	
Animal keeping—Livestock, including aviaries	S	S	S	20-42.040
Crop production, horticulture, orchard, vineyard	CUP	CUP	—	
Open space, public or private	CUP	CUP	—	
Wildlife or botanical preserve or sanctuary	CUP	CUP	—	

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Storage—Accessory	P	P	P	
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RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Golf course/country club, public or quasi-public	CUP (3)	—	MUP	
Library, museum	MUP	MUP	P	
Meeting facility, public or private	MUP	MUP	CUP	
Park, playground	P	P	P	
School, public or private	MUP	MUP	CUP	
Sports and entertainment assembly facility	CUP	—	CUP	
Studio—Art, dance, martial arts, music, etc.	CUP	—	CUP	
Theater, auditorium	CUP	—	P	

TABLE 2-12 Allowed Land Uses and Permit Requirements for Special Purpose Districts					
	P	Permitted Use, Zoning Clearance required			
	MUP	Minor Conditional Use Permit required			
	CUP	Conditional Use Permit required			
	S	See Specific Use Regulations for requirement			
	—	Use not allowed			
	PERMIT REQUIRED BY ZONE				
LAND USE (1)	OSR	OSC	PI	Specific Use Regulations	

RESIDENTIAL USES (See Section 20-28.080, Senior Housing (-SH) combining district, for specific requirements regarding proposed senior housing developments)

Accessory dwelling unit	S (3)	S	—	20-42.130
Animal keeping—Domestic and exotic	S	S	S	20-42.040
Caretaker unit	CUP (3)	—	—	
Duplex (5)	MUP (3)	—	—	
Emergency shelter (5)	CUP	CUP	CUP (8)	
Farmworker Dwelling Unit	P	P	—	
Farmworker Housing Complex (9)	MUP (3)	MUP	—	
Half-plex (5)	MUP (3)	—	—	
Home occupation	S (3)	S	—	20-42.070
Junior accessory dwelling unit	S	S	—	20-42.130
Low-Barrier Navigation Center	P (3)	—	—	
Mobile home/manufactured housing	P (3)	CUP	—	20-42.094
Multi-family dwellings (5)	MUP (3)	—	—	
Organizational house	—	—	CUP	
Residential accessory structures and uses	P (3)	P	—	20-42.030
Residential Care Facility (Licensed – Large) (4)	—	—	MUP	20-42.230
Residential Care Facility (Licensed – Small)	P(3)	P	P	
Residential Care Facility (Unlicensed)	P(3)	P	P	
Single-family detached (5)	P (3)	CUP	—	
Single-family attached (5)	MUP (3)	—	—	
Supportive housing	P (10)	—	—	
Transitional housing	P (3)	P	P	

RETAIL TRADE

Mobile Food Vending Facility	—	—	MUP	20-42.210
Restaurant, café, coffee shop—Counter ordering	MUP	—	MUP	
Restaurant, café, coffee shop—Outdoor dining	MUP	—	MUP	20-42.160
Restaurant, café, coffee shop—Serving alcohol (no bar)	MUP	—	MUP	20-42.160

TABLE 2-12 Allowed Land Uses and Permit Requirements for Special Purpose Districts				
	P	Permitted Use, Zoning Clearance required		
	MUP	Minor Conditional Use Permit required		
	CUP	Conditional Use Permit required		
	S	See Specific Use Regulations for requirement		
	—	Use not allowed		
PERMIT REQUIRED BY ZONE				
LAND USE (1)	OSR	OSC	PI	Specific Use Regulations
Restaurant, café, coffee shop—Table service	MUP	—	MUP	

SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL

ATM	—	—	P	
Medical service—Clinic, urgent care	—	—	P (2)	
Medical service—Doctor office	—	—	MUP	
Medical service—Health Care Facility (Large) (4)	—	—	MUP	20-42.060
Medical Service-Health Care Facility (Small)	P (3)	P	P	
Medical service—Hospital	—	—	CUP	
Medical service—Integrated medical health center	—	—	P (2)	
Medical service—Lab	—	—	P (2)	
Office—Accessory	P (3)	P	P	
Office—Government	MUP (3)	MUP	P	
Office—Professional	—	—	MUP	

SERVICES—GENERAL

Adult Day Program (4)	—	—	MUP	
Accessory services	—	—	P	20-42.024
Cemetery, mausoleum, columbarium	—	—	P	
Child day care—Small family day care home (6)	P (3)	P	P	20-42.050
Child day care—Large family day care home (6)	P (3)	P	P	20-42.050
Child day care center	MUP	MUP	P	20-42.050
Extended hours of operation (11:00 p.m. to 6:00 a.m.)	—	—	MUP	
Mortuary, funeral home	—	—	P	
Public safety facility	CUP	CUP	P	
Social service organization	—	—	P	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Broadcasting studio	—		MUP	
Electronic vehicle supply equipment (EVSE) - Accessory	—	MUP	P	
Electronic vehicle supply equipment	—	—	MUP	

TABLE 2-12 Allowed Land Uses and Permit Requirements for Special Purpose Districts

P	Permitted Use, Zoning Clearance required
MUP	Minor Conditional Use Permit required
CUP	Conditional Use Permit required
S	See Specific Use Regulations for requirement
—	Use not allowed

PERMIT REQUIRED BY ZONE

LAND USE (1)	OSR	OSC	PI	Specific Use Regulations
(EVSE) - Primary				
Parking facility, public or commercial	—	—	MUP	
Taxi or limousine dispatch facility	—	—	MUP	
Telecommunications facilities	S	S	S	20-42.044
Utility facility	MUP	MUP	MUP	
Utility infrastructure	P	P	P	

Key to Zoning District Symbols

OSR	Open Space —Recreation	OSC	Open Space —Conservation	PI	Public and Institutional
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Notes:

- (1) See Division 7 for land use definitions.
- (2) Any new uses shall be directly affiliated with an existing hospital; otherwise a MUP is required for a new use.
- (3) Not permitted in the Southeast Greenway area.
- (4) Permitted with a Minor Conditional Use Permit in a Public/Institutional Planned Development
- (5) Permitted with a Minor Conditional Use Permit within any nonresidential Planned Development within any of the City's Priority Development Areas.
- (6) Permitted by right within any Planned Development.
- (7) Permitted by right within any nonresidential Planned Development within one any of the City's Priority Development Areas.
- (8) Permitted with a Minor Conditional Use Permit within any of the City's Priority Development Areas.
- (9) Permitted with a Major Conditional Use Permit in a Open Space Planned Development.
- (10) Supportive Housing projects which require the construction of a new multi-family structure and do not meet the requirements of Government Code Section § 65651 shall require a Minor Conditional Use Permit and may be subject to Design Review.

Section 6. Amend Table 3-4 of Section 20-36.040 of the Santa Rosa City Code to read and provide as follows:

TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING REQUIREMENTS BY LAND USE TYPE

Number of Parking Spaces Required

Land Use Type:	Vehicle	Bicycle
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AGRICULTURAL AND OPEN SPACE USES (1)

TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING REQUIREMENTS BY LAND USE TYPE

Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle
Agricultural activities, including crop production, horticulture, orchard, vineyard, and animal keeping	None.	
Plant nursery	1.25 spaces per employee.	None.
Wildlife or botanical preserve or sanctuary	Determined by Conditional Use Permit.	

INDUSTRY, MANUFACTURING AND PROCESSING, WHOLESALING

Industrial and manufacturing, except the uses listed below:

Less than 50,000 sf.	1 space for each 350 sf. or as determined by CUP. The gross floor area may include accessory office space comprising less than 5% of the total gross floor area.	1 space per 7,000 sf. or as determined by CUP.
Equal to or greater than 50,000 sf.	1 space for each 700 sf. or as determined by CUP. The gross floor area may include accessory office space comprising less than 5% of the total gross floor area.	1 space per 14,000 sf. or as determined by CUP.
Cannabis—Cultivation	1 space per 1,000 sf. or as determined by CUP.	1 space per 14,000 sf. or as determined by CUP.
Cannabis—Distribution	1 space per 1,000 sf. or as determined by CUP. The gross floor area may include accessory office space comprising less than 5% of the total gross floor area.	1 space per 14,000 sf.
Cannabis—Manufacturing:		
Less than 50,000 sf	1 space per 350 sf. or as determined by CUP. The gross floor area may include accessory office space comprising less than 5% of the total gross floor area.	1 space per 7,000 sf. or as determined by CUP.
Equal to or greater than 50,000 sf	1 space per 700 sf. or as determined by CUP. The gross floor area may include accessory office space comprising less than 5% of the total gross floor area.	1 space per 14,000 sf. or as determined by CUP.
Cannabis—Testing laboratory	1 space per 300 sf., plus 1 space for each company vehicle.	1 space per 6,000 sf.
Laboratory	1 space for each 300 sf., plus 1 space for each company vehicle.	1 space per 6,000 sf.

TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING REQUIREMENTS BY LAND USE TYPE

Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle
Recycling facility	1 space for each 1,000 sf. or as determined by CUP. The gross floor area may include incidental office space comprising less than 5% of the total gross floor area.	1 space per 14,000 sf.
Research and development	1 space for each 300 sf., plus 1 space for each company vehicle.	1 space per 6,000 sf.
Self storage (personal storage and mini warehouse facilities)	2 spaces for manager or caretaker unit, 1 of which must be covered, and a minimum of 5 customer parking spaces located adjacent or in close proximity to the manager's unit.	None required.
Warehouse, wholesaling, distribution, and storage (not including mini-storage for personal use)	1 space for each 1,000 sf. or as determined by CUP. The gross floor area may include accessory office space comprising less than 5% of the total gross floor area.	1 space per 14,000 sf.

RECREATION, EDUCATION, AND PUBLIC ASSEMBLY

Adult entertainment	As determined by CUP.	As determined by CUP.
Commercial recreation facility— Indoor	1 space for each 250 sf.	1 space per 5,000 sf.
Commercial recreation facility— Outdoor	As determined by MUP.	As determined by MUP.
Conference, convention facility	1 space for each 4 fixed seats or 1 space for every 50 sf. of assembly area or meeting rooms, whichever is greater.	1 space per 5,000 sf.
Golf courses/country club, public or quasipublic	8 spaces for each hole.	None required.
Equestrian facility	As determined by CUP.	As determined by CUP.
Health club/fitness facility	1 space for each 250 sf., not including that area devoted to athletic courts located within the building, plus 2 spaces per athletic court.	1 space per 4,000 sf.
Library, museum	1 space for each 300 sf., plus 1 space for each official vehicle.	1 space per 6,000 sf.
Meeting facility, public or private	1 space for each 4 fixed seats or 1 space for every 50 sf. of assembly area or meeting rooms, whichever is greater.	1 space per 4,000 sf.
Park/playground, public or quasi-public	As determined by review authority.	
School, public or private:		
Elementary/middle school	1.5 spaces for each classroom, plus 1 space for every 200 sf. of assembly area in an auditorium	1 space per 4,000 sf. of assembly area in an auditorium.

TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING REQUIREMENTS BY LAND USE TYPE

Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle
High school	0.33 spaces for each student, plus 1 space for each employee.	1 space per 4,000 sf. of assembly area in an auditorium.
College	0.5 spaces for each student, plus 1 space for each employee.	1 space per 1,000 sf. of assembly area in an auditorium.
Trade and business schools	1 space for each student.	1 space per 10 students.
Sports and entertainment assembly facility	1 space for each 4 fixed seats or 1 space for every 50 sf. of assembly area, whichever is greater.	1 space per 4,000 sf.
Studio: art, dance, martial arts, music, etc.	1 space for each 200 sf.	1 space per 4,000 sf.
Theater, auditorium	1 space for each 4 fixed seats or 1 space for every 50 sf. of assembly area or meeting rooms, whichever is greater.	1 space per 4,000 sf.

RESIDENTIAL USES (2)

Accessory dwelling units	1 space in addition to that required for the primary single-family dwelling unit; unless exempted by Section 20-42.130.E.9; the space may be uncovered, compact, or tandem, and located within the setback, unless the review authority determines that tandem parking or parking within a setback is not feasible due to specific topographical or fire and life safety conditions.	None required.
Duplex, Half-Plex, Multifamily dwelling, Condominium, Single-Family Attached, and Small-lot subdivision	Studio and 1-bedroom units—1 covered space plus 0.5 visitor spaces per unit. Visitor spaces may be in tandem with spaces for the unit; or on-street abutting the site, except on a street identified by the General Plan as a regional street.	1 space per 4 units if units do not have a private garage or private storage space for bike storage.
	2 or more bedroom units—1 covered space plus 1.5 visitor spaces per unit. Visitor spaces may be in tandem with spaces for the unit; or on-street abutting the site, except on a street identified by the General Plan as a regional street.	1 space per 4 units if units do not have a private garage or private storage space for bike storage.
Emergency shelter	1 space for each staff person on duty provided that standards do not require more parking than other residential or commercial uses within the same zone.	1 space per 7,000 sf. or as determined by CUP.
Farmworker Dwelling Unit	See similar Single-Family use	See similar Single-Family use

TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING REQUIREMENTS BY LAND USE TYPE

Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle
Farmworker Housing Complex	Studio/1 bedroom unit—1 space per unit 2 or more bedrooms—2 spaces per unit. For group quarter - 1.5 spaces for each sleeping room or 1 space for each 100 sf. of common sleeping area.	1 space per 4 units if units do not have a private garage or private storage space for bike storage.
Group quarters (including boarding/rooming houses, dormitories, organizational houses)	1.5 spaces for each sleeping room or 1 space for each 100 sf. of common sleeping area.	1 space per room.
Junior accessory dwelling units	No off-street parking required. Parking required for the primary single-family dwelling in accordance with this Table 3-4.	None required.
Live/work and work/live units	2 spaces for each unit. The review authority may modify this requirement for the re-use of an existing structure with limited parking.	1 space per 4 units if units do not have a private garage or private storage space for bike storage.
Mixed-use projects	See Section 20-36.050.A (Shared parking for mixed uses).	
Mobile home parks	1.75 spaces for each unit, which may be in tandem, one of which must be covered. At least one-third of the total spaces required shall be distributed throughout the mobile home park and available for guest parking.	0.5 spaces per unit.
Multifamily affordable housing project	Studio/1 bedroom unit—1 space per unit.	1 space per 4 units if units do not have a private garage or private storage space for bike storage.
	2 or more bedrooms—2 spaces per unit.	
Residential Care Facility (Licensed - Small)	See similar Single-Family use	None required
Residential Care Facility (Licensed - Large)	1 space for each 3 beds	As determined by MUP
Residential Care Facility (Unlicensed)	See similar Single-Family use	None required
Senior housing project (with occupancy for persons 55 or older, as set forth in and which complies with Section 20-28.080)	1 space per unit with 0.5 of the spaces covered, plus 1 guest parking for each 10 units.	1 space per 8 units if units do not have a private garage or private storage space for bike storage.
Senior affordable housing project (with occupancy for persons 55 or older, as set forth in and which complies with Section 20-28.080)	1 space per unit.	1 space per 8 units if units do not have a private garage or private storage space for bike storage.

TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING REQUIREMENTS BY LAND USE TYPE

Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle
Single-family Detached (see duplexes, etc., above for attached units)	Standard lot—4 spaces per unit, 1 of which must be on-site, covered and outside setbacks. The remaining 3 spaces may be on-site (in the driveway and tandem) or on a public or private street when directly fronting the lot.	None required.
	Flag lot—2 spaces per unit, 1 of which must be covered, both of which must be located outside the required setback area plus 2 on-site, paved guest spaces located outside the required setbacks and which may be tandem.	None required.
Single room occupancy facilities	0.5 spaces per unit.	
Supportive housing	No minimum parking requirements for units occupied by supportive housing residents within 1/2 mile of a public transit stop. Otherwise, subject to the same parking requirements as other residential uses.	
Tiny Home on Wheels	See Section 20-42.220	See Section 20-42.220
Transitional housing	Subject to the same parking requirements as other residential uses.	

RETAIL TRADE

All retail trade uses, except those listed below	1 space for each 250 sf.	1 space per 5,000 sf.
Auto and vehicle sales and rental	1 space for each 450 sf. of covered display or building area.	1 space per 9,000 sf.
Bar/tavern	1 space for each 50 sf. of seating area and waiting/lounge area exclusive of dance floor, plus 1 space for each 30 sf. of dance floor.	1 space per 4,000 sf.
Building and landscaping material sales—Indoor	1 space for each 300 sf. of indoor display area.	1 space per 6,000 sf.
Building and landscaping material sales—Outdoor	1 space for each 300 sf. of indoor display area, plus 1 space for each 1,000 sf. of outdoor display area.	1 space per 6,000 sf.
Cannabis—Retail (dispensary) and delivery	1 space for each 250 sf.	1 space per 5,000 sf.
Construction and heavy equipment sales and retail	1 space for each 450 sf. of covered display or building area.	1 space per 9,000 sf.
Drive-through retail sales	As determined by MUP. See Section 20-42.064.	1 space per 6,000 sf.
Farm supply and feed store	1 space for each 300 sf. of indoor display area, plus 1 space for each 1,000 sf. of outdoor display area.	1 space per 6,000 sf.
Fuel dealer	As determined by CUP.	As determined by CUP.

TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING REQUIREMENTS BY LAND USE TYPE

Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle
Furniture, furnishings, appliance/equipment store	1 space for each 300 sf. of indoor display area.	1 space per 6,000 sf.
Gas stations	1 space for each service bay plus 1 space per employee. Parking space for ancillary uses (e.g., convenience store, take-out restaurant, car wash, etc.) shall be provided in compliance with the requirements of this table for the specific use.	1 space per 10 employees. Bicycle parking for ancillary uses (e.g., convenience store, take-out restaurant, car wash, etc.) shall be provided in compliance with the requirements of this table for the specific use.
Mobile home, boat, or RV sales	1 space for each 450 sf. of covered display or building area.	1 space per 9,000 sf.
Night club	1 space for each 50 sf. of seating area and waiting/lounge area exclusive of dance floor, plus 1 space for each 30 sf. of dance floor.	1 space per 4,000 sf.
Restaurant, café, coffee shop—Counter ordering	1 space for each 75 sf.	1 space per 4,000 sf.
Restaurant, café, coffee shop—Outdoor dining	As determined by MUP.	None required.
Restaurants, café, coffee shop—Table service	1 space for each 3 dining seats capacity.	1 space per 4,000 sf.
Shopping center	1 space for each 250 sf. of gross leasable area.	1 space per 5,000 sf.
Warehouse retail	1 space for each 375 sf.	1 space per 7,500 sf.

SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL

All business, financial, and professional service uses, except those listed below	1 space for each 250 sf.	1 space per 5,000 sf.
ATM	2 spaces per machine. See also Section 20-42.044.	None required.
Medical service:		
Clinic, lab, urgent care	1 space for each 300 sf.	1 space per 6,000 sf.
Doctor's office	1 space for each 200 sf.	1 space per 4,000 sf.
Medical Service – Health Care Facility (Large)	As determined by MUP.	None required
Medical Service – Health Care Facility (Small)	See similar Single-Family use	None required
Hospital	As determined by CUP.	As determined by CUP.
Integrated medical health center	1 space for each 250 sf. of recreation and fitness area, not including that area devoted to athletic courts located within the building, plus 2 spaces per athletic court, plus 1 space per 300 sf. of medical clinic/office use.	1 space per 4,000 sf.

TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING REQUIREMENTS BY LAND USE TYPE

Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle
Veterinary clinic, arrival hospital	As determined by MUP.	As determined by MUP.

SERVICES—GENERAL

All service uses, except those listed below	1 space for each 250 sf.	1 space per 5,000 sf.
Catering service	1 space per employee, plus 1 space per company vehicle.	None required.
Cemetery, mausoleum, columbarium	1 space for each 4 seats of chapel capacity, and 1 space per employee.	1 space per 5,000 sf.
Adult Day Program	1 space per employee, plus 1 space per 10 clients, plus adequate loading space as required by review authority.	As determined by MUP or CUP.
Child day care—Center	1 space per employee, plus 1 space per 10 children, plus adequate loading space as required by review authority.	As determined by MUP or CUP.
Child day care—Large family day care home	3 spaces, no more than 1 of which may be provided in a garage or carport. Parking may be on-street if contiguous to the site. May include spaces already provided to meet residential parking requirements.	As determined by MUP or CUP.
Child day care—Small day care home	As required by State license.	None required.
Drive-through service	As required by MUP or CUP. See Section 20-42.064.	
Equipment rental	1 space for each 350 sf. of floor area; none required for outdoor rental yard.	1 per 10 full time employees.
Kennel, animal boarding	1 space for each 500 sf., plus 1 space for each 1,000 sf. of boarding area.	1 per 10 full time employees.
Lodging—Bed & breakfast inn (B&B), hotels, and motels	1 space for each guest room, plus required spaces for accessory uses such as restaurants and conference space.	1 space plus 1 per 10 guest rooms.
Mortuary, funeral home	1 space for each 4 seats of chapel capacity and 1 space per employee.	1 per 10 full time employees.
Personal services	2 spaces per customer chair, or 1 space for 250 sf., whichever is greater.	1 space per 4,000 sf.
Personal services—Restricted	2 spaces per customer chair, or 1 space for 250 sf., whichever is greater	1 space per 4,000 sf.
Public safety facility	As determined by MUP.	
Repair service—Equipment, large appliances, etc.	1 space for each 375 sf.	1 space per 7,500 sf.

TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING REQUIREMENTS BY LAND USE TYPE

Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle
Vehicle services—Minor, and major repair/body work	1 space for each service bay, plus 1 space per employee.	1 space per 10 full time employees.

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

All uses, except the following	As required by MUP or CUP.	
Broadcasting studio	1 space per 200 sf.	1 space per 4,000 sf.
Medical cannabis transporter	As required by MUP.	

DOWNTOWN STATION AREA SPECIFIC PLAN—ATTACHED MULTIFAMILY RESIDENTIAL USES

Residential—Attached Single-Family	No minimum.	1 space per 4 units if units do not have a private garage or private storage space for bike storage.
Residential—Multifamily	No minimum	

DOWNTOWN STATION AREA SPECIFIC PLAN—DETACHED SINGLE-FAMILY RESIDENTIAL USES

Residential—Detached Single-Family	No minimum.	None required.
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DOWNTOWN STATION AREA SPECIFIC PLAN—AFFORDABLE RESIDENTIAL USES

Affordable residential uses	No minimum.	1 space per 4 units if units do not have a private garage or private storage space for bike storage.
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DOWNTOWN STATION AREA SPECIFIC PLAN—SENIOR HOUSING PROJECT (OCCUPANCY RESTRICTED TO PERSONS 55 OR OLDER)

Senior housing project	No minimum.	1 space per 4 units if units do not have a private garage or private storage space for bike storage.
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DOWNTOWN STATION AREA SPECIFIC PLAN—NONRESIDENTIAL USES

All nonresidential uses	No minimum.	1 space per 5,000 sf
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NORTH SANTA ROSA STATION AREA SPECIFIC PLAN

Multifamily attached residential	1.5 spaces per unit minimum.	1 space per 4 units if units do not have a private garage or private storage space for bike storage.
Affordable multifamily attached residential	1 space per unit minimum.	1 space per 4 units if units do not have a private garage or private storage space for bike storage.
Senior multifamily attached residential	0.5 spaces per unit minimum.	1 space per 8 units if units do not have a private garage or private storage space for bike storage.

TABLE 3-4—AUTOMOBILE AND BICYCLE PARKING REQUIREMENTS BY LAND USE TYPE

Land Use Type:	Number of Parking Spaces Required	
	Vehicle	Bicycle
Nonresidential	2.5 spaces for each 1,000 sf. minimum.	1 space per 5,000 sf.

Notes:

- (1) Properties located within the boundaries of the Downtown Station Area Specific Plan shall use the land use type "Downtown Station Area Specific Plan" to determine the number of parking spaces required.
- (2) Properties located within the boundaries of the North Santa Rosa Station Area Specific Plan shall use the land use type "North Station Area Specific Plan" to determine the number of parking spaces required.

Section 7. Amend subsection A. of Section 20-42.020, Applicability, of the Santa Rosa City Code to read and provide as follows:

“A. Where allowed. The uses that are subject to the standards in this Chapter shall be located in compliance with the requirements of Division 2 (Zoning Districts and Allowable Land Uses), except where a land use permit requirement is established by this Chapter for a specific use.”

Section 8. Amend Section 20-42.060, Community Care and Health Care Facilities, of the Santa Rosa City Code to read and provide as follows:

“Section 20-42.060 Medical Service – Health care facility.

Health care facilities shall comply with the requirements of this section, where allowed by Division 2 (Zoning Districts and Allowable Land Uses).

- A. Purpose. The purpose of regulating the location of a Medical Service - Health care facility (Large) is to permit these services to be available at locations within Santa Rosa, as mandated by State law applicable to a charter city, that are convenient to the public, while requiring the mitigation of or avoiding any adverse effects of the facilities upon surrounding properties to the extent permitted by law.
- B. Application requirements. The following shall be included in an application for a Minor Conditional Use Permit:
 1. A project description indicating the number of persons to be cared for; number of employees; hours of operation and outdoor activities; and State license number.
 2. A site plan showing the location and dimensions of existing residence and other structures, including: fencing; outdoor gathering areas and equipment; distance to property line; parking areas and number of spaces both on-site and off-site spaces contiguous to property lines; access and traffic circulation.

3. A traffic circulation plan showing parking, circulation and drop-off areas.
- C. Standards for Medical Service - Health Care Facility (Large).
1. 300 foot spacing and overconcentration requirements. Pursuant to Section 1267.9 of the Health and Safety Code, no proposed Health care facility operating as an Intermediate Care Facility for the Developmentally Disabled-Habilitative (ICF/DD-H), or Intermediate Care Facility for the Developmentally Disabled-Nursing (ICF/DD-N), or Pediatric day health and respite care facility(PDHC), shall be located closer than 300 feet in all directions from any other Health care facility operating as an ICF/DD-H, ICF/DD-N, or PDHC.
 - i. The 300 foot distance is as measured from any point on the exterior walls of both structures.
 - ii. Overconcentration occurs whenever two or more Health care facilities operating as an ICF/DD-H, ICF/DD-N, or PDHC, would be located at a distance of 1,000 feet or less from one another.
 2. 1000 foot spacing and overconcentration requirements. Pursuant to Section 1267.9 of the Health and Safety Code, no proposed Health care facility operating as a congregate living health facilities serving persons who are terminally ill, diagnosed with a life-threatening illness, or catastrophically and severely disabled, shall be located within 1,000 feet in any direction from an existing Health care facility operating as a congregate living health facilities serving one or more of the same populations described in this subsection.
 - i. The 1,000-foot distance is measured from any point on the exterior walls of both structures.
 - ii. Overconcentration occurs wherever two or more Health care facilities operating as a congregate living health facilities serving persons who are terminally ill, diagnosed with a life-threatening illness, or catastrophically and severely disabled, would be located at a distance of 1,000 feet or less from one another.

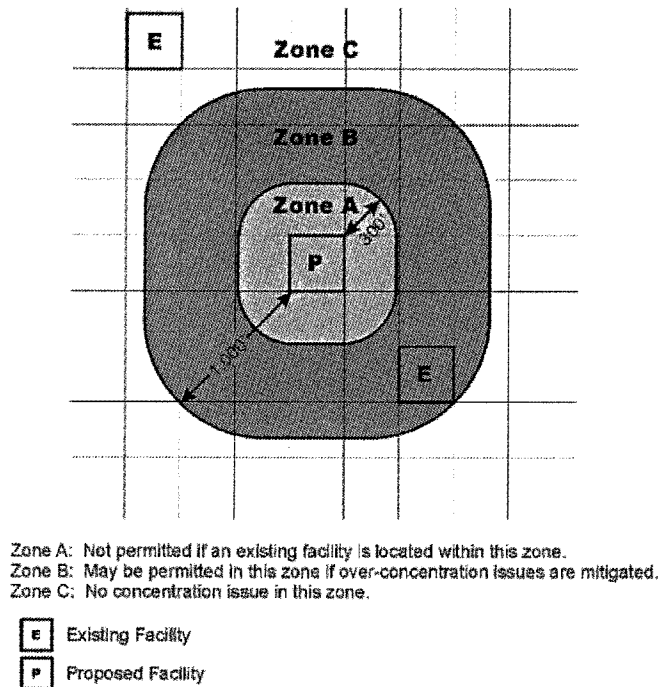


Figure 4-1—

of Health Care Facilities

Overconcentration

3. The overconcentration of Health care facilities in an area shall constitute cause for the denial of a Minor Conditional Use Permit, where it is determined that overconcentration will not be mitigated by conditions that might be imposed upon the Minor Conditional Use Permit and other measures instituted by the applicant.
 4. Based on special local needs and conditions, as demonstrated by the applicant, the Review Authority may approve a separation distance less than the required overconcentration.
- D. Required findings for approval. No Minor Conditional Use Permit for a Health care facility shall be granted unless the review authority first makes all of the following findings, in addition to those required by Section 20-52.050 (Conditional Use Permits and Minor Conditional Use Permits):
1. That the facility complies with all applicable requirements of this Section; and
 2. The facility complies with all applicable building and fire code provisions adopted by the State and administered by the City Fire Marshal, and California Department of Social Services licensing requirements.”

Section 9. Amend subsection B.3. of Section 20-42.130, Accessory Dwelling Units, of the Santa Rosa City Code to read and provide as follows:

“3. May be allowed on, or adjacent to, real property that is listed in the California

Register of Historic Places, subject to the standards in section 20-42.130(E)(14).”

Section 10. Amend subsection C.1. of Section 20-42.130, Accessory Dwelling Units, of the Santa Rosa City Code to read and provide as follows:

- “1. If the Department, together with utility providers and County Environmental Health when a septic system is utilized, has not approved or denied the completed application within 60-calendar days, the application shall be deemed approved. If the Department denies an application for an accessory dwelling unit or junior accessory dwelling unit, it shall provide in writing a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied by the applicant.”

Section 11. Amend subsection D.1.b. of Section 20-42.130, Accessory Dwelling Units, of the Santa Rosa City Code to read and provide as follows:

- “b. Floor plan. A floor plan, drawn to scale, showing the dimensions of each room, total habitable space, and the resulting floor area. The use of each room shall be identified, and the size and location of all windows and doors shall be clearly shown.”

Section 12. Amend subsection D.2. of Section 20-42.130, Accessory Dwelling Units, of the Santa Rosa City Code to read and provide as follows:

- “2. Step two—Decision. The Department shall determine whether the application is complete and provide written notice of this determination within 15-business days following receipt of the application. The Department shall approve or deny an application for an accessory dwelling unit permit within 60-calendar days of the Department receiving a complete application. The accessory dwelling unit permit shall be issued only if the proposed accessory dwelling unit complies with all applicable standards in this Section.
 - a. If the Department determines an application is incomplete, the Department shall provide the applicant with a list of incomplete items, and a description of how the application can be made complete. The list and description shall be provided with the written notice.
 - (1) After receiving written notice that an application is incomplete, an applicant may address the items that are deemed to be incomplete by the Department.
 - (2) In the review of a resubmittal, the Department shall not require the applicant to provide an item that was not included in the list provided in the written notice.

- (3) If an applicant submits materials pursuant to the requirements of the written notice, the Department shall determine whether the additional materials remedy all incomplete items listed in the written notice. This resubmittal is subject to the 15-business day timeline to deem an application complete.
- (4) If the Department does not make a determination within the 15-business day required timeline, the application or resubmittal shall be deemed complete.
- b. If the application to construct an accessory dwelling unit is submitted with an application to for a new single-family or multifamily dwelling on the lot, the Department may delay approving or denying the permit application for the accessory dwelling unit until the Department approves or denies the application to for the new single-family or multifamily dwelling, but the application for the accessory dwelling unit shall be considered without discretionary review or hearing.
- c. If the applicant requests a delay, the 60-calendar day timeline shall be tolled for the period of the delay.
- d. If the local agency has not approved or denied the completed application within 60-calendar days, the application shall be deemed approved.
- e. If the Department denies an application for an accessory dwelling unit within 60-calendar days of receiving a complete application, the Department shall return in writing a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied by the applicant.
- f. If an application is determined to be incomplete or if a complete application is denied, the applicant may submit an appeal to that decision in writing to the Planning Commission. This appeal shall be filed with the Department on a City application form.
- (1) The Department shall provide a final written determination by no later than 60-business days after receipt of the applicant's written appeal."

Section 13. Amend subsection E.1. of Section 20-42.130, Accessory Dwelling Units, of the Santa Rosa City Code to read and provide as follows:

- "1. General. No development standards shall be applied that would prohibit up to an 800 square foot detached accessory dwelling unit that does not exceed one-story height limits described in Section 20-42.130(E)(4) with four-foot side and four-foot rear setbacks to be constructed in compliance with all other local development standards."

Section 14. Amend subsection E.2.a. of Section 20-42.130, Accessory Dwelling Units, of the Santa Rosa City Code to read and provide as follows:

- “a. Single-family residential districts including single-family PD districts. An accessory dwelling unit shall comply with the following setback requirements:
- (1) A new attached or detached accessory dwelling unit shall provide a minimum four-foot side and four-foot rear setback, and a front setback consistent with that of the primary dwelling unit in a standard zoning district, or the most similar zoning district in the case of a PD. An 800 square foot accessory dwelling unit that complies with all other development standards may be built within the front yard setback of a lot if it is otherwise physically infeasible to build an accessory dwelling unit on other areas of the lot while maintaining the minimum rear and side yard setbacks outlined in this Subsection. Side-corner setbacks shall be a minimum of eight feet.”

