



- Santa Rosa 2035: General Plan
- Growth Management Ordinance
- Housing Allocation Plan Ordinance

City Council & Planning Commission Joint Session

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Community Development Department



## ***INTRODUCTION***

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The General Plan addresses issues related to the physical development and growth of Santa Rosa, and it represents the community's aspirations for the future. The General Plan is required by state law, and it has a long range focus, looking 25 years into the future. It is a blueprint for the future, guiding the city's planning and zoning functions as well as the funding of public improvement projects, such as parks and streets.

*Santa Rosa General Plan 2035*, adopted in November 2009, is the subject of this report. The State General Plan Guidelines were consulted in the development of the General Plan, and the document complies with those guidelines to a high degree.

Each year, the Planning Commission and City Council review the General Plan, consistent with General Plan policy and state planning and zoning law. State law directs that an annual report be provided to the City Council on the status of the plan and progress in its implementation, including meeting its share of regional housing needs. This report is developed to assist citizens and the Planning Commission and City Council in understanding recent decisions involving the General Plan.

The annual review covers General Plan actions in 2011 and addresses General Plan implementation. The yearly review of the Growth Management and Housing Allocation Plan Ordinances is also included, following the General Plan information.

## ***GENERAL PLAN ACTIONS IN 2011***

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According to city policy, the General Plan can be amended three times per year. Amendments to the Land Use Diagram and the text can be considered. Any change to the General Plan requires a hearing before both the Planning Commission and the City Council. The following General Plan Amendment requests were considered during the 2011 amendment cycles:

***3366 Mendocino Avenue:*** 4.2 acres designated Office and Very Low Density Residential was redesignated to Retail and Business Services.

***111 Carrillo Street:*** A 0.24 acre site was redesignated from General Industry to Medium Density Residential (8.0 to 18.0 units per acre).

The overall impact of these amendments is that there is 4.2 acres of additional retail designated land, with generally the same amount diminished from the office category. The change to Medium Density recognized an existing use.

## ***GENERAL PLAN IMPLEMENTATION***

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The General Plan contains hundreds of policies which guide the daily decision making of city staff, the City Council and city boards and commissions. The following addresses the progress in implementing the General Plan.

### **Growth and Development**

#### ***Residential***

Santa Rosa had 168,856 residents according to the State Department of Finance as of January 1, 2011. This represents an increase of 0.63 percent over the 2010 population of 167,800.

There were 257 residential building permits issued by the City of Santa Rosa in 2011. Of the permits issued, 183 were for single family dwellings, 73 were for multifamily dwellings, and one was a second dwelling unit. Of the 257 total units, 45 were permitted in northeast, 157 in southeast, 6 in southwest, and 49 in northwest Santa Rosa. Overall residential permitting was up 15 percent from 2010 when 224 permits were issued for residential dwellings.

According to the latest pending development report (July 2011) there were 4,208 residential units approved and ready for development. There were another 1,105 residential units proposed and proceeding through the development review process.

#### ***Non Residential***

Permitting for non-residential square footage was down in 2011. Santa Rosa issued three building permits for 15,257 square feet of new non residential construction last year. Two of these permits were for public/institutional uses, one the Laguna Foundation's interpretive center at the Stone Farm, and the other an equipment building at the Laguna Treatment Plant. A 6,000 square foot retail shell was permitted on Steele Lane, a portion of which now houses Panera restaurant.

The pending development report shows that 419,949 square feet of non residential square footage has been approved with an additional 255,072 square feet is in the review process. It must be noted, however, with the downturn in the economy it is difficult to predict how much of the pending development will be constructed.

#### ***Annexations***

In 2011, there were no annexations to the City of Santa Rosa. In 2009, a fiscal emergency was declared which prevents any additional property to be annexed into the city until the status of the economic crisis has been overturned. With no additional annexations in 2010 or 2011, the overall size of Santa Rosa remains at 41.67 square miles.

