City of Santa Rosa

Resilient City Standards and Development Measures

File No: PRJ23-010

Citywide

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Planning and Economic Development

Project Description

- Resilient City Combining District (-RC) created in response to wildfires (2017)
- Resilient City Development Measures created for economic and housing needs (2018)
- Expiration Date – December 31, 2024
- Integration of Resilient City Sections into Code
- Staff Working Groups
- Community Survey
- Public Draft
- Planning Commission Recommendation
- Council Approval

Background

- Council Goals
  - Increase Housing
  - Reduce Homelessness
  - Promote Economic Development
- Strategic Workplan FY 2024-2025
  - Promote Citywide Economic Development
  - Adopt/Codify Resilient City Development Measures
- Anticipating community needs in the event of future disasters and changing economic conditions
- Housing Element Programs and Annual Reporting

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Summary

Resilient City Standards

Process Streamlining

Economic Vitality

Zoning Code Consistency

Resilient City Standards

- Replaces –RC Combining District
- Applies to specific populations and property types
- Requires government agency to declare a Hazard
- Applies for six years or until a Primary Structure has been constructed

Resilient City Standards

- Rebuilding streamlining measures for:
  - Damaged and Destroyed Legal and Legal Nonconforming Structures
  - Easements
  - Final Maps
  - Hillside Development
  - Design Review
  - Landmark Alteration
  - Creekside Development
- Standards for Planned Development Zoning
- Temporary Housing
- Temporary Storage

Process Streamlining

- Director-level review for Duplex and Half-Plex units
- Streamlined Design Review for projects that qualify for Major Design Review
  - Projects in Priority Development Areas with Residential, Childcare, or Lodging uses
  - Affordable Housing projects Citywide with 100% affordability dedicated to 60% AMI and an affordability agreement with the City

Process Streamlining

- Changes to an approved project process
  - Updates to application type and required findings
  - Addition of Director level review
- Reduced Permitting Requirements in Land Use Tables
  - Child Day Care, Duplex & Half-plex, Single Family & Multifamily, Residential Small Lot Subdivisions, Single Room Occupancy Facility, Emergency Shelter – 10 or fewer beds

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Economic Vitality

- Temporary Use Permit
- Mobile Food Facilities
- Memorialization for First and Second one-time Tentative Map Extension for certain projects established in response to Tubbs/Nuns Fire

Zoning Code Consistency

- Removal of Resilient City Development Measures
- Removal of Resilient City Combining District
- Landscaping, Parking, and Setbacks
- Specific Land Use Section Changes
- Land Use Tables
- Definitions

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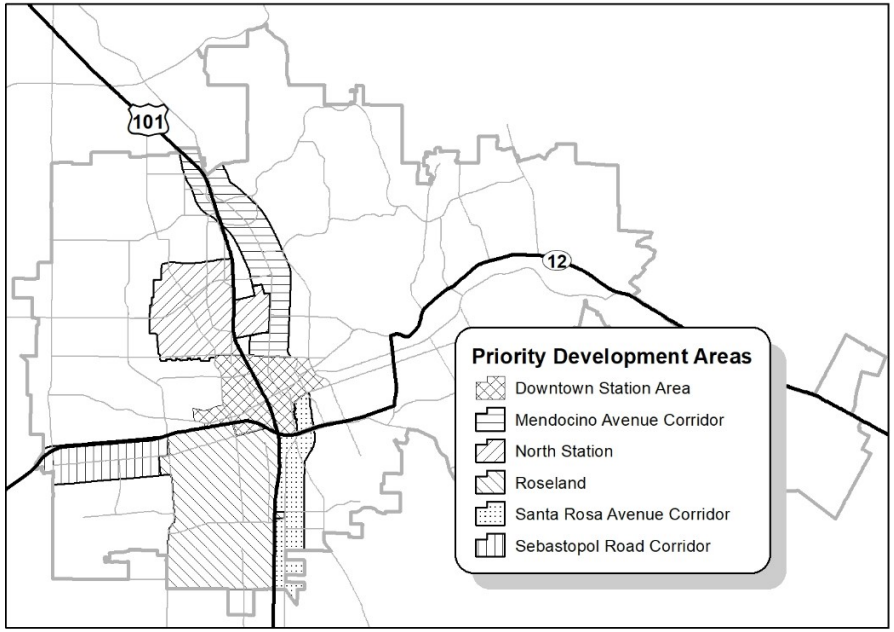
Definitions

- Updated Housing Classifications
- Priority Development Areas (PDAs)
- Resilient City Standards definitions
- Mobile Food Facility definitions



Zoning Map Amendment

- 8,383 Parcels are being rezoned to remove the –RC Combining District designation
- Tubbs/Nuns Fire affected parcels will be eligible for rebuilding measures until December 31, 2025
- Glass Fire affected parcels will be able to utilize Resilient City Standards until October 28, 2026

Public Comments

- Allow Temporary Housing on Damaged Property
- Allow extensions for Temporary Housing
- Increase length of Temporary Housing approval beyond 3 years
- Allow a greater density than the General Plan for Temporary Housing
- Remove the parking requirement for Temporary Housing
- Abolish parking minimums citywide
- Allow Tiny Homes on wheels as ADUs

Cultural Heritage Board

- Create a streamlining process for properties affected by a Hazard in a Historic Preservation District
- Process should incorporate concept review with the Cultural Heritage Board
- Process should differentiate between Contributors and Noncontributors to a Preservation District
- Propose a study to be conducted of damages to a district to determine if the district boundaries need to be amended

Design Review Board (DRB)

- Understand the need for “Streamlined Design Review” but feel it may not be necessary and these projects lose out on the professional review from seven design individuals appointed by Council

- Expressed that the DRB is not a hindrance to receiving approval

- Agreed with the addition of the DRB member to be part of the “Streamlined Design Review” process during the Zoning Administrator Public Hearing

- Understand and agree with the need for rebuilding measures for properties affected by hazards

Planning Commission

- The Planning Commission recommended the project to the City Council with no comments or requested changes.

Environmental Review

California Environmental Quality Act (CEQA)

The proposed amendments have been reviewed in compliance with the California Environmental Quality Act (CEQA) and are found to be exempt pursuant to:

- Public Resources Code 21080(b)(3)
- Public Resources Code 21080(b)(4)
- CEQA Guidelines Section 15269(a) and Section 8550 of the Government Code
- CEQA Guidelines Section 15269(c)
- CEQA Section 15183
- CEQA Section 15274
- CEQA Guidelines Section 15282(h)
- “Common sense exemption” set forth in CEQA Guidelines Section 15061(b)(3)

Recommendation

It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council:

1. Introduce an Ordinance for a Zoning Code Text Amendment to add Chapter 20-35, Resilient City Standards, remove Chapter 20-16, Resilient City Development Measures, implement multiple sections of Chapter 2-016 into applicable Zoning Code sections, update the Zoning Code for consistency, remove Section 20-28.100 Resilient City Combining District
2. Introduce an Ordinance for a Zoning Code Map Amendment to reclassify 8,383 parcels on the Zoning Map to remove the Resilient City (-RC) Combining District
3. Introduce an Ordinance for a City Code Text Amendment for Title 19 to add the first and second Tubbs/Nuns Fire tentative map extensions

Questions

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