Section 15. Amend subsection E.3. of Section 20-42.130, Accessory Dwelling Units, of the Santa Rosa City Code to read and provide as follows:

- “3. Maximum floor area and habitable space.
- a. New detached unit. No newly constructed detached accessory dwelling unit may contain habitable space in excess of 1,200 square feet.
 - (1) An automatic fire sprinkler system shall be installed throughout structures that exceed 1,200 square feet total floor area.
 - b. New attached unit. No newly constructed attached accessory dwelling unit may contain habitable space in excess of 50 percent of the existing residential square footage except that 850 square feet total of habitable space must be allowed for studio or one-bedroom ADUs, and 1,000 square feet total of habitable space must be allowed for more than one-bedroom ADUs.
 - (1) An automatic fire sprinkler system shall be installed throughout all buildings that undergo any combination of substantial remodel, addition or both that exceed 50 percent of the existing total floor area.
 - c. Internal conversion. An accessory dwelling unit created entirely by the internal conversion of an existing or proposed single-family dwelling shall not occupy more than 45 percent of the existing habitable space of the residence, excluding the garage, nor shall it exceed 1,200 square feet except that 850 square feet total of habitable space must be allowed for studio or one-bedroom ADUs, and 1,000 square feet total of habitable space must be allowed for more than one-bedroom ADUs. An accessory dwelling unit created entirely by the internal conversion of a detached accessory structure shall not exceed a maximum of 1,200 square feet. A converted accessory structure is limited to the existing physical dimensions. However, an additional 150 square feet is

permitted to allow for a separate entrance into the unit.

- (1) An automatic fire sprinkler system shall be installed throughout all buildings that undergo any combination of substantial remodel, addition or both that exceed 50 percent of the existing total floor area.”

Section 16. Amend subsection E.4.a.2. of Section 20-42.130, Accessory Dwelling Units, of the Santa Rosa City Code to read and provide as follows:

- “(2) A detached accessory dwelling unit on a lot with an existing or proposed single family or multi-family dwelling unit that is within one-half mile walking distance of a major transit stop or a high-quality transit corridor shall not exceed a height of 18 feet. The Department shall allow an additional two feet (up to 20 feet) to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit.”

Section 17. Amend subsection E.10. of Section 20-42.130, Accessory Dwelling Units, of the Santa Rosa City Code to read and provide as follows:

“10. Number per lot.

- a. Single-family dwelling. A maximum of two accessory dwelling units and one junior accessory dwelling unit are allowed per lot that contains one proposed or existing single-family dwelling. The types of accessory dwelling units allowed in conjunction with single-family dwellings are as follows:
 - (1) One attached or detached, new construction, accessory dwelling unit.
 - (2) One accessory dwelling unit created within the converted space of a proposed or existing single-family dwelling or accessory structure.
 - (3) One junior accessory dwelling unit.
- b. Multifamily dwellings. Detached and attached ADUs are allowed on parcels developed with multifamily dwellings. ADUs that are detached from the primary multifamily structure are allowed to attach to one another or to other accessory structures on the lot. The allowable types of accessory dwelling units for multifamily dwellings are as follows:
 - (1) The number of accessory dwelling units allowed within a multifamily dwelling are limited to not more than 25 percent of the existing number of multifamily dwelling units on the property, except that at least one accessory dwelling unit shall be allowed. These accessory dwelling units shall be allowed within the portions of dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings.

- (2) No more than two detached ADUs are permitted on any multifamily lot with a proposed multifamily dwelling.
 - (3) No more than eight detached ADUs are permitted on any multifamily lot with an existing multifamily dwelling provided that the number of detached ADUs does not exceed the existing number of multifamily units on the lot.
 - (4) No more than two new construction attached ADUs are permitted on any multifamily lot with an existing or proposed multifamily dwelling.
- c. Senate Bill 9 provisions for ADUs. A maximum of one ADU per lot is allowed when both provisions of Senate Bill 9 – Government Code Sections 65852.21 (Two-unit development) and 66411.7 (Urban lot split) – are invoked, provided the two following requirements are met:
- (1) The parcel is located outside of the City's Wildland Urban Interface (WUI).
 - (2) The street to access the parcel is at least 36 feet wide, with parking provided on both sides or at least 30 feet wide, with parking limited to one side of the street.

No ADUs are permitted on lots created and developed as allowed by SB 9 which do not meet requirements 1 and 2 above.”

Section 18. Amend subsection E.14. of Section 20-42.130, Accessory Dwelling Units, of the Santa Rosa City Code to read and provide as follows:

- “14. Standards for Historic Preservation Districts and real property that is listed in the California Register of Historical Resources.
- a. Applicability. The requirements outlined below shall apply to new accessory dwelling units within the Historic (-H) Combining District and real property that is listed in the California Register of Historical Resources.
 - b. Architectural Compatibility. Architectural compatibility between the accessory dwelling unit and primary dwelling unit shall be demonstrated by one of the following means:
 - (1) Matching each of the following qualities of the accessory dwelling unit to the proposed or existing primary dwelling unit:
 - (A) Color,
 - (B) Siding material and pattern, and
 - (C) Architectural features; or

- (2) Through the preparation of a historic resource survey by a qualified professional that concludes the proposed accessory dwelling unit will not negatively impact historic resources on the property, will be consistent with Secretary of the Interior Standards for Treatment of Historic Properties.”

Section 19. Amend subsection E.16. of Section 20-42.130, Accessory Dwelling Units, of the Santa Rosa City Code to read and provide as follows:

- “16. Fire sprinkler system. Accessory dwelling units and Junior accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence. The construction of an accessory dwelling unit shall not trigger a requirement for fire sprinklers to be installed in an existing primary dwelling or an existing multifamily dwelling.”

Section 20. Amend subsection F.1.d. of Section 20-42.130, Accessory Dwelling Units, of the Santa Rosa City Code to read and provide as follows:

- “d. Senate Bill 9 provisions for JADUs. A maximum of one JADU per lot is allowed when both provisions of Senate Bill 9 –Government Code Sections 65852.21 (Two-unit development) and 66411.7 (Urban lot split) – are invoked, provided the two following requirements are met:

- (1) The parcel is located outside of the City's Wildland Urban Interface (WUI).
- (2) The street to access the parcel is at least 36 feet wide, with parking provided on both sides or at least 30 feet wide, with parking limited to one side of the street.

No JADUs are permitted on lots created and developed as allowed by SB 9 which do not meet requirements 1 and 2 above.”

Section 21. Amend subsection F.3.a.2. of Section 20-42.130, Accessory Dwelling Units, of the Santa Rosa City Code to read and provide as follows:

- “(2) Floor plan. A floor plan, drawn to scale, showing the dimensions of each room, the area devoted to the junior accessory dwelling unit, total habitable space, and the resulting floor areas of the junior accessory dwelling unit and of the primary residence. The use of each room shall be identified, and the size and location of all windows and doors shall be clearly shown. The plan shall identify whether separate or shared sanitation facilities are proposed.”

Section 22. Amend subsection F.3.b. of Section 20-42.130, Accessory Dwelling Units, of the Santa Rosa City Code to read and provide as follows:

- “b. Step two—Decision. The Department shall determine whether the application is

complete and provide written notice of this determination within 15-business days following receipt of the application. The Department shall approve or deny an application for a junior accessory dwelling unit permit within 60-calendar days of the Department receiving submittal of a complete application. A junior accessory dwelling unit permit shall be issued only if the proposed junior accessory dwelling unit complies with all applicable standards in this Section. A permit for a junior accessory dwelling unit shall not be denied due to the correction of nonconforming zoning conditions, building code violations, or unpermitted structures that do not present a threat to public health and safety and are not affected by the construction of the junior accessory dwelling unit.

- (1). If the Department determines an application is incomplete, the Department shall provide the applicant with a list of incomplete items, and a description of how the application can be made complete. The list and description shall be provided with the written notice.
 - (A) After receiving written notice that an application is incomplete, an applicant may address the items that are deemed to be incomplete by the Department.
 - (B) In the review of a resubmittal, the Department shall not require the applicant to provide an item that was not included in the list provided in the written notice.
 - (C) If an applicant submits materials pursuant to the requirements of the written notice, the Department shall determine whether the additional materials remedy all incomplete items listed in the written notice. This resubmittal is subject to the 15-business day timeline to deem an application complete.
 - (D) If the Department does not make a determination within the 15-business day required timeline, the application or resubmittal shall be deemed complete.
- (2). If the application to construct a junior accessory dwelling unit is submitted with an application for a new single-family, the Department may delay approving or denying the permit application for the junior accessory dwelling unit until the Department approves or denies the application for the new single-family dwelling, but the application for the junior accessory dwelling unit shall be considered without discretionary review or hearing.
- (3). If the applicant requests a delay in writing, the 60-calendar day timeline shall be tolled for the period of the delay.

- (4). If the local agency has not approved or denied the completed application within 60-calendar days, the application shall be deemed approved.
- (5). If the Department denies an application for a junior accessory dwelling unit within 60-calendar days of receiving a complete application, the Department shall return in writing a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied by the applicant.
- (6). If an application is determined to be incomplete or if a complete application is denied, the applicant may submit an appeal to that decision in writing to the Planning Commission. This appeal shall be filed with the Department on a City application form.
 - (A) The Department shall provide a final written determination by no later than 60-business days after receipt of the applicant's written appeal."

Section 23. Amend subsection F.4.a. of Section 20-42.130, Accessory Dwelling Units, of the Santa Rosa City Code to read and provide as follows:

- "a. Maximum habitable space. The junior accessory dwelling unit shall not exceed 500 square feet in total habitable space."

Section 24. Amend subsection F.4.b. of Section 20-42.130, Accessory Dwelling Units, of the Santa Rosa City Code to read and provide as follows:

- "b. Existing development. The junior accessory dwelling unit shall be contained entirely within the existing walls of an existing or proposed single-family dwelling, which includes the walls of an attached garage, or other attached accessory structure. However, an additional 150 square feet is permitted to allow for a separate entrance into the unit."

Section 25. Amend subsection F.4.d. of Section 20-42.130, Accessory Dwelling Units, of the Santa Rosa City Code to read and provide as follows:

- "d. Sanitation. Bathroom facilities may be separate from or shared with the single-family dwelling. A separate bathroom facility shall be provided if the junior accessory dwelling unit does not include an interior entry into the primary residence. A deed restriction, in compliance with Subsection G, shall be required if sanitation facilities are shared with the single-family dwelling."

Section 26. Amend subsection G. of Section 20-42.130, Accessory Dwelling Units, of the Santa Rosa City Code to read and provide as follows:

- "G. Deed restrictions. Prior to occupancy of a junior accessory dwelling unit that shares sanitation facilities with the single-family dwelling on-site, the property owner shall

file with the County Recorder a deed restriction containing a reference to the deed under which the property was acquired by the owner and stating that:

1. The junior accessory dwelling unit shall not be sold separately from the single-family residence;
2. The junior accessory dwelling unit shall be considered legal only so long as either the primary residence or junior accessory dwelling unit is occupied by the owner of record of the property. Such owner-occupancy, however, shall not be required if the property owner is a governmental agency, land trust or non-profit housing organization;
3. The restrictions shall run with the land and be binding upon any successor in ownership of the property. Lack of compliance shall void the approval junior accessory dwelling unit and may result in legal action against the property owner;
4. The developer of a subdivision that includes junior accessory dwelling units shall record the deed restrictions required by this subsection prior to the recordation of the Final Map or Parcel Map. Each lot with a junior accessory dwelling unit shall remain unoccupied until the property transfers ownership, allowing for compliance with the recorded owner-occupancy restriction;
5. A junior accessory dwelling unit shall not exceed 500 square feet of total habitable space and shall comply with the development standards in Subsection F.”

Section 27. Add subsection H. to Section 20-42.130, Accessory Dwelling Units, of the Santa Rosa City Code to read and provide as follows:

“H. Tiny Homes on Wheels. A Tiny Home on Wheels is not subject to the provisions of Santa Rosa City Code Section 20-42.130, Accessory dwelling units.”

Section 28. Add subsection I. to Section 20-42.130, Accessory Dwelling Units, of the Santa Rosa City Code to read and provide as follows:

“I. Resilient City Standards for Accessory Dwelling Units. This subsection shall apply to Property Owner(s) with Damaged Property and/or Eligible Property and Displaced Person(s) following a proclamation of a state of an emergency by the Governor relative to a Hazard within the Santa Rosa city limits.

1. An Accessory Dwelling Unit shall be granted a certificate of occupancy even if the primary dwelling has not yet been issued a certificate of occupancy, if the following requirements are met:
 - a. The primary dwelling was substantially damaged or destroyed by a Hazard referenced in the proclamation of a state of emergency issued by the Governor.

- b. A building permit has been issued for the Accessory Dwelling Unit and all required inspections have been completed.
- c. The Accessory Dwelling Unit is not attached to the primary dwelling.”

Section 29. Add Section 20-42.220, Tiny Homes on Wheels, to the Santa Rosa City Code to read and provide as follows:

“Section 20-42.220 Tiny Home on Wheels.

A Tiny Home on Wheels, where allowed by Division 2 (Zoning Districts and Allowable Land Uses), shall comply with the requirements of this section.

- A. Purpose. The provisions of this Section are intended to provide conditions and requirements under which a Tiny Home on Wheels may be permitted on private property within specified residential areas of the City.
- B. Application filing and processing.
 - 1. A Building Permit is required for all Tiny Homes on Wheels.
 - 2. Any Tiny Home on Wheels shall be licensed and registered with the California Department of Motor Vehicles (DMV).
 - 3. The Tiny Home on Wheels shall comply with Health and Safety Code Section 18027.3.
 - a. The Tiny Home on Wheels shall be certified by a qualified third-party inspector as meeting American National Standards Institute (ANSI) 119.2 or 119.5 requirements or the National Fire Prevention Association (NFPA) 1192 standards, as applicable, or was built to meet ANSI 119.2 or 119.5 requirements.
 - b. The Tiny Homes on Wheels shall present a label or insignia certifying compliance with ANSI or NFPA.
 - 4. A transportation permit from applicable City, County, and State agencies is required when transporting a Tiny Home on Wheels that exceed dimensions allowed by the California Vehicle Code for movement.
- C. General Requirements.
 - 1. A Tiny Home on Wheels shall be considered an accessory habitable structure and as an accessory use to a single-family dwelling.

2. A Single-Family Dwelling shall be existing on the property to allow a Tiny Home on Wheels, unless a building permit has been issued to begin the construction of a Single-Family Dwelling.
 - a. The Tiny Home on Wheels shall be removed from a property with an issued Building Permit for construction of a Single-Family Home if a Certificate of Occupancy is not issued within three years of building permit issuance.
 3. A Tiny Home on is not subject to the provisions of Santa Rosa City Code Section 20-42.130, Accessory dwelling units.
 4. A Tiny Home on Wheels shall not be allowed on a property with a detached ADU. Permitted Tiny Homes on Wheels must be removed within 30 days of final approval and occupancy for a detached ADU.
- D. Development Standards. Tiny Home on Wheels shall conform with the requirements of this section.
1. Number Allowed. No parcel may contain more than one Tiny Home on Wheels at any one time.
 2. Dimensions.
 - a. Maximum Size. The maximum square footage for a Tiny Home on Wheels shall be 400 square feet, as measured from exterior wall to exterior wall.
 - b. Minimum requirements. A Tiny Home on Wheels shall meet the following requirements:
 - (1) A minimum first floor interior living space of 150 square feet.
 - (2) A minimum height of 6 feet and 8 inches for ceilings within habitable space and hallways, with exceptions as permitted through the California Residential Code (CRC) for Tiny Homes.
 - (3) A net floor area of no less than 70 square feet per habitable room, except for the kitchen.
 - c. Height. No Tiny Home on Wheels shall exceed 14 feet in height, measured from bottom of wheels to top of roof.
 - (1) Lofts are permitted within the 14 foot maximum height and shall follow requirements within the CRC for Tiny Homes.
 3. Setbacks. Tiny Home on Wheels setback standards.