## Housing Needs Information

The 257 units permitted in 2011 meet the following income categories: **Very Low - 43; Low - 70; Moderate - 91; Above Moderate - 53.** All very low income units are under contract with the city for long term affordability. Many of the low income units are also under contract, but many are affordable based on market sales price or rent, as are moderate income units. The following table compares the ABAG Regional Housing Needs Allocation (RHNA) numbers for Santa Rosa with building permit issuance by income category to illustrate the remaining need, with approximately 3 years remaining in the reporting period.

Building Permit Issuance by Income Category 2007- 2011					
Income Category	Very Low	Low	Moderate	Above Moderate	TOTAL
ABAG RHND - 2007 - 2014	1,520	996	1,122	2,896	6,534
Building Permits Issued 2007 - 2011	304	280	309	703	1,596
Remaining Need	1,216	716	813	2,193	4,938

### *General Plan Quantified Objectives*

1. *Help fund the development of 210 very low and 138 low income units annually to meet the ABAG Regional Housing Needs Allocation.*

In 2011, 43 permits were issued for very low income units and 70 permits were issued for low income units. The city did not achieve the specific quantified objective, due in large part to the downturn in the housing market. The city continued to provide assistance to projects containing units affordable to very low and low income households.

The table below illustrates funding for affordable projects which was committed in 2011. It is important to note that some of the projects in the table have received funding in prior years and have been listed in prior reports on affordability to the Planning Commission and City Council. The city committed more than \$3.3 million in 2011 to 3 projects which will contain 110 units, the majority of which will be affordable to low income households.

Project Name	Very Low	Low	Total	In Lieu	Other Funds	Total 2011 Subsidy	Prior Subsidy
Humboldt Apartments	8	43	51	\$515,304	\$1,484,096	\$1,999,400	\$1,122,000
Windham Village	16	33	49		\$1,063,378	\$1,063,378	
Habitat for Humanity		10	10		\$280,000	\$280,000	
<b>TOTAL</b>	<b>24</b>	<b>86</b>	<b>110</b>	<b>\$515,304</b>	<b>\$2,827,474</b>	<b>\$3,342,778</b>	<b>\$1,122,000</b>

There are currently 166 very low and 181 low income units which are approved but not yet built and 313 very low and 293 low income units in projects which are in the development pipeline or are being discussed with staff in Economic Development and Housing.

2. ***Assist in the rehabilitation of 50 units annually (25 very low and 25 low income housing units).***

In 2011, 1,411 units were rehabilitated through the city’s Neighborhood Revitalization Program and Section 8 rental assistance programs.

One thousand sixty one units were rehabilitated through the Neighborhood Revitalization Program as a result of building code enforcement measures which were cited and cleared in 2011. This includes 377 units in the Aston Avenue neighborhood, 171 in the South Park neighborhood, 180 in Sunset/Delport, and 333 in the Woods.

Three hundred fifty units were rehabilitated and brought into Housing Quality Standard Code Compliance through the Section 8 rental assistance program. These improvements generally include upgraded electrical and plumbing, flooring, paint, new appliances and fixtures and removal of hazards and blight.

3. ***Promote development of 30 second units annually.***

In 2011, one building permit was issued for a second dwelling unit. This is the fifth year in a row that permits for second units were less than 30 per year. There were a number of projects approved in the early 2000s which included second units to be developed concurrently with single family dwellings such as Gordon Ranch and College Village. This trend seems to have peaked, and fewer projects with second units have been approved in the last few years.

4. ***Preserve the existing emergency shelter beds and units of transitional and supportive housing. This includes 501 year round and 44 winter only beds in emergency shelters, 375 units of transitional housing and 385 units of permanent, supportive housing.***

No emergency or transitional beds for homeless persons were lost and no additional beds

were provided during 2011. However, three supportive housing projects were assisted, including 44 new beds. Of these, 3 will be for extremely low income persons, 28 are for low incomes, and 13 are unrestricted. The majority of the new beds (40) will assist those with chemical dependency. Additionally, 14 respite beds for the homeless were developed as a result of the city's lease with Santa Rosa Health Center for the former Brookwood Shelter.

