

From: [Omar Lopez](#)
To: [City Council Public Comments](#)
Cc: [Jen Klose](#)
Subject: [EXTERNAL] 1/7 Meeting - Item 17.2 Public Comment
Date: Tuesday, January 7, 2025 11:08:53 AM
Attachments: [2025_0107_SR_CC_I17.1 Letter of Support.pdf](#)
[HousingActionPlan_logo.png](#)

Attached is Public Comment Letter on behalf of Generation Housing for Item 17.2.

All the best,

Omar Lopez | Senior Program Associate
He/Him/His/El
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January 7, 2025

Santa Rosa City Council
100 Santa Rosa Ave
Santa Rosa, CA 95407

Re: Item 17.1: State Legislation Zoning Code Update Public Hearing

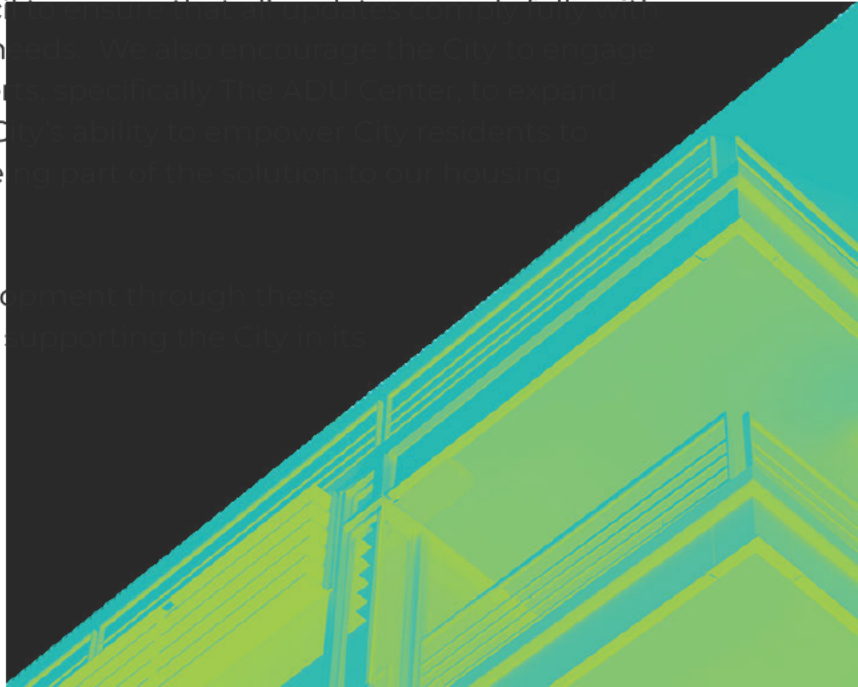
Dear Mayor Stapp, Councilmembers, and Staff,

Generation Housing appreciates the Council and city staff's efforts to align the City's Zoning Code with state legislation. These proposed changes address critical priorities that Generation Housing believes are essential for promoting housing development and affordability in Sonoma County, particularly as HCD increases its enforcement efforts. Aligning with state law not only benefits the community but also helps avoid compliance risks.

The proposed changes to density bonus and Zoning and General Plan Consistency will address technical barriers to housing projects, while the addition of Shared Parking will help better utilize existing parking. ADU policies are set to see significant updates. These include permanently eliminating owner-occupancy requirements and allowing expanded ADU opportunities on multifamily properties.

However, we echo the concerns raised by CalHDF about several proposed requirements, including prohibitions on separate sales of ADUs and land dedication conditions. These provisions may conflict with state law and could hinder housing development. We encourage the Council to ensure that any updates to the code align with state mandates while addressing local needs. We encourage the Council to work in partnership with subject matter experts to ensure that updates are effective, within the staff's bandwidth and improve the City's ability to address housing needs while maximizing their property values while being in a housing crisis.

Thank you for prioritizing housing development and thoughtful updates. We look forward to your efforts to advance these critical goals.





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In partnership,
Jen Klose

A handwritten signature in blue ink, appearing to read "Jen Klose", written in a cursive style.

Executive Director, Generation Housing