- a. 20 ft Front Setback
 - b. 5 ft Side Setback
 - c. 10 ft Side-Corner Setback
 - d. 5 ft Rear Setback
 - e. Parcels within the Scenic Road (-SR) Combining District, Historic (-H) Combining District, or Gateway (-G) Combining District shall follow additional applicable setbacks outlined in Chapter 20-28, Combining District.
 - f. Easements. Tiny Homes on Wheels shall follow easement standards in Section 20-30.110, Setback requirements and exceptions.
4. Minimum Separation. Tiny Homes shall meet all construction standards and minimum distancing between buildings for fire protection purposes as listed in the California Building Code.
5. Site Coverage. Tiny Homes on Wheels shall comply with the site coverage requirements of the applicable zoning district for residential structures. Parcels that have a base zoning district of Planned Development shall comply with the development standards of the Policy Statement for that district. Where the development standards in the Policy Statement are silent, the implementing Zoning District consistent with the General Plan Land Use Classification shall apply. For implementing Zoning Districts, see Table 2-1 in Chapter 20-20.
6. Parking.
 - a. Parking Spaces. Vehicle and bicycle parking for Tiny Homes on Wheels are allowable but are not required.
 - b. Tiny Homes on Wheels shall not be located on a required covered or uncovered parking space for the Single-Family Dwelling unless a replacement parking space is provided on-site.
 - c. Tiny Homes on Wheels are allowed on driveways as long as they do not obstruct ingress or egress to the site, do not obstruct the required parking areas for the Single-Family Dwelling, and all required setbacks are observed.
7. Screening. Tiny Homes on Wheels that provide screening shall follow standards in Section 20-30.060 (Fences, walls, and screening).
8. Location Standards.

- a. Tiny Homes on Wheels shall not be closer to any street than the Single-Family Dwelling.
 - (1) For Corner Lots, the applicable review authority may permit a Tiny Home on Wheels to be closer to the street than the Single-Family Dwelling and shall consider the predominant placement of a Tiny Home on Wheels in the site vicinity, the consistency of the proposal with the established and/or desired character of the surrounding area, and the visual impact of the Tiny Home on Wheels given its proposed placement.
 - b. Hillside Development. Tiny Homes on Wheels are not permitted on slopes of 10% or greater.
 - c. Creekside Development. When applicable, Tiny Homes on Wheels are subject to the provisions of Section 20-30.040, Creekside Development.
9. Foundation Requirements. Once sited on the parcel of the Single-Family Dwelling, a Tiny Home on Wheels shall meet the following foundation requirements:
- a. All wheels and leveling or support jacks shall sit on a concrete paved surface sufficient to support its weight.
 - b. The Tiny Home on Wheels shall be towable by a bumper hitch, frame-towing hitch, or fifth-wheel connection and cannot move or be designed to move under its own power.
 - c. The Tiny Home on Wheels shall not have its wheels removed.
10. Trash, Refuse, and Debris Maintenance.
- a. Refuse collection service is required to comply with Chapter 9-12 (Refuse and Sanitation). A Tiny Home on Wheels can meet this requirement by sharing services with the Single-Family Dwelling or obtaining a separate service for the Tiny Home on Wheels.
 - b. The lot and immediate area surrounding each Tiny Home on Wheels shall be maintained in a safe and clean manner at all times.
 - c. An occupant of a Tiny Home on Wheels shall not throw, deposit, discharge, leave, or permit to be thrown, deposited, discharged, or left, any oil, grease, refuse, garbage, or other discarded or abandoned objects, articles, and accumulations, in or upon any street, alley, sidewalk, gutter, storm drain, inlet, catch basin, conduit or other drainage system, or upon any public or private parcel of land in the City.
11. Health and Fire Safety Standards.

- a. Emergency and Rescue Openings.
 - (1) Tiny Home on Wheels shall meet the requirements of California Building Code Section R310 for emergency escape and rescue openings.
 - (2) Egress roof access windows in lofts used as sleeping rooms shall be deemed to meet this requirement if installed such that the bottom of the opening is not more than forty-four inches above the loft floor, provided the egress roof access window complies with the minimum opening area requirements of California Building Code Section R310.2.1.
 - b. Heating systems and liquid propane gas storage and delivery systems shall be maintained in accordance with the manufacturer's requirements.
 - c. Each sleeping area and hallway providing access to sleeping areas shall be provided with operable smoke detectors.
 - d. Tiny Homes on Wheels on properties in the Wildland-Urban Interface Fire Areas (WUI) must adhere to California Fire Code requirements for WUI Fire Areas.
12. Utility Connections. Water, wastewater, and electrical services shall be provided with the issuance of required permits as specified in this Subsection.
- a. Water and wastewater services. Water and wastewater service shall be available on the site proposed for a Tiny Home on Wheels unless an alternative source is approved by Santa Rosa Water and complies with any applicable provisions of the California Building Code and California Health and Safety Code.
 - b. Electrical service. Electrical service connection is allowed for a Tiny Home on Wheels and shall be in accordance with any applicable provisions of the California Building Code. All electrical services shall be located on the subject site.
13. Short-Term Rentals. The rental of a Tiny Homes on Wheels shall not be operated as a Short-Term Rental. Tiny Homes on Wheels that are for rent shall be rented for a period longer than 30 days.

E. Design Standards.

- 1. The Director shall review the design of each proposed Tiny Home on Wheels to ensure that the structure is designed to look like a conventional residential building structure and is architecturally distinct from traditional mobile homes and recreational vehicles. This shall be done by incorporating design features and materials including but not limited to:

- a. Window design and materials that consists of single-hung, double-hung, casement, sliding, picture windows, muntins, clad windows, vinyl windows, and/or mullions.
 - b. Roof design and materials that consist of pitched roofs, hip roofs, shed roofs, eaves, shingles, wood, Hardie plank, tile, and/or gables. No flat roofs shall be permitted.
 - c. Siding design and materials that consist of clapboard, stucco, shiplap, paneling, shingles, wood, Hardie plank, vinyl, and/or fiber cement.
2. Skirting. Skirting is allowable for Tiny Homes on Wheels. Skirting shall be required if the Tiny Home on Wheels is visible from the public right-of-way. Skirting shall be required to meet the following standards:
 - a. The undercarriage, including wheels, axles, tongue, and hitch, shall be concealed from view with a removable covering that allows for access to the utilities, wheels, and leveling or support jacks for inspection or maintenance purposes.
 - b. Skirting shall be designed to provide insulation support, pest protection, and utility protection.
 - c. Skirting shall not obstruct or interfere with the structural support provided by the wheels and leveling or support jacks.
 - d. Skirting shall be ventilated.
 - e. Skirting shall be of material suitable for exterior exposure and contact with the ground.
3. Mechanical Equipment. All mechanical equipment for a Tiny Home on Wheels shall be incorporated into the structure and shall not be located on the roof, except for solar panels, if provided.
4. Accessory Structures. Structures such as porches, decks, sheds, and gazebos shall be designed to detach from the Tiny Home on Wheels.
5. Lighting. Adequate external lighting shall be provided for security purposes in compliance with Section 20-30.080, Outdoor lighting.
6. Roof Overhang. No part of the Tiny Home on Wheels shall overhang a property line or drain onto an adjacent lot.
7. Privacy. A loft, window, or door of a second story Tiny Home on Wheels shall be designed to lessen privacy impacts to adjacent properties. Appropriate design techniques include obscured glazing, window placement above eye

level, screening treatments, or locating lofts, windows and doors toward the existing on-site residence.

8. Standards for Historic (-H) Combining Districts and real property that is listed in the California Register of Historical Resources.
 - a. Architectural Compatibility. Architectural compatibility between the Tiny Home on Wheels and the Single-Family Dwelling shall be demonstrated by one of the following means:
 - (1) Matching each of the following qualities of the Tiny Home on Wheels to the proposed or existing Single-Family Dwelling
 - (A) Color,
 - (B) Building material and pattern, and
 - (C) Architectural features; or
 - (2) Through the preparation of a historic resource survey by a qualified professional that concludes the proposed Tiny Home on Wheels will not negatively impact historic resources on the property, and will be consistent with Secretary of the Interior Standards for Treatment of Historic Properties.
- F. Termination of Tiny Home on Wheels. A Building Permit for demolition is required for the removal of a Tiny Home on Wheels and termination of its utilities. The use shall cease until a Building Permit is finalized for a new Tiny Home on Wheels.”

Section 30. Add Section 20-42.230, Residential Care Facilities, to the Santa Rosa City Code to read and provide as follows:

“Section 20-42.230 Residential Care Facilities.

Residential Care Facilities as defined in Section 20-70.020 (Definitions of specialized terms and phrases) shall comply with the requirements of this section, where allowed by Division 2 (Zoning Districts and Allowable Land Uses).

- A. Purpose. The purpose of regulating the location of Residential Care Facilities (Licensed – Large) is to allow these services to be available at locations within Santa Rosa, as mandated by State law, that are convenient to the public, while requiring the mitigation of or avoiding any adverse effects of the facilities upon surrounding properties to the extent permitted by law.
- B. Applicability. This Section does not apply to Residential Care Facilities (Unlicensed) or Residential Care Facilities (Licensed - Small). For the purposes of this Zoning Code, these facilities are considered residential uses and are permitted by-right in residential zoning districts as allowed by Division 2.

- C. Application requirements. The application for a Minor Conditional Use Permit for a Residential Care Facility (Licensed – Large) shall contain the following to clearly show conformance to standards:
1. A project description indicating the number of persons to be cared for, number of employees, hours of operation, outdoor playtime, and State license number.
 2. A site plan showing the location and dimensions of existing residences and other structures, including fencing, outdoor play structures and equipment, distance to property line, parking areas, number of parking spaces both on-site and off-site spaces contiguous to property lines, and access and traffic circulation.
 3. A traffic circulation plan showing parking, circulation and drop-off areas.
- D. Standards for Residential Care Facility (Licensed – Large) operating as a Community Care Facility.
1. Overconcentration Spacing Requirements. Per section 1520.5 of the Health and Safety Code, Spacing requirements are limited to Residential Care Facilities (Licensed – Large) operating as a Community Care Facility.
 - a. No proposed Residential Care Facility (Licensed – Large) operating as a Community Care Facility shall be located 300 feet in all directions from an existing Residential Care Facility (Licensed – Large) operating as a Community Care Facility, as measured from any point on the exterior walls of both structures. Overconcentration occurs wherever two or more Residential Care Facility (Licensed – Large) operating as a Community Care Facility would be located at a distance of 300 feet or less from each other.
 - b. The Overconcentration of Residential Care Facility (Licensed – Large) operating as a Community Care Facility in an area shall constitute cause for denial of the Minor Conditional Use Permit, where it is determined that overconcentration will not be mitigated by conditions that might be imposed upon the Minor Conditional Use Permit and other measures instituted by the applicant.
 - c. Based on special local needs and conditions, as demonstrated by the applicant, the Review Authority may approve a separation distance less than the required overconcentration.
 - d. The following types of Residential Care Facilities (Licensed – Large) are exempt from the overconcentration spacing requirement:
 - (1) Assisted Living Facility or Residential Care Facility for the Elderly (RCFE)

- (2) Alcohol or Other Drug (AOD) Facilities
- (3) Foster family homes
- (4) Temporary shelter care facilities
- (5) Transitional shelter care facilities

E. Required findings for approval. No Minor Conditional Use Permit for a Residential Care Facility (Licensed – Large) shall be granted unless the review authority first makes all of the following findings, in addition to those required by Section 20-52.050 (Conditional Use Permits and Minor Conditional Use Permits):

1. That the facility complies with all applicable requirements of this Section; and
2. The facility complies with all applicable building and fire code provisions adopted by the State and administered by the City Fire Marshal, and California Department of Social Services licensing requirements.”

Section 31. Amend Table 5-1 of Section 20-50.020 of the Santa Rosa City Code to read and provide as follows:

Table 5-1 - Review Authority						
Type of Action	Role of Review Authority					
	Director	Zoning Administrator	DRPB	Subdivision Committee	Planning Commission	City Council
Administrative and Amendment Decisions						
Accessory Dwelling Unit or Junior Accessory Dwelling Unit	Decision				Appeal	
Development Agreement	Recommend				Recommend	Decision
Interpretation		Decision			Appeal (1)	Appeal
General Plan Amendment	Recommend				Recommend	Decision
Request for Reasonable Accommodation		Decision			Appeal	
Zoning Code Amendment					Recommend	Decision
Zoning Map Amendment					Recommend	Decision
Concept Review						
Landmark Alteration Concept Review			Comment			
Design Review Concept Review			Comment			
Land Use Permits/Development Decisions						
Conditional Use Permit	Recommend				Decision	Appeal

Table 5-1 - Review Authority						
Type of Action	Role of Review Authority					
	Director	Zoning Administrator	DRPB	Subdivision Committee	Planning Commission	City Council
Minor Conditional Use Permit	Recommend	Decision			Appeal	
Design Review—DRPB	Recommend		Decision			Appeal
Design Review—Zoning Administrator		Decision	Appeal			
Design Review—Administrative	Decision		Appeal			
Density Bonus/Affordable Housing Incentives	Decision					
Supplemental Density Bonus		Decision			Appeal	
Hillside Permit—Single dwelling and additions	Recommend	Decision			Appeal (1)	
Hillside Permit—All others	Recommend				Decision	Appeal
Administrative or Minor Adjustment	Decision				Appeal (1)	
Sign Permit	Decision		Appeal			
Sign Program	Decision		Appeal			
Sign Variance		Decision	Appeal			
Temporary Use Permit	Decision				Appeal	
Tree Permit	Decision				Appeal	
Variance	Recommend				Decision	Appeal
Minor Variance		Decision			Appeal (1)	
Zoning Clearance	Decision				Appeal	
Historic and Cultural Preservation Decisions						
Landmark or Preservation District Designation			Recommend			Decision
Landmark Alteration Permit—Major			Decision			Appeal
Landmark Alteration Permit—Minor		Decision	Appeal			
Landmark Alteration Permit—Director	Decision		Appeal			
Sign Permit/Program	Decision		Appeal			Appeal
Subdivision Decisions (refer to City Code Title 19)						
Certificates of Compliance	Decision					Appeal
Lot Line Adjustments	Decision					Appeal

Table 5-1 - Review Authority						
Type of Action	Director	Role of Review Authority				
		Zoning Administrator	DRPB	Subdivision Committee	Planning Commission	City Council
Parcel Mergers	Decision					Appeal
Reversions to Acreage	Recommend				Decision	Appeal
Tentative Parcel Maps and Extensions	Recommend			Decision	Appeal	Appeal
Tentative Maps and Extensions	Recommend				Decision	Appeal

Notes:

(1) Commission makes decision if matter is referred to Commission by Director or Zoning Administrator, in which case appeals are then elevated to the next higher.

Section 32. Amend subsection B. of Section 20-52.030, Design Review, of the Santa Rosa City Code to read and provide as follows:

“B. Applicability.

1. Private projects. Design Review approval is required for all projects requiring a Building Permit and all exterior physical changes to existing structures that may or may not require a Building Permit except for the following:
 - a. Landscaping repair or replacement;
 - b. Parking lot repaving;
 - c. Repainting, even when it includes a color change, unless the repainting is for the purpose of creating signage for the building;
 - d. Single-Family Residential accessory structures;
 - e. Detached Single-family dwellings
 - f. Up to two detached dwellings on one parcel, resulting in no more than two units;
 - g. Duplex and Half-Plex dwellings on one parcel resulting in no more than two units;
 - h. Missing Middle Housing developments design in accordance with the standards listed in Section 20-28.100;
 - i. Solar panels, and integral parts of the solar panel system including supporting posts or poles, not including proposed new structures, such as a carport or other similar structures proposed in conjunction with the

solar panel system. If proposed solar panels would have the possibility of creating a life or safety issue, such as excessive glare to local residences, sensitive facilities (airport) or water resources, the solar panels shall require a Minor Use Permit or Conditional Use Permit depending on the severity of the issues;

- j. Activities subject to a Temporary Use Permit;
- k. Electric Vehicle Supply Equipment; and
- l. Tiny Homes on Wheels.”

Section 33. Add subsection D.13. to Section 20-52.040, Temporary Use Permit, of the Santa Rosa City Code to read and provide as follows:

- “13. Seasonal/Temporary Farmworker Housing shall only be permitted as an accessory temporary use to the primary land use “Crop Production, Horticulture, Orchard, Vineyard” and follow the requirements of the Employee Housing Act (Health & Safety Code § 17000 et seq.).”

Section 34. Amend subsection B.1. of Section 20-62.030, Filing and Processing of Appeals, of the Santa Rosa City Code to read and provide as follows:

- “1. General appeals. Appeals shall be submitted in writing, and filed with the Department on a City application form within 10 calendar days after the date of the decision. The time limit will extend to the following business day where the last of the specified number of days falls on a day that the City is not open for business. Timelines for appeals related to Accessory Dwelling Units are subject to Section 20-42.130 and not this subsection.”