5. ***Preserve the existing inventory of federally and locally funded affordable units including the 793 units with the potential to lose affordability between 2009 and 2014.***

During 2011, 87 units lost affordability. This includes 6 very low, 79 low and 2 moderate income units. All but three of these units were rental units in developments where affordability terms expired during the year. The three ownership units were lost due to foreclosure or short sale.

Forty nine units (16 very low, 33 low) were preserved in the Windham Village project in northeast Santa Rosa through Community Development Block Grant Funds.

6. ***Preserve the 2,000 existing mobile homes, which are largely occupied by lower income seniors.***

No mobile home units were lost in the community last year, though 7 units are no longer subject to rent control. Of the 2,008 mobile home spaces in Santa Rosa, 1,889 are subject to rent control.

## **Housing Policy Implementation**

Housing Element policies are unique among General Plan policies in that implementation dates and responsible entities are included. The Housing Element directs completion of three housing related programs in 2011. Work has not commenced on these programs due to limited staffing in the Community Development Department. The city council considered and directed the scope of revision to policy H-C-1 regarding amendment of the Housing Allocation Plan, and that work has begun. The policies are as follows:

H-D-3 Evaluate issues of "visitability" in residential building design and develop a program for implementation of appropriate policies and/or standards.

H-D-4 Investigate and promote incorporation of universal design features in new residential construction by developing an ordinance based on the state's voluntary model.

H-F-6 Develop a checklist specific to affordable housing developments which will facilitate such projects in the Design Review process.

## ***LAND USE / URBAN DESIGN ELEMENTS***

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### ***Downtown***

The General Plan directs downtown to be the major office, financial, civic, and cultural center in the North Bay. It also directs development of housing units to increase downtown's vibrancy. There are a number of activities and projects which are striving to meet these goals.

The City's Downtown Program, based in the Economic Development and Housing Department, continues its projects to increase the vitality of the Downtown area. Major accomplishments were made in 2011, and are shown below:

- targeted year-round marketing of the Downtown as a shopping and dining destination
- promotion of parking facilities; web-based business resources
- continued implementation of a "shop local" campaign; promotion of the façade and tenant improvement loan programs
- implementation of the Downtown Street Furniture Palettes program for Courthouse Square and Railroad Square
- provision of special maintenance services on Downtown streets, sidewalks, and plazas
- one-on-one technical assistance to businesses located in or considering moving to Downtown.

Further, promotion of Downtown in 2011 occurred through production and support of events such as the Summer Nights in Railroad Square, the Wednesday Night Market, holiday festivities, and preparations for the 2012 Amgen Tour of California event. Outreach tools for Downtown included the Downtown webpage, events listing, social media campaign, and the Courthouse Square information kiosk.

## ***TRANSPORTATION ELEMENT***

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Traffic circulation remains an important issue for Santa Rosans. Based on General Plan modeling, it is recognized that continued growth will cause congestion and affect travel times, and some areas will not meet city Level of Service standards. The General Plan supports alternative transportation modes such as transit service, bicycling, and walking to reduce auto trips.

The General Plan calls for maintaining **acceptable traffic flows**, with a level of service of "D" or better along major corridors. While modeling is utilized to analyze specific projects and plans to measure level of service, the city also uses traffic signal timing to address levels of service. The College Avenue Adaptive Traffic Control project was put into motion with the help of a Federal earmark in 2006, and implementation began in early 2007. In 2009, twenty-seven intersections along the Stony Point Road and Guerneville Road corridors have been enhanced

with this signal timing technology through Proposition 1B funding. Mendocino Avenue from College Avenue to Bicentennial Way was completed in early 2011 using American Recovery and Reinvestment Act funding.

The General Plan also directs **traffic calming** on streets subject to high speed and/or cut-through traffic, to improve neighborhood livability. The Public Works Department has had to reduce efforts in this arena due to budget impacts, however, the Humboldt Bike Boulevard has been on the forefront of department work efforts, and through several public meetings and work with the Bike and Pedestrian Advisory Board, a more permanent plan of action was developed. This is the first bike boulevard project in Santa Rosa, and it is discussed below in the *Bicycles and Pedestrians* section of the report.