Section 35. Amend Table 6-1 of Section 20-62.030, Filing and Processing of Appeals, of the Santa Rosa City Code to read and provide as follows:

TABLE 6-1—APPEAL REVIEW AUTHORITY			
Permit Type	Review Authority	Appeal Body	City Code Section
Accessory Dwelling Unit or Junior Accessory Dwelling Unit	Director	Commission	20-42.130
Conditional Use Permit	Commission	Council	20-52.050
Design Review	DRPB	Council	20-52.030
Design Review	Zoning Administrator	DRPB	20-52.030
Design Review - Resilient City Standards	Director	DRPB	20-35.060
Growth Management	Director	Council	21-03.130
Hillside Development Permit—Single dwelling or addition	Zoning Administrator	Commission	20-32.060
Hillside Development Permit—All other	Commission	Council	20-32.060

Hillside Development Permit - Resilient City Standards	Director	Commission	20-35.060
Landmark Alteration Permit—Major	DRPB	Council	20-58
Landmark Alteration Permit—Minor	Zoning Administrator	DRPB	20-58
Landmark Alteration Permit—Director	Director	DRPB	
Landmark Alteration Permit - Resilient City Standards	Director	DRPB	20-35.060
Minor Adjustment	Director	Commission	20-52.060
Minor Conditional Use Permit	Zoning Administrator	Commission	20-52.050
Minor Variance	Zoning Administrator	Commission	20-52.060
Parcel Maps	Subdivision Committee	Commission	19-32.050
Streamlined Design Review	Zoning Administrator	Council	20-52.030
Sign Permit or Program	Director	DRPB	20-38.030
Sign Permit or Program—H overlay	Director	DRPB	20-38.030
Surface Mining	Commission	Council	17-32.170
Tentative Map	Commission	Council	19-24.100
Telecommunication	DRPB/Commission	Council	20-44
Tree Permit	Director	Commission	17-24.090
Variances	Commission	Council	20-52.060

Section 36. Amend Section 20-63.020, Applicability, of the Santa Rosa City Code to read and provide as follows:

- “A. A reasonable accommodation shall be granted, when all findings are met, to any person with a disability who needs the accommodation. Any successors in interest to the site can continue to utilize the reasonable accommodation unless conditions of approval indicate the removal of the reasonable accommodation.
- B. A variance shall not be required to approve an application for a reasonable accommodation request.”

Section 37. Amend subsection A. of Section 20-63.030, Application Requirements, of the Santa Rosa City Code to read and provide as follows:

- “A. Application. A request for reasonable accommodation shall be submitted in an application provided by the Department and a letter which shall contain the following information:
 1. The applicant's name, address and telephone number;
 2. Address of the property for which the request is being made;

3. The current actual use of the property;
4. The basis for the claim that the individual is considered disabled under the Acts;
5. The Zoning Code provision, regulation or policy from which reasonable accommodation is being requested; and
6. Why the reasonable accommodation is necessary to make the specific property accessible to the individual.”

Section 38. Amend Section 20-63.060, Findings and Decision, to read and provide as follows:

- “A. Findings. The written decision to grant or deny a request for reasonable accommodation will be consistent with the Acts and shall be based on consideration of the following factors:
1. Whether the housing, which is the subject of the request, will be used by an individual disabled under the Acts;
 2. Whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts;
 3. Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the City;
 4. Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning; and
 5. Other reasonable accommodations that may provide an equivalent level of benefit.
- B. Conditions of approval. In granting a request for reasonable accommodation, the reviewing authority may impose any conditions of approval deemed reasonable and necessary to ensure that the reasonable accommodation would comply with the findings required by Subsection A. The conditions shall also state whether the accommodation granted shall be removed in the event that the person for whom the accommodation was requested no longer resides on the site.”

Section 39. Amend Section 20-70.020, Definitions of Specialized Terms and Phrases, of the Santa Rosa City Code to amend the following existing definitions to read and provide as follows, in alphabetical order:

“Accessory Dwelling Unit. An attached or a detached residential dwelling unit, that provides complete independent living facilities for one or more people and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation within the unit.

Condominium. As defined by Civil Code Section 2015, a development where undivided interest in common in a portion of real property is coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded final map or parcel map. Residential Condominiums are included under the definition “Multi-family.”

Crop Production, Horticulture, Orchard, Vineyard. Commercial agricultural production field and orchard uses, including the production of the following, primarily in the soil on the site and not in containers, other than for initial propagation prior to planting in the soil on the site:

- field crops
- flowers and seeds
- fruits
- grains
- melons
- ornamental crops
- tree nuts
- trees and sod
- vegetables
- wine and table grapes

Also includes associated crop preparation services and harvesting activities: mechanical soil preparation; irrigation system construction; spraying. Does not include greenhouses which are instead defined under "Plant Nursery," and "Residential Accessory Use or Structure," or containerized crop production, which is instead defined under "Plant Nursery." Permit can include housing unit types listed in “Farmworker Housing.”

Day Care. Facilities that provide non-medical care and supervision of minor children for periods of less than 24 hours. These facilities include the following, all of which are required to be licensed by the California State Department of Social Services.

1. **Child Day Care Center.** Commercial or non-profit child day care facilities designed and approved to accommodate 15 or more children. Includes infant centers, preschools, sick-child centers, and school-age day care facilities. These may be operated in conjunction with a school or church facility, or as an independent land use.
2. **Large Family Day Care Home.** As provided by Health and Safety Code Section 1597.465, a home that regularly provides care, protection, and

supervision for seven to 14 children, inclusive, including children under the age of 10 years who reside in the home.

3. **Small Family Day Care Home.** As provided by Health and Safety Code Section 1597.44, a home that provides family day care for eight or fewer children, including children under the age of 10 years who reside in the home.
4. **Adult Day Program.** See “Adult Day Program.”

Dwelling, Dwelling Unit, or Housing Unit. A room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitute an independent housekeeping unit, occupied by or intended for one household on a long-term basis. A “Dwelling, Dwelling Unit, or Housing Unit” does not include any type of shared living space where facilities such as living and eating facilities are not fully independent and self-contained.

Emergency Shelter. Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. Emergency shelters also include other interim interventions, including but not limited to, low-barrier navigation centers, bridge housing, and respite or recuperative care.

Family. One or more individuals occupying a dwelling unit with common access to, and common use of, living and eating areas and facilities for the preparation and storage of food within the dwelling unit.

Habitable Space. Conditioned space within a dwelling unit or guest house for living, sleeping, eating, sanitation, or cooking (including closets, bathrooms, entries, and hallways).

Junior Accessory Dwelling Unit. A unit that is no more than 500 square feet of interior livable space in size and contained entirely within a single-family residence. A junior accessory dwelling unit shall include an efficiency kitchen, and may include separate sanitation facilities, or may share sanitation facilities with the existing structure.

Medical Service—Health Care Facility. A facility, place, or building other than a hospital, which is maintained and operated as a residence for patients and to provide long-term medical care. Includes nursing homes, extended care facilities, hospice homes and similar facilities which are licensed by the California State Department of Health Services, and defined in Health and Safety Code Section 1200 et seq. May include a lab, radiology, pharmacy, rehabilitation, and other similar services as accessory uses.

1. **Congregate Living Health Facility (CLHF).** As defined by the Health and Safety Code, a residential home with a capacity of no more than 18 beds, that provides inpatient care, including the following basic services: medical supervision, 24-hour skilled nursing and supportive care, pharmacy, dietary,

social, recreational. The primary need of congregate living health facility residents shall be for availability of skilled nursing care on a recurring, intermittent, extended, or continuous basis. This care is generally less intense than that provided in general acute care hospitals but more intense than that provided in skilled nursing facilities. Facilities must have a noninstitutional, homelike environment. Facilities must contain and at least one type of the following services:

- a. Services for persons who are mentally alert, persons with physical disabilities, who may be ventilator dependent.
 - b. Services for persons who have a diagnosis of terminal illness, a diagnosis of a life-threatening illness, or both.
 - c. Services for persons who are catastrophically and severely disabled.
2. **Intermediate Care Facilities (ICF).** As defined by the Health and Safety Code, A health facility that provides inpatient care to ambulatory or nonambulatory patients who have recurring need for skilled nursing supervision and need supportive care, but who do not require availability of continuous skilled nursing care. The two types of facilities include:
 - a. **Intermediate Care Facility for the Developmentally Disabled-Habilitative (ICF/DD-H).** As defined by the Health and Safety Code, a facility with a capacity of 4 to 15 beds that provides 24-hour personal care, habilitation, developmental, and supportive health services to 15 or fewer persons with developmental disabilities who have intermittent recurring needs for nursing services, but have been certified by a physician and surgeon as not requiring availability of continuous skilled nursing care
 - b. **Intermediate Care Facility for the Developmentally Disabled-Nursing (ICF/DD-N).** As defined by the Health and Safety Code, a facility with a capacity of 4 to 15 beds that provides 24-hour personal care, developmental services, and nursing supervision for persons with developmental disabilities who have intermittent recurring needs for skilled nursing care but have been certified by a physician and surgeon as not requiring continuous skilled nursing care. The facility shall serve medically fragile persons with developmental disabilities or who demonstrate significant developmental delay that may lead to a developmental disability if not treated.
3. **Pediatric Day Health and Respite Care Facility (PDHC).** As defined by the Health and Safety Code, a facility that provides an organized program of therapeutic social and day health activities and services and limited 24-hour inpatient respite care to medically fragile children 21 years of age or

younger, including terminally ill and technology-dependent patients. An individual who is 22 years of age or older may continue to receive care in a pediatric day health and respite care facility if the facility receives appropriate State approval.

Supportive Housing. Housing that is occupied by a target population, such as low income persons with mental disabilities, substance abuse or chronic health conditions or as defined in California Assembly Bill 2162. Services typically include assistance designed to meet the needs of the target population in retaining housing, living and working in the community, and/or improving health and may include case management, mental health treatment, and life skills. There is typically no limit on the length of stay, and the housing is linked to on-site or off-site services. Pursuant to California Government Code Section 65583(c)(3), supportive housing constitutes a residential use and is subject only to those restrictions that apply to other residential uses of the same type in the same zoning district.

Transitional Housing. Shelter provided for the homeless for an extended period from six months, and often as long as 24 months, but where the space is re-occupied by another program recipient after a set period. Generally, the housing is integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. Pursuant to California Government Code Section 65583(c)(3), transitional housing constitutes a residential use and is subject only to those restrictions that apply to other residential uses of the same type in the same zoning district.”

Section 40. Amend Section 20-70.020, Definitions of Specialized Terms and Phrases, of the Santa Rosa City Code to add the following new definitions to appear within the section, in alphabetical order:

“**Adult Day Program (ADP).** Any community-based facility or program that provides care to persons 18 years of age or older in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of these individuals on less than a 24-hour basis, as defined by the California Department of Aging. Facilities and programs require licensing by applicable State agencies.

Farmworker. An "agricultural employee" as defined in Section 1140.4(b) of the California Labor Code eligible for Farmworker Housing.

Farmworker Housing. A housing accommodation developed for and/or provided to farmworkers, and shall consist of any living quarters, dwelling, boarding house, tent, barracks, bunkhouse, maintenance-of-way car, mobile home, manufactured home, recreational vehicle, travel trailer, or other housing accommodation maintained in one or more buildings and on one or more sites.

1. **Farmworker Dwelling Unit.** Farmworker housing for six or fewer farmworkers or one farmworker and their household is treated as a single-family

structure and residential use. Types of farmworker housing include any attached or detached dwelling unit.

2. **Farmworker Housing Complex.** A Farmworker Housing Complex utilizing the streamlined agricultural use as described in the California Health and Safety Code sections 17008 and 17021.6, shall consists of no more than 36 beds in group quarters exclusively for farmworkers, or 12 units or less designed for use by a family or household. A Farmworker Housing Complex not following the requirements of the Health and Safety Code includes 7 or more beds and follows the General Plan and Zoning District density standards.
3. **Seasonal/Temporary Farmworker Housing.** Short-term Farmworker housing which is operated on the same site as the primary land use “Crop Production, Horticulture, Orchard, Vineyard” and is employee housing as defined in California Health and Safety Code Section 17008.

Group Homes. Housing or residential facility in a home-like setting that provides housing, supervision, and support services for unrelated individuals who need assistance with daily living, but do not require advanced medical care. This can include peer and other types of support for their residents’ needs. Residents share cooking, dining, and living areas, and may, in some group homes, participate in cooking, housekeeping, and other communal living activities.

Housing Cooperative. Democratically controlled corporations established to provide housing for members. Each household owns a share in the corporation, which entitles the member to occupy a unit of housing. Cooperative refers to the organizational structure of the enterprise, not the unit type.

Incidental Medical Services (IMS). As defined by the California Health and Safety Code Section 11834.026, services that are in compliance with the community standard of practice and are not required to be performed in a licensed clinic or licensed health facility to address medical issues associated with either detoxification from alcohol or drugs or the provision of alcohol or other drug recovery or treatment services, including the following categories of services:

1. Obtaining medical histories.
2. Monitoring health status to determine whether the health status warrants transfer of the patient in order to receive urgent or emergent care.
3. Testing associated with detoxification from alcohol or drugs.
4. Providing alcohol or other drug recovery or treatment services.
5. Overseeing patient self-administered medications.

6. Treating substance use disorders, including detoxification.

Limited Equity Housing Cooperative. A homeownership model in which residents purchase a share in a development (rather than an individual unit) and commit to reselling their share at a price predetermined by a formula. The development is created through a combination of public and private funds, which ensures long-term affordability of shares by limiting share price increases. Any profit is state-mandated to be dedicated to public or charitable entities.

Low-Barrier Navigation Centers. Defined in Government Code Section 65662 as a housing-first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.

Medical Service – Health Care Facility (Large). A facility, place, or building other than a hospital, serving 7 or more patients, which is maintained and operated as a residence for patients and to provide long-term medical care. Includes nursing homes, intermediate care facilities, extended care facilities, hospice homes and similar facilities which are licensed by the California State Department of Health Services, and defined in Health and Safety Code Section 1200 et seq. May include a lab, radiology, pharmacy, rehabilitation, and other similar services as accessory uses. See Medical Service - Health Care Facility.

Medical Service – Health Care Facility (Small). A facility, place, or building other than a hospital, serving 6 or fewer patients, which is maintained and operated as a residence for patients and to provide long-term medical care. Includes nursing homes, intermediate care facilities, extended care facilities, hospice homes and similar facilities which are licensed by the California State Department of Health Services, and defined in Health and Safety Code Section 1200 et seq. May include a lab, radiology, pharmacy, rehabilitation, and other similar services as accessory uses. See Medical Service - Health Care Facility.

Residential Care Facility (Licensed). Any single-family home, group home, shared living residence, or similar facility, licensed by a State agency, that is maintained and operated to provide twenty-four (24) hour nonmedical care, which can include incidental medical services, of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily life or for the protection of the individual.

1. **Assisted Living Facility or Residential Care Facility for the Elderly (RCFE).** Residential care facilities for persons 60 years or older who may need assistance with daily living. Facilities are licensed by applicable regulatory State agencies to provide nonmedical care, which can include incidental medical services, and palliative care or end of life care medical treatment.

2. **Alcohol or Other Drug (AOD) Facilities.** Residential care facilities that must obtain licenses from applicable State agencies because they provide alcoholism or drug addiction recovery and treatment services, which can include incidental medical services.
3. **Community Care Facility (CCFs).** Any facility, place, or building that is maintained and operated to provide nonmedical residential care, day treatment, adult daycare, or foster family agency services for children, adults, or children and adults, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children. The definition and types of CCFS are located within section 1502 of the Health and Safety Code.
4. **Foster family homes.** Any residential facility providing 24-hour care for six or fewer foster children that is owned, leased, or rented and is the residence of the foster parent or parents, including their family, in whose care the foster children have been placed. The placement may be by a public or private child placement agency or by a court order, or by voluntary placement by a parent, parents, or guardian. It also means a foster family home described in Section 1505.2 of the Health and Safety Code.
5. **Temporary shelter care facilities.** Short-term residential therapeutic programs that care for dependent children who are 6 to 12 years of age, program components are subject Section 1530.8 of the Health and Safety Code.
6. **Transitional shelter care facilities.** Any short-term residential care program that provides for 24-hour nonmedical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual. Program components shall be subject to program standards developed by the State Department of Social Services pursuant to Section 1502.3 of the Health and Safety Code.

Residential Care Facility (Licensed - Large). Any single-family home, group home, shared living residence, or similar facility, licensed by a State agency, that is maintained and operated to provide twenty-four (24) hour nonmedical care, which can include incidental medical services, of seven (7) or more residents in need of personal services, supervision, or assistance essential for sustaining the activities of daily life or for the protection of the individual. The number of residents does not include the licensee or members of the licensee's family or persons employed as facility staff. See "Residential Care Facility (Licensed)."

Residential Care Facility (Licensed - Small). Any single-family home, group home, shared living residence, or similar facility, licensed by a State agency, that is maintained and operated to provide twenty-four (24) hour nonmedical care, which can include incidental medical services, of six (6) or fewer residents in need of personal

services, supervision, or assistance essential for sustaining the activities of daily life or for the protection of the individual. The number of residents does not include the licensee or members of the licensee's family or persons employed as facility staff. See "Residential Care Facility (Licensed)."

Residential Care Facility (Unlicensed). Any single-family dwelling, group home, shared living residence, or similar facility, not required to be licensed by a State agency and operated as a single housekeeping unit or shared living residence, maintained and operated to provide twenty-four (24) hour nonmedical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily life or for the protection of the individual. There are no restrictions on the number of residents unless the number of residents causes a threat to public health or safety. Types of facilities include but are not limited to:

1. **Recovery Residences or Sober Living Homes.** Shared living residences or group homes for persons recovering from alcoholism or drug addiction in which the residents mutually support each other's recovery and sobriety and that do not require licenses from State agencies because they do not provide alcoholism or drug addiction recovery and treatment services.

Shared Living Residences. Any housing shared by unrelated persons, including, for example, group homes, recovery residences, applicable community care residential facilities, applicable supportive and transitional housing, emergency shelters, boardinghouses, dormitories, and similar living accommodations.

Skirting. Materials used to enclose the space between the bottom of a Manufactured Home, Mobile Home, or Tiny Home on Wheels, and the ground.

Stock Cooperative. A real property development in which the title to the development is held by a corporation. Ownership of a share of that corporation entitles the shareholder to exclusively occupy a unit within the development.

Target Population. Means persons with lower incomes, as defined in Health & Safety Code § 50093, who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (California Welfare and Institutions Code Sections 4500, et seq.) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

Tiny Home on Wheels. A separate, independent living quarters that is no larger than 400 square feet; includes basic functional areas that support normal daily routines, including a bathroom, a kitchen, and a sleeping area; is mounted on a wheeled trailer chassis; is designed and built to look like a conventional residential structure, using conventional building materials, and is thus architecturally distinct from traditional

mobile homes and recreational vehicles; and is titled and registered to tow legally under the California Department of Motor Vehicles.”

Section 41. Amend Section 20-70.020, Definitions of Specialized Terms and Phrases, of the Santa Rosa City Code to delete “Agricultural Employee Housing” and “Community Care Facility” definitions from the section.

Section 42. Amend subsection A. of Section 21-02.080, Exemptions, of the Santa Rosa City Code to read and provide as follows:

“(A) The following residential developments are exempt from the inclusionary requirements (Section 21-02.050) of this chapter:

- (1) The construction of a dwelling unit to replace a previously existing dwelling unit situated on the same lot if the previous dwelling was demolished or destroyed within five years of the date the building permit application for the replacement unit is submitted to the Department of Planning and Economic Development.
- (2) The construction of homeless shelters, community care and health care facilities, single room occupancy units and units which, under agreement with the City or a City agency, are only available for occupancy by lower or moderate income households at affordable rents or affordable sales prices for a period of not less than 55 years.
- (3) The construction of accessory dwelling units.
- (4) A unit constructed under a building permit issued to an owner/builder.
- (5) The construction or placement of Tiny Homes on Wheels.”

Section 43. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance is for any reason held to be invalid and/or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

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Section 44. Effective Date. This ordinance shall take effect on the 31st day following its adoption.

This ordinance was introduced by the Council of the City of Santa Rosa on March 10, 2026.

IN COUNCIL DULY PASSED this 24th day of March, 2026.

AYES: (6) Mayor Stapp, Vice Mayor Okrepkie, Council Members Alvarez, Bañuelos, MacDonald, Rogers

NOES: (0)

ABSENT: (1) Council Member Fleming

ABSTAIN: (0)

RECUSE: (0)

ATTEST: Dina Manis
City Clerk

APPROVED: Mark Stapp
Mark Stapp (Apr 1, 2026 15:13, 13 GMT+2)
Mayor

APPROVED AS TO FORM: [Signature]
City Attorney

CC-ORD-2026-003

Final Audit Report

2026-04-01

Created:	2026-03-25 (Pacific Daylight Time)
By:	Carrie Willis (cwillis@srcity.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAXAITVoRCee_r20pUHcFGYc8EnjsBNPPd

"CC-ORD-2026-003" History

-  Document created by Carrie Willis (cwillis@srcity.org)
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-  Document emailed to Teresa Stricker (tstricker@srcity.org) for signature
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-  Email viewed by Teresa Stricker (tstricker@srcity.org)
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-  Signer mstapp@srcity.org entered name at signing as Mark Stapp
2026-04-01 - 6:13:11 AM PDT
-  Document e-signed by Mark Stapp (mstapp@srcity.org)
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-  Document emailed to Dina Manis (dmanis@srcity.org) for signature
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-  Document e-signed by Dina Manis (dmanis@srcity.org)
Signature Date: 2026-04-01 - 7:39:41 PM PDT - Time Source: server
-  Agreement completed.
2026-04-01 - 7:39:41 PM PDT



CERTIFICATION
SANTA ROSA CITY COUNCIL
ORDINANCE NO. ORD-2026-003

STATE OF CALIFORNIA)
COUNTY OF SONOMA) ss.
CITY OF SANTA ROSA)

I, DINA MANIS, City Clerk of the City of Santa Rosa, California, do hereby certify that the foregoing ordinance, published and posted in compliance with State law Government Code 40806 and Santa Rosa City Charter Section 8, was duly introduced on March 10, 2026 by the City Council of Santa Rosa at a regular meeting of said Council, and adopted on March 24, 2026 at a regular meeting by the City Council of Santa Rosa.

A handwritten signature in cursive script, reading "Dina Manis", is written over a horizontal line.

Dina Manis, City Clerk
City of Santa Rosa, California

RESOLUTION NO. 1214

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA
RENAMING THE FUNDING ALLOCATION CATEGORIES THE SANTA ROSA
HOUSING TRUST FUND

WHEREAS, there is an need for affordable housing in the City of Santa Rosa;
and

WHEREAS, the Santa Rosa Housing Authority was established by the City
Council as the governing body of affordable housing programs to benefit low income
households; and

WHEREAS, the Housing Authority has successfully acted as the governing body
to allocate dedicated affordable housing revenue to programs by utilizing the Model
Budget and Funding Allocation Categories; and

WHEREAS, the term Housing Trust Fund is being used more widely than
Funding Allocation Category to reference distinct accounts that receive dedicated
sources of revenue to support affordable housing; and

WHEREAS, the State of California has identified new funding sources as
matching grants for local housing trust funds.

NOW, THEREFORE, BE IT RESOLVED by the Housing Authority of the City of
Santa Rosa, the following:

1. The Funding Allocation Categories shall be renamed the Santa Rosa
Housing Trust Fund; and
2. The Santa Rosa Housing Authority shall remain the governing body to
oversee the allocation of dedicated resources to affordable housing; and
3. The dedicated sources of revenue shall remain private donations, HOME,
Redevelopment set-aside, Residential In-lieu fees, any annually
appropriated Community Development Block Grant and General Funds,
and any future funding source that would be obtained and dedicated for
affordable housing by the City of Santa Rosa; and
4. The categories to allocate resources within the Trust Fund shall remain
Production, Preservation/Conversion, Homeless/Transitional, and
Homebuyer.

Reso. No. 1214
Page Two of Two

DULY AND REGULARLY ADOPTED by the Housing Authority of the City of Santa Rosa this 16th day of December, 2002.

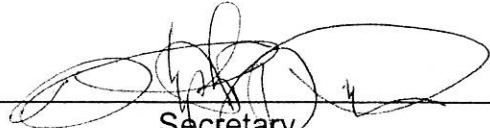
AYES: Commissioners Ingenito, Evans, Schneider, Arnone, Beyers and
Chairman Castro

NOES: None

ABSENT: None

ABSTAIN: None

APPROVED: 
Chairman

ATTEST: 
Secretary

Project Name and Address	Targeted Demographic and Type	20%	30%	40%	50%	60%	80%	120%	Total affordable units
Projects Completed in Last 24 Months									
Casa Roseland 883 & 665 Sebastopol Rd	None Rental				14	14			28
Vigil Light Senior Apts 1945 Long Drive	Seniors (100%) Rental				48				48
Burbank Avenue Apts 1780 Burbank Ave	Homeless (25%) Rental	16	8	13	14	12			63
Santa Rosa Avenue Apts 2905 Santa Rosa Ave	None Rental					35			35
The Cannery at Railroad Square 3 West 3rd St	Homeless (25%) Rental		33		37		58		128
College Creek Apts 2150 W. College Ave	None Rental				14				14
Parkwood Apts 6899 Montecito Blvd	None Rental				27	12	12		51
South Park Commons (Bennett Valley Apts) 702 Bennett Valley Rd	PSH Homeless (51%) Rental		32		29				61
Mahonia Glen (One Calistoga) 5173 Hwy 12	Farmworker (44%) Rental		26		22	50			98
Kawana Springs Apts 450 - 500 Kawana Springs Rd	None Rental					33			33
Aviara Apts 1385 West College Ave	None Rental					21			21
Subtotal		16	99	13	205	177	70	0	580
Projects Funded and Under Construction									
Project Name and Address	Targeted Demographic and Type	20%	30%	40%	50%	60%	80%	120%	# of Affordable Units
Acacia Village 746 Acacia Ln	None Ownership (80% is max income)						3		3
West Avenue Apts 1400 West Ave	None Rental		9		2	28			39
Courtney Estates 1500 Fulton Road	None Rental					8			8
Brittain Townhomes 851 Brittain Ln	None Ownership (80% is max income)						8		8
Lance Drive Housing Development 1601, 1680, 1696, and 1705 Lance Dr	None Rental				34				34
Round Barn Village 0 Round Barn Blvd	None Ownership (120% is max income)							12	12
Stonebridge 2220 Fulton Rd	None Ownership (120% is max income)							10	10
Subtotal		0	9	0	36	36	11	22	114

Funded Projects - Awaiting Permits or Financing Closing									
Project Name and Address	Targeted Demographic and Type	20%	30%	40%	50%	60%	80%	120%	# of Affordable Units
Residences at Taylor Mountain 2880 Franz Kafka Ave	None Rental						19		19
Subtotal		0	0	0	0	0	19	0	19
Awaiting Additional Funding or Permits									
Project Name and Address	Targeted Demographic	20%	30%	40%	50%	60%	80%	120%	# of Affordable Units
Laurel at Perennial Park Phase III (3575 Mendocino Phase III) 502 Renaissance Way	Seniors (100%) Rental		8		15	7			30
Ponderosa Village 250 Roseland Ave	None Rental		13	13	23				49
Caritas Homes Phase II 360 7th St	Homeless Rental	30				33			63
Hearn Veterans Village 2149 West Hearn Ave	Homeless Veterans (100%) Rental		31						31
Ridley Family Apartments 1801 Ridley Ave	None Rental - can go up to 80% could not find breakdown of units						49		49
Subtotal		30	52	13	38	40	49	0	222
Funded Acquisition, Preservation, and/or Rehabilitation									
Project Name and Address	Targeted Demographic and Type	20%	30%	40%	50%	60%	80%	120%	# of Affordable Units
Zane-Wolff Veterans Village 665 Russell Ave	Veterans Rental		13				1		14
Apple Valley Scattered Sites Various addresses	None Rental		48	2	63	115			228
Subtotal		0	61	2	63	115	1	0	242
Development Concepts									
Project Name and Address	Targeted Demographic and Type	20%	30%	40%	50%	60%	80%	120%	# of Affordable Units
Acacia Lane Senior Apts Phase II 625 Acacia Lane	Seniors (100%) Rental - Did not find breakdown for Phase II Yet								86
Subtotal									86
GRAND TOTAL		46	221	28	342	368	150	22	1,263

COUNCIL POLICY			
Subject:	Policy Number	Effective Date	Number of Pages
POLICY TO DESIGNATE GENERAL FUND FUNDING FOR HOMELESS AND AFFORDABLE HOUSING PRODUCTION	000-48	10/02/2018	1 of 2

GENERAL FUND FUNDING FOR HOMELESS AND AFFORDABLE HOUSING PRODUCTION

1. BACKGROUND

- 1.1 The City Council has made a determination to annually designate a calculated amount from the General Fund to the Housing and Community Services Department to be used for homeless and affordable housing programs.
- 1.2 In 1990, the City's Real Property Transfer Tax (RPTT) was increased by \$1.45 per thousand dollars of property value, for a current total of \$2.00 per thousand dollars of property value.
- 1.3 The City Council desires to designate a portion of the \$1.45 increase to be used for homeless and affordable housing programs.

2. PURPOSE

This policy implements the Council's determination.

3. POLICY

- 3.1 Prior to the preparation of the Housing and Community Services Department's proposed budget for each coming fiscal year, the Finance Department shall provide an estimate of the Real Property Transfer Tax revenues that will be received by the City during the upcoming fiscal year.
- 3.2 An amount to be calculated each year shall be designated from the City's General Fund to be used by the Housing and Community Services Department for homeless and affordable housing programs. The annual amount to be designated shall be a figure arrived at by multiplying the estimated amount of Real Property Transfer Tax (RPTT) projected to be received by the City in that fiscal year from the \$1.45 increase by the following percentages, beginning at 25% in Fiscal Year 2018/2019 and gradually increasing to 80% in Fiscal Year 2022/2023:

Modified by Resolution No. RES-2018-178
 Modified by Resolution No. 28860
 Modified by Resolution No. 26464
 Adopted by Resolution No. 25883

Dated: October 2, 2018
 Dated: September 20, 2016
 Dated: January 3, 2006
 Dated: February 3, 2004

COUNCIL POLICY			
Subject:	Policy Number	Effective Date	Number of Pages
POLICY TO DESIGNATE GENERAL FUND FUNDING FOR HOMELESS AND AFFORDABLE HOUSING PRODUCTION	000-48	10/02/2018	2 of 2

<i>% of RPTT Appropriated</i>	<i>Fiscal Year</i>
25%	2018-19 and 2019-2020
40%	2020-21
60%	2021-22
80%	2022-23

- 3.3 Following the close of each fiscal year, the Finance Department shall confirm the total amount of Real Property Transfer Tax actually received by the City during the prior fiscal year. The City's Chief Financial Officer will then reconcile the amount received with the amount previously designated and notify the Director of Housing and Community Services of any additional funds available for appropriation.
- 3.4 Nothing in this policy shall prevent the Council from making additional appropriations for Homeless and Affordable Housing programs.
- 3.5 Any decrease in the allocation formula set forth in Section 3.2 shall require a separate agenda item and separate vote of the Council.

Modified by Resolution No. RES-2018-178
Modified by Resolution No. 28860
Modified by Resolution No. 26464
Adopted by Resolution No. 25883

Dated: October 2, 2018
Dated: September 20, 2016
Dated: January 3, 2006
Dated: February 3, 2004

**GRANT AGREEMENT FOR
PUBLIC SERVICE PROVIDERS PROGRAM FUNDS
FAIR HOUSING ADVOCATES OF NORTHERN CALIFORNIA
(PO F001210/V071040)**

This Agreement is made this 1st day of July, 2026 by and between the **CITY OF SANTA ROSA** (City) and **FAIR HOUSING ADVOCATES OF NORTHERN CALIFORNIA**, a California non-profit corporation (Contractor).

RECITALS

- A. The Council of the City of Santa Rosa (Council) has determined that the Fair Housing Advocates of Northern California Program (Program) benefits the residents of Santa Rosa and meets the definition of Public Services under 24 CFR §570.201(e).
- B. In general, the Program, commonly known as Fair Housing, will provide comprehensive fair housing counseling and testing in Santa Rosa pursuant to the goals identified in the Countywide Assessment of Fair Housing (AFH), also called the 2024 Fair Housing Plan, including fair housing enforcement and education services and expertise on the U.S. Department of Housing and Urban Development's (HUD) Affirmatively Furthering Fair Housing (AFFH) rule.
- C. City wishes to fund the Program using local funds.
- D. The parties have negotiated upon the terms pursuant to which Contractor will administer and conduct the Program and City will fund the Program and have herein reduced such terms to writing.

AGREEMENT

1. SCOPE OF SERVICES

Contractor shall, in a manner satisfactory to City, administer and conduct the Program described in **Exhibit A** (Scope of Services).

2. TERM OF AGREEMENT

The term of this Agreement shall commence on July 1, 2026 and shall end on June 30, 2027.

3. GRANT

- A. Notwithstanding any other provision of this Agreement, Program funding from

City to Contractor shall not exceed forty-five and no/100 Dollars (\$45,000) for the period of July 1, 2026, through June 30, 2027. The City's Chief Financial Officer is authorized to pay all proper claims from Key 340609/Fund 2130.

- B. Payments by City to Contractor shall be made quarterly in arrears based on the Budget in **Exhibit B** and upon the proper documentation of expenditures. On or before October 15, January 15, April 15, and July 15, Contractor shall submit an invoice to City for the prior quarter. The Director of Housing and Community Services (Director) or their designee will review each invoice and may deny reimbursement where: 1) an expenditure is questionable or improperly documented; or 2) where Contractor has not provided Program services. Invoices submitted after 30 days shall include acceptable written justification for the delay.
- C. In the event that the Director determines that Contractor is not fully providing the Program services identified in **Exhibit A**, he shall have the right to reduce the grant award, unless the failure to provide services is beyond Contractor's control. The exercise by the Director of City's rights under this provision shall not be construed as a waiver by City of any other right or remedy.