The Farmers Lane extension from Bennett Valley Road to Petaluma Hill Road is a planned improvement which will carry regional through traffic as well as local trips. The first phase design is scheduled to begin in 2012 with possible construction to follow if funding is identified.

The General Plan also calls for coordination of the city's Transportation Plan with regional entities such as the Sonoma County Transportation Authority, the Metropolitan Transportation Commission and CalTrans. Staff works with all these groups to secure funding and to develop strategic plans to implement transportation improvements.

### ***Bicycles and Pedestrians***

The General Plan directs attractive and safe streets for pedestrians and bicyclists. In 2011, approximately six miles of Class II **bicycle lanes** were installed. Bicycle lanes were installed on **Sonoma Avenue** between Hahman Drive and Santa Rosa Avenue and between Yulupa Avenue and Summerfield Road; on **Mission Boulevard** between Montecito Avenue to Austin Creek; on **Hearn Avenue** between Dutton and Dowd Drive; and on **Range Avenue** between Russell Avenue and Guerneville Road.

**Pedestrian intersection improvements** were discussed, designed, and/or reviewed last year. These improvements include ramps and crosswalks at Tokay Street and Amethyst Way and at West Avenue and Delport. Pedestrian activated flashers were installed at Sonoma Avenue at D Street and Santa Rosa Avenue at Bellevue Avenue. Meetings and design have occurred for new flashers at the following locations: Bellevue Avenue at Colgan Creek, College Avenue at Glenn Street, and Kawana Springs Road at Meadow Way.

The Bicycle and Pedestrian Advisory Board's (BPAB) charge is to identify bicycle and pedestrian projects and advise on prioritizing projects with staff. One of the BPAB's main tasks is to review and recommend revisions to the **Bicycle and Pedestrian Master Plan (BPMP)**. The BPMP update process began in 2007, with numerous public workshops held during the process. The City Council adopted the revised plan in February 2011.

**Highway 101 Bicycle and Pedestrian Bridge.** Development of a bicycle/pedestrian bridge over Highway 101 connecting Santa Rosa Junior College to the west has been the subject of public

meetings and a feasibility study beginning in 2009. The city council accepted the Bicycle Pedestrian Overcrossing Feasibility Study on November 30, 2010, and directed staff to work with CalTrans on a cooperative agreement for a Project Initiation Document (PID). A consultant was hired and is working to prepare the PID which focuses on an overcrossing in the vicinity of Elliott Avenue/Edwards Avenue. The 2010 Bicycle and Pedestrian Master Plan includes the bicycle and pedestrian bridge over Highway 101 as the top bicycle and pedestrian priority.

The steps necessary prior to project construction include: Project Initiation Document (PID), environmental review, right-of-way acquisition, bridge design plans, and ongoing identification and acquisition of funding.

**Humboldt Street Bicycle Boulevard.** Humboldt has been designated a bicycle boulevard in the General Plan since 2002. Improvements implementing a pilot bicycle boulevard project were installed on Humboldt Street from Fifth Street to Lewis Road in August 2009. Improvements included striping, signage, bulbouts/curb extensions, and four traffic circles. In 2011, based on council direction, seven speed tables were installed on Humboldt Street.

Phase II projects include evaluation of a “bike box” at College Avenue, signal timing for bicycles at Pacific Avenue stoplight, and installation of bicycle boulevard symbols.

### ***Transit and Transportation Systems Management***

The General Plan calls for expanding transit service and encouraging ridership through marketing and promotional efforts. **Santa Rosa CityBus** ridership increased slightly from 2010 to 2011 from 2,886,480 to 3,052,677. Seven new diesel/electric hybrid buses were delivered in August and are in service. These vehicles increased the city fleet of hybrid buses to fifteen.

A low floor, accessible, twenty one foot bus was delivered in July 2011 and is providing over 500 rides as the Oakmont Shuttle.

During the past year, CityBus staff released Requests for Proposals (RFP) to study the possibility of switching the fleet fuel path to Compressed Natural Gas (CNG) and the addition of a Global Positioning Software and Automatic Vehicle Locator GPS/AVL system to the fleet