4. **INSURANCE**

Contractor shall maintain in full force and effect all of the insurance coverage described in, and in accordance with, **Attachment One**, "Insurance Requirements" which is attached hereto and hereby incorporated and made part of this Agreement by this reference. Maintenance of the insurance coverage as set forth in **Attachment One** is a material element of this Agreement and a material part of the consideration provided by Contractor in exchange for City's agreement to make the payments prescribed hereunder. Failure by Contractor to (i) maintain or renew coverage, (ii) provide City notice of any changes, modifications, or reductions in coverage, or (iii) provide evidence of renewal, may be treated by City as a material breach of this Agreement by Contractor, whereas City shall be entitled to all rights and remedies at law or in equity, including but not limited to immediate termination of this Agreement. Notwithstanding the foregoing, any failure by Contractor to maintain required insurance coverage shall not excuse or alleviate Contractor from any of its other duties or obligations under this Agreement. In the event Contractor, with approval of City pursuant to Section 10 below, retains or utilizes any subcontractors in the provision of any services under this Agreement, Contractor shall assure that any such subcontractor has first obtained, and shall maintain, all of the insurance coverage requirements set forth in the Insurance Requirements in **Attachment One**.

5. **INDEMNITY/LIABILITY**

Contractor shall, to the fullest extent permitted by law, indemnify, protect, defend

and hold harmless City, and its employees, officials and agents (“Indemnified Parties”) from all claims, demands, costs or liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, interest, defense costs, and expert witness fees), that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of Contractor, its officers, employees, volunteers or agents, in said performance of services under this Agreement, excepting only liability arising from the sole negligence, active negligence or intentional misconduct of City. If there is a possible obligation to indemnify, Contractor’s duty to defend exists regardless of whether it is ultimately determined that there is no obligation to indemnify.

6. INDEPENDENT CONTRACTOR

The parties intend that Contractor, in performing services herein specified, shall act as an independent contractor and shall have control of its work and the manner in which it is performed. It shall be free to contract for similar services to be performed for other employers while it is under contract with City. Contractor is not to be considered an agent or employee of City and is not entitled to participate in any pension plan, medical, or dental plans, or any other benefit provided by City for its employees.

7. SUCCESSORS AND ASSIGNS

City and Contractor each bind itself, its partners, successors, legal representatives, and assigns to the other party to this Agreement and to the partners, successors, legal representatives and assigns of such other party with respect to all promises and agreements contained herein.

8. FINANCIAL REQUIREMENTS/AUDITS/REPORTING

- A. Contractor shall be accountable to City for all City funds requested by and disbursed to Contractor or its subcontractors under this Agreement.
- B. Contractor shall maintain a full set of books on a double entry basis in accordance with generally accepted accounting principles (GAAP), procedures, and regulations as deemed necessary by City. Such records shall be maintained by qualified personnel and completed in a timely manner.
- C. Contractor shall, at all times during normal business hours and as often as may deem necessary, make available to their representatives for examination City, all or subcontractor’s records with respect to all matters covered by this Agreement and shall permit these representatives to audit, examine and make excerpts or transcripts from such records, and to make audits of all documents and conditions relating to this Agreement.

- D. Contractor shall permit and facilitate observation and inspection of Program services and records at Contractor's principal office and work site by City, its employees, auditors, representatives, and public authorities during reasonable business hours.
- E. Contractor shall either establish a separate bank account for all funding received from City under this Agreement or practice full fund accounting. Contractor shall not commingle the funds provided under this Agreement with any other funds, revenue or monies.
- F. Contractor shall maintain all records related to the performance of this Agreement during the term of this Agreement and for a period of five (5) years after completion of all services hereunder.
- G. Authorized representatives of City may perform fiscal monitoring of Contractor's record keeping and reporting to assure compliance with this Agreement.
- H. Prior to the commencement of the Program, Contractor shall enter into written agreements with all subcontractors performing Program services under this Agreement and shall include therein the terms in subsections B through G of this Section 8. Contractor shall submit all such subcontracts to City for its review and approval prior to the commencement of the Program.

9. BUDGET

Any requested modification to the line items of the Budget shall be reviewed and approved by the Director prior to the expenditures of funds detailed in the modification. Budget modifications shall not alter: 1) the Scope of Services; or 2) the total grant award under Section 3.

10. SUBCONTRACTS

- A. Any subcontract funded under this Agreement shall be submitted to the Director for review and approval prior to its execution.
 - B. Any subcontract funded under this Agreement shall be subject to the terms and conditions of this Agreement.
-

11. CONFLICT OF INTEREST

- A. Section 42 of the City Charter and the City's Conflict of Interest Code expressly apply to this Agreement. Contractor shall be responsible for ensuring compliance with this provision.
- B. Contractor shall inform Director of staffing changes at the executive/management level and changes in the membership of its Board of Directors within 30 days of such changes.

12. PUBLICITY

During the term of this Agreement and for one year thereafter, Contractor shall acknowledge City's contribution to the Program in all publicity regarding the Program, including but not limited to, website and social media, flyers, press releases, posters, brochures, public service announcements, interviews, and newspaper articles. The words "City of Santa Rosa" shall be explicitly stated in any and all pieces of publicity, with respect to the Program.

Upon request, City staff shall assist Contractor in generating publicity for the Program. Contractor agrees to cooperate with City staff in any City-generated publicity or promotional activities related to the Program.

13. RELIGIOUS ACTIVITY PROHIBITED

Contractor agrees that the Grant Amount will not be used for religious activities, to promote religious interests, or for the benefit of a religious organization.

14. NON SOLICITATION CLAUSE

Contractor warrants that it has not employed or retained any company or persons, other than a bona fide employee working solely for Contractor, to solicit or secure this Agreement and that it has not paid or agreed to pay any company or person other than a bona fide employee working solely for Contractor, any fee, commission, percentage, brokerage fee, gifts, or any other consideration, contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability or, at its discretion, reduce the grant award under this Agreement, or otherwise recover the full amount of such fee, commission, percentage brokerage fee, gift or contingent fee.

15. FIXED ASSETS

For purposes of this Agreement, a fixed asset is any physical item, excluding real property, having a cost in excess of \$300.00 and a usable life of one year or more.

Contractor's annual report to City shall include invoices and receipts of payment for all fixed assets purchased. If at any time Contractor discontinues the Program, at any time during or after the Agreement period, all fixed assets purchased or acquired by Contractor having a cost in excess of \$300.00 and a usable life of one year or more shall revert back to City, at the sole discretion of the City. Contractor shall fully cooperate with City following termination, expiration, or discontinuance to ensure that all fixed assets are transferred and delivered in a prompt and timely manner in order to minimize disruption to services.

16. PUBLICATION RIGHTS COPYRIGHTS AND DATA OWNERSHIP

- A. The copyright to any reports, papers, forms, or other materials or documents that are created in connection with the services performed under this Agreement shall vest in City unless otherwise authorized in writing by City.
- B. All reports, documents, forms, photographs, maps, data and any other materials developed, collected or prepared by Contractor pursuant to this Agreement shall be the exclusive property of City unless written waiver is executed by City.
- C. Publication rights to any documents or materials produced are to be reserved by City.
- D. Both written and oral releases are considered to be within the context of publication. However, there is no intention to limit discussion of the Program with small technical groups or lectures to employees or students. Lectures to other groups which describe the Program but disclose neither data nor results are permissible without advance approval.
- E. City reserves a royalty-free nonexclusive and irrevocable right to reproduce, publish or otherwise use, and to authorize others to use the work developed pursuant to this Agreement, for governmental purposes.

17. PROGRAM MONITORING AND EVALUATION

A. Purpose

Contractor shall be monitored and evaluated in terms of its effectiveness and

timely compliance with the provisions of this Agreement and the effective and efficient achievement of Program objectives.

Contractor shall appoint a representative to be available to City for consultation and assistance during the performance of this Agreement.

Each year this Agreement is in effect, Contractor shall undertake continuous quantitative and qualitative evaluation of the Scope of Services and shall make written quarterly reports to City utilizing the Quarterly Status Report form in **Exhibit C**. The quarterly reports shall be submitted to City by October 15, January 15, April 15, and July 15 as more fully set forth in **Exhibit C**.

B. Responsibilities of City

City shall monitor and evaluate the Program.

C. Responsibilities of Contractor

Contractor shall submit quarterly reports, substantiating that the Program is operating in compliance with all the requirements of this Agreement. In the event financial or reporting issues are identified by City or through a compliance review by City, Contractor may be required to reimburse the City for funds that were expended on ineligible activities.

18. FAIR HOUSING AND EQUAL OPPORTUNITY CERTIFICATIONS

A. Civil Rights Act of 1964 (Title VI)

Title VI of the Civil Rights Act of 1964 (42 U.S.C. §§ 2000d et seq.; P.L. 88-352) and regulations pursuant thereto (Title 24 CFR § 1) states that no person in the United States shall, on the basis of race, color, or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity receiving Federal financial assistance extended to Contractor. This assurance shall obligate Contractor, or in the case of any transfer, the transferee, for the period during which the real property and structure(s) are used for a purpose for which the Federal financial assistance is extended or for another purpose involving the provision of similar services or benefits.

B. Fair Housing Act of 1968

The Fair Housing Act (42 U.S.C. §§ 3601-3620; P.L. 90-284) states that it is the policy of the United States to provide, within constitutional limitations, for fair housing throughout the United States and prohibits any person from discriminating in the sale or rental of housing, the financing of housing, or the

provision of brokerage services, including in any way making unavailable or denying a dwelling to any person, because of race, color, religion, sex, national origin, handicap or familial status. Contractor shall administer all programs and activities assisted under this Agreement in a manner to affirmatively further the policies of the Fair Housing Act.

C. Executive Order 11063 -- Equal Opportunity in Housing

Executive Order 11063, as amended by Executive Order 12259, and regulations pursuant thereto (24 CFR § 107), prohibits discrimination because of race, color, creed, sex, or national origin in the sale, leasing, rental or other disposition of residential property and related facilities (including land to be developed for residential use), or in the use or occupancy thereof, if such property and related facilities are provided with Federal financial assistance.

D. Section 109 of the Housing and Community Development Act of 1974

Section 109 of the Housing and Community Development Act of 1974 states that no person in the United States shall on the basis of race, color, national origin, or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with funds made available under this title.

Section 109 further provides that any prohibition against discrimination on the basis of age under the Age Discrimination Act of 1975 (42 U.S.C. §§ 6101 et seq.) or with respect to an otherwise qualified handicapped person as provided in section 504 of the Rehabilitation Act of 1973 (29 U.S.C. §794) shall also apply to any program or activity funded in whole or in part with funds made available pursuant to Section 109.

E. Executive Order 13166 - Limited English Proficiency

The Limited English Proficiency (LEP) Guidelines, based upon Title VI of the Civil Rights Act of 1964 (24 CFR 1.4 Executive Order 13166) requires recipients of federal funding to provide language translation or interpreter services to its clients and potential clients who are limited in English proficiency.

A person with Limited English Proficiency (LEP) is a person who does not speak English as their primary language and who has a limited ability to read, write, speak or understand English. Affirmative steps must be taken to communicate with people who need services or information in a language other than English. A policy must be developed to serve applicants, participants, and/or persons eligible for housing assistance and support services.

Contractor must analyze the various kinds of contacts it has with the public, to assess language needs and decide what reasonable steps should be taken. In order to determine the level of access needed by LEP persons, the following four factors must be balanced:

1. the number or proportion of LEP persons eligible to be served or likely to be applying for program services;
2. the frequency with which LEP persons utilize these programs and services;
3. the nature and importance of the program, activity, or service provided; and
4. the benefits from providing LEP services, and the resources available and costs to the CDC for those services.

Balancing these four factors will ensure meaningful access by LEP persons to critical services while not imposing undue burdens on the Contractor. Contractor shall develop and implement a LEP policy consistent with the above guidelines and provide City with copies of its LEP Policy.

F. Executive Order 11246 -- Employment and Contracting Opportunities

Executive Order 11246, as amended by Executive Orders 11375, 11478, 12086 and 12107, and all regulations pursuant thereto (41 CFR Chapter 60) states that no person shall be discriminated against on the basis of race, color, religion, sex, or national origin in all phases of employment during the performance of Federal or Federally-assisted construction contracts and affirmative action shall be taken to ensure equal employment opportunity. Contractor will incorporate, or cause to be incorporated, into any contract for construction work or modification thereof, as defined in the regulations of the Secretary of Labor at 41 CFR Chapter 60, which is paid for in whole or in part with funds obtained from the Federal government or borrowed on the credit of the Federal government pursuant to a grant, contract, loan, insurance, or guarantee, the following equal opportunity clause.

G. Section 504 of the Rehabilitation Act of 1973 and Americans with Disabilities Act of 1990

Section 504 of the Rehabilitation Act of 1973, as amended, prohibits discrimination based on handicap in federally assisted and conducted programs and activities. In performance of this Agreement, Contractor shall perform all services described herein in compliance with all applicable federal, state and local laws, rules, regulations, and ordinances, including but not limited to Rehabilitation Act of 1973 (29 U.S.C. § 794) and the Americans With Disabilities Act (ADA) of 1990, (42 U.S.C. §§ 12101, et seq.), and any

regulations and guidelines issued pursuant to the ADA, which generally prohibits discrimination against individuals with disabilities and may require reasonable accommodations.

H. Age Discrimination Act of 1975

The Age Discrimination Act of 1975, as amended, prohibits discrimination because of age in programs and activities receiving Federal financial assistance.

I. Executive Orders 11625, 12432, 12138 - Minority and Women Owned Business Opportunities

These Executive Orders state that program participants shall take affirmative action to encourage participation by businesses owned and operated by minority groups and women.

19. DRUG-FREE WORKPLACE

Contractor acknowledges that pursuant to the Federal Drug-Free Workplace Act of 1989, the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited on Contractor's premises. Contractor agrees that any violation of this prohibition by Contractor, its employees, agents, or assigns will be deemed a material breach of this Agreement.

20. ASSIGNMENT

Contractor shall not assign any rights or duties under this Agreement to a third party without the express written consent of City.

21. MODIFICATION

This Agreement shall not be modified except in writing executed by both parties. The City Manager, or designee, is authorized to approve and execute amendments to this Agreement on behalf of the City.

22. TERMINATION OF AGREEMENT

- A. City may terminate this Agreement for convenience upon ten (10) days' written notice to Contractor. Upon such notice, Contractor shall immediately suspend all services under this Agreement.
- B. City may terminate this Agreement immediately for cause, which shall include as example but not as a limitation:

1. Failure, for any reason, of Contractor to fulfill, in a timely and proper manner, its obligations under this Agreement including compliance with City, State, and Federal laws and regulations and applicable directives;
 2. Failure to meet the performance standards contained in other sections of this Agreement;
 3. Improper use or reporting of funds provided under this Agreement;
 4. Suspension, termination or modification of any of the sources of funds upon which City planned to fund this Agreement;
 5. Any event, (whether natural, social, political or financial) which is beyond the control of City and which results in a change in the funds available to City, or which triggers a need by City to reallocate funding to Contractor.
- C. In connection with the provisions of subsections A and B above, Contractor understands that City has based its overall allocation of funds to Contractor on the basis of current budgeting requirements. It is therefore agreed that during the term of this Agreement, should all or any part of the funding available to City be reduced in any amount whatsoever, or should be faced with unusual or unexpected natural, social, political or financial events which diminish City's ability to fund agreements with Contractor and other recipients, or which events generate additional needs in the community, then City shall have the right to review and reallocate the amount of funding to be advanced to Contractor under this Agreement. On any of the occurrences described above, City may terminate all or any part of the remaining funding due to Contractor under this Agreement. City shall have the sole discretion to determine whether there is a need to reallocate or terminate funding to Contractor, as well as the sole discretion to determine the amount of the reduction and reallocation.
- D. Should such a reduction in funding occur, City shall notify Contractor as soon as reasonably practicable after City has made the determination of the need to reconsider its funding allocation. Should there be a modification of this Agreement, the modification shall take effect upon notice from City to Contractor in writing. All other terms and conditions of the Agreement shall remain in effect.
- E. In no event shall City be obligated to fund any part of this Agreement from City's own financial resources.

23. REMEDIES FOR NONCOMPLIANCE

- A. If Contractor materially fails to comply with any term of an award, whether stated in a Federal statute or regulation, an assurance, a notice of award, or elsewhere, City may take one or more of the following actions, as appropriate in the circumstances, and as per 2 CFR 200.338-200.342 - Remedies for Noncompliance:
1. Temporarily withhold cash payments pending correction of the deficiency by Contractor or more severe enforcement action;
 2. Disallow (that is, deny both use of funds and matching credit for all or part of the cost of the activity or action not in compliance);
 3. Wholly or partly suspend or terminate the current award for Contractor's Program;
 4. Withhold further awards for the Program; or
 5. Take other remedies that may be legally available.
- B. Hearings, Appeals: In taking an enforcement action, City will provide Contractor an opportunity for such hearing, appeal or other administrative proceeding to which the Contractor is entitled under any statute or regulation applicable to the action involved.
- C. Effects of Suspension and Termination: Costs incurred by Contractor during a suspension or after termination of an award are not allowable unless City expressly authorizes them in the notice of suspension or termination or subsequently. Other Contractor costs during suspension or after termination which are necessary and not reasonably avoidable are allowable if:
1. The costs result from obligations which were properly incurred by Contractor before the effective date of suspension or termination, are not in anticipation of it, and, in the case of a termination, are noncancellable; and
 2. The costs would be allowable if the award were not suspended or expired normally at the end of the funding period in which the termination takes effect.
- D. Relationship to Debarment and Suspension: The enforcement remedies identified in this section, including suspension and termination, do not preclude Contractor from being subject to 2 CFR part 2424 (see 24 CFR §85.35).

24. LAWS, REGULATIONS, FEES, TAXES

- A. Contractor shall carry out its responsibilities pursuant to this Agreement in accordance with all applicable Federal, State and Local laws and all policies, procedures, regulations and requirements as the federal government, State, and City from time to time prescribe. Contractor shall obtain all necessary licenses, permits, permissions, rights of entry, and approvals necessary for the operation of the Trailer.
- B. Contractor shall comply with Title VI of the Civil Rights Act of 1964 (24 CFR §§ 1 *et seq.*) which states that no person shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any Program or activity receiving Federal financial assistance.
- C. Contractor shall pay all fees and taxes as required by law.

25. NOTICES

Except as otherwise specifically provided in this Agreement, any notice, submittal or communication required or permitted to be served on a party hereto, may be served by personal delivery to the person or the office of the person identified below. Service may also be made by mail, by placing first-class postage affixed thereto, and addressed as indicated below, and depositing said envelope in the United States mail to:

CITY:

Department of Housing and Community
Services
90 Santa Rosa Avenue
Santa Rosa, California, 95404

CONTRACTOR:

Fair Housing Advocates of Northern
California
851 Irwin St, STE 218
San Rafael, California 94901

26. ENTIRE AGREEMENT

This agreement is the entire Agreement between the parties.

27. INCORPORATION OF ATTACHMENT AND EXHIBITS

The attachment and exhibits to this Agreement are incorporated and made part of this Agreement, subject to the terms and provisions herein.

28. SIGNATURES REQUIRED FOR CORPORATIONS

If this Agreement is entered into by a corporation, it shall be signed by two

corporate officers, one from each of the following two groups: a) the chairman of the board, president or any vice-president; b) the secretary, any assistant secretary, chief financial officer, or any assistant treasurer. The title of the corporate officer shall be listed under the signature.

29. COUNTERPARTS AND ELECTRONIC SIGNATURES

This Agreement and future documents relating thereto may be executed in two or more counterparts, each of which will be deemed an original and all of which together constitute one Agreement. Counterparts and/or signatures delivered by facsimile, pdf or City-approved electronic means have the same force and effect as the use of a manual signature. Both City and Contractor wish to permit this Agreement and future documents relating thereto to be electronically signed in accordance with applicable federal and California law. Either Party to this Agreement may revoke its permission to use electronic signatures at any time for future documents by providing notice pursuant to the Agreement. The Parties agree that electronic signatures, by their respective signatories are intended to authenticate such signatures and to give rise to a valid, enforceable, and fully effective Agreement. The City reserves the right to reject any signature that cannot be positively verified by the City as an authentic electronic signature.

[SIGNATURES APPEAR ON NEXT PAGE]

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IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of this date and year first above written.

CONTRACTOR

Fair Housing Advocates of Northern California

By Azalea Renfield

Name: Azalea Renfield

Title: President

By Lisa Mennucci
Lisa Mennucci (Jun 25, 2026 13:36:35 PDT)

Name: Lisa Mennucci

Title: Treasurer

Taxpayer ID # 68-0087976

CITY OF SANTA ROSA

A Municipal Corporation

By Megan Basinger

Name: Megan Basinger

Title: Housing & Community Services Director

APPROVED AS TO FORM

By [Signature]
Office of the City Attorney

Attachments:

Attachment One: Insurance Requirements
Exhibit A: Scope of Services
Exhibit B: Budget
Exhibit C: Quarterly Status Report Form

ATTACHMENT ONE INSURANCE REQUIREMENTS FOR GRANT AGREEMENTS

- A. Insurance Policies:** Contractor shall, at all times during the terms of this Agreement, maintain and keep in full force and effect, the following policies of insurance with minimum coverage as indicated below and issued by insurers with AM Best ratings of no less than A-:VI or otherwise acceptable to the City.

Insurance	Minimum Coverage Limits	Additional Coverage Requirements
1. Commercial general liability	\$ 1 million per occurrence \$ 2 million aggregate	Coverage must be at least as broad as ISO CG 00 01 and must include completed operations coverage. If insurance applies separately to a project/location, aggregate may be equal to per occurrence amount. Coverage may be met by a combination of primary and umbrella or excess insurance but umbrella and excess shall provide coverage at least as broad as specified for underlying coverage. Coverage shall not exclude subsidence.
2. Business auto coverage	\$ 1 million	ISO Form Number CA 00 01 covering any auto (Code 1), or if Contractor has no owned autos, hired, (Code 8) and non-owned autos (Code 9), with limit no less than \$ 1 million per accident for bodily injury and property damage.
3. Professional liability (E&O)	\$ 1 million per claim \$ 1 million aggregate	Contractor shall provide on a policy form appropriate to profession. If on a claims made basis, Insurance must show coverage date prior to start of work and it must be maintained for three years after completion of work.
4. Workers' compensation and employer's liability	\$ 1 million	As required by the State of California, with Statutory Limits and Employer's Liability Insurance with limit of no less than \$ 1 million per accident for bodily injury or disease. The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the City for all work performed by the Contractor, its employees, agents and subcontractors.

B. Endorsements:

1. All policies shall provide or be endorsed to provide that coverage shall not be canceled, except after prior written notice has been provided to the City in accordance with the policy provisions.

2. Liability, umbrella and excess policies shall provide or be endorsed to provide the following:
 - a. For any claims related to this project, Contractor's insurance coverage shall be primary and any insurance or self-insurance maintained by City shall be excess of the Contractor's insurance and shall not contribute with it; and,
 - b. **The City of Santa Rosa, its officers, agents, employees and volunteers are to be covered as additional insureds on the CGL policy.** General liability coverage can be provided in the form of an endorsement to Contractor's insurance at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10 and CG 20 37 if a later edition is used.

C. Verification of Coverage and Certificates of Insurance: Contractor shall furnish City with original certificates and endorsements effecting coverage required above. Certificates and endorsements shall make reference to policy numbers. All certificates and endorsements are to be received and approved by the City before work commences and must be in effect for the duration of the Agreement. The City reserves the right to require complete copies of all required policies and endorsements.

D. Other Insurance Provisions:

1. No policy required by this Agreement shall prohibit Contractor from waiving any right of recovery prior to loss. Contractor hereby waives such right with regard to the indemnitees.
2. All insurance coverage amounts provided by Contractor and available or applicable to this Agreement are intended to apply to the full extent of the policies. Nothing contained in this Agreement limits the application of such insurance coverage. Defense costs must be paid in addition to coverage amounts.
3. Policies containing any self-insured retention (SIR) provision shall provide or be endorsed to provide that the SIR may be satisfied by either Contractor or City. Self-insured retentions above \$10,000 must be approved by City. At City's option, Contractor may be required to provide financial guarantees.
4. Sole Proprietors must provide a representation of their Workers' Compensation Insurance exempt status.
5. City reserves the right to modify these insurance requirements while this Agreement is in effect, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

EXHIBIT A: SCOPE OF SERVICES

FAIR HOUSING ADVOCATES OF NORTHERN CALIFORNIA FISCAL YEAR 2026/2027

Contractor will provide comprehensive fair housing counseling and testing in Santa Rosa pursuant to the goals identified in the Countywide Assessment of Fair Housing (AFH), also called the 2024 Fair Housing Plan, including fair housing enforcement and education services and expertise on HUD's Affirmatively Furthering Fair Housing (AFFH) rule. Contractor will affirmatively further fair housing and eliminate barriers to fair housing choice through its advocacy, intervention or counseling, preserving and extending the housing of residents and stabilizing their tenancy as well as ensuring access to and maintenance of affordable housing.

Comprehensive fair housing services to clients in all protected classes will include but not be limited to:

- Complaint intake, referral, testing, advocacy, mediation, and enforcement;
- Intake of fair housing inquiries (defined as specific fair housing complaints alleging discriminatory housing practices);
- Assistance to clients with disabilities in requesting reasonable accommodations, which are exceptions or changes to policies, practices, or services that are necessary to accommodate a tenants' disability related needs;
- Referral and representation of legitimate complaints to HUD's Fair Housing and Equal Opportunity (FHEO) the California Civil Rights Department (CRD);
- Recruitment and training of testers;
- Conducting testing investigations for housing discrimination complaints;
- Complaint solicitation through targeted outreach including bilingual (English/Spanish) social media ads;
- Education and distribution of fair housing information through social service providers;
- Coordination with other service providers to assess gaps in service as needed;
- Presentations to community-based agencies reaching staff and clients;
- Engagement in email marketing campaigns; place ads on social media sites; send PSAs to local radio and TV stations; and
- Revision, reprinting and distribution of bilingual literature on reasonable accommodations, the housing search and Sonoma County resources, and other fair housing protections.

Contractor will also provide the following services:

- Presentation of contractor's Fair Housing Law and Practice Seminars to public or private housing providers upon request (for a fee);
- Consultations and meetings with the Santa Rosa Housing Authority to discuss fair housing issues as needed;

- Send courtesy notifications to housing providers posting discriminatory advertisements on the Internet informing them of fair housing law;
- Partner with and refer clients to Disability Legal Services Center, Catholic Charities, Positive Images, California Rural Legal Assistance, Legal Aid of Sonoma County, and other local service agencies; and
- Provide advisory guidance on obligation to affirmatively furthering fair housing.

The Program will continue to prevent and reduce barriers to entry through the following:

- Use of Contractor's attorneys to represent clients through the HUD/CRD complaint process which helps clients reach better settlements, preserves housing, improves housing conditions, and helps grant reasonable accommodations to disabled clients;
- Providing legal assistance at the intake stage to provide consistency of service for clients;
- Eliminate delays through in-house referrals;
- Investigate discriminatory practices through testing;
- Employment of bilingual staff members to provide multilingual counseling, education and outreach services;
- Collaborate with community-based organizations to provide in-person translation services and utilize the AT&T interpretation service to communicate in 175 languages not spoken by staff;
- Use of TDD relay service to communicate with deaf and hard-of-hearing clients;
- Assist individual people with disabilities with securing reasonable accommodations in housing and conduct testing designed to uncover discrimination against people with disabilities;
- As appropriate meet with clients at mutually agreed upon locations throughout Santa Rosa including the use of accessible office space at Disability Services Legal Center;
- Speak with clients outside regular office hours where needed; and
- Train investigators who will travel through Sonoma County to perform investigations as needed.

Utilizing funds provided under the Grant Agreement, Contractor will provide the following:

Planned outputs:

- 80 tenants will be provided with fair housing information, referrals, counseling, or other services such as testing or complaint representation;
- 10 individuals will be assisted or provide advice regarding reasonable accommodation requests;
- 15 testers will be recruited/trained;
- 2 targeted fair housing ads in English and Spanish will be placed in social or print media; and
- 5 presentations to community-based agencies or Fair Housing Law & Practice seminars for housing providers will be provided.

Planned indicators:

- 100% of clients with non-fair housing related matters will be referred to partner organizations;
- 100% of legitimate fair housing complaints received will be assigned to an attorney or housing counselor; and
- Contractor will monitor internet rental sites for discriminatory language in rental listings and send courtesy notices to 100% of housing providers identified as posting such ads in order to educate them on fair housing laws.

EXHIBIT B: BUDGET

FAIR HOUSING ADVOCATES OF NORTHERN CALIFORNIA

FISCAL YEAR 2026/2027

Expenses	Budget Amounts
Salaries and Benefits	\$41,935
Professional Fees	\$1,300
Rent/Utilities	\$750
Supplies/Miscellaneous	\$690
Telecommunications	\$325
Total Contract Funds (Local)	\$45,000

**EXHIBIT C: QUARTERLY STATUS REPORT
FAIR HOUSING ADVOCATES OF NORTHERN CALIFORNIA**

Reporting is required as a condition of funding. The CITY will receive quarterly updates based on the information provided in this report. Reports may be submitted electronically. Submit all back-up data for numbers provided in reports. Each quarter should be reported cumulative (or for the quarter if requested below) beginning July 1st, and ending through the quarter for which the report is being submitted.

Agency Name: Fair Housing Advocates of Northern California
Services: Fair Housing Advocates of Northern California
Term: July 1, 2026 to June 30, 2027
Quarter: Q1: July 1, 2026 - September 30, 2026

Instructions: An entry is required in every yellow cell. Once data has been entered, the cell will revert to white. You may need to enter 0 to indicate no applicable response. There should be no yellow cells when report is submitted to the City.

1. Please include a brief narrative of 50 words or less on your program's progress:

2. Total Number of Participants Assisted (This Quarter & Cumulative)

INDIVIDUALS	THIS QUARTER	CUMULATIVE
Participants Served		

3. Race/Ethnicity Determination

Race/Ethnicity information must be collected from all participants.

RACE/ETHNICITY	CUMULATIVE
American Indian, Alaska Native, or Indigenous	
Asian or Asian American	
Black, African American, African	
Hispanic/Latina/e/o	
Middle Eastern or North African	
Native Hawaiian or Pacific Islander	
White	
Other multi-racial	
Client doesn't know	
Client prefers not to answer	
Total Persons	0

Total persons must match cumulative total unduplicated participants served.

4. Income Determination:

Income information must be collected from all participants.

INCOME LEVEL	CUMULATIVE
Below 30%	
31% to 50%	
51% to 80%	
Over 80%	
Total Persons	0

Total persons must match cumulative total unduplicated participants served.

5. Planned Outputs

PROJECT QUANTITATIVE MEASURE TEXT	CUMULATIVE OUTCOMES ACHIEVED
80 tenants will be provided with fair housing information, referrals, counseling, or other services such as testing or complaint representation	
10 individuals will be assisted or provide advice regarding reasonable accommodation requests	
15 testers will be recruited/trained	
2 targeted fair housing ads in English and Spanish will be placed in social or print media	
5 presentations to community-based agencies or Fair Housing Law & Practice seminars for housing providers will be provided	

6. Planned Indicators

PROJECT QUANTITATIVE MEASURE TEXT		CUMULATIVE OUTCOMES ACHIEVED	CUMULATIVE PERCENTAGE
100% of clients with non-fair housing related matters will be referred to partner organizations	# of clients with non-fair housing related matters		
	# of clients referred to partner organizations for non-fair housing related matters		
100% of clients with legitimate fair housing complaints will be assigned to an attorney or housing counselor	# of legitimate fair housing complaints received		
	# of clients with those fair housing complaints assigned to an attorney or housing counselor		
Contractor will monitor internet rental sites for discriminatory language in rental listings and send courtesy notices to 100% of housing providers identified as posting such ads in order to educate them on fair housing laws	# of housing providers identified as posting discriminatory language in rental listings		
	# of housing providers send courtesy notices to educate them on fair housing laws		

Please write a brief summary on the services provided, including narrative on trainings, mediations, and outreach activities/presentations; the outcome of complaints referred to HUD/CRD; and how the program activities specifically address the impediments and/or action plan identified in the AI:

Please include a brief summary of any specific feedback received from any clients during this quarter. Please include any response or anticipated changes in response to this feedback.

Report Completed By:

Full Name

Date

Title

Signature

Grant Agreement - FHANC Fair Housing FY 26-27 Final

Final Audit Report

2026-06-29

Created:	2026-06-18 (Pacific Daylight Time)
By:	Sasha Brown (SashaBrown@srcity.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAT4DdENQqv-KcjFhhh7y9FrEr5dUusFcS

"Grant Agreement - FHANC Fair Housing FY 26-27 Final" History

-  Document created by Sasha Brown (SashaBrown@srcity.org)
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-  Document emailed to Azalea Renfield (azalearenfield@gmail.com) for signature
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-  Signer Imennucci@comcast.net entered name at signing as Lisa Mennucci
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 Agreement completed.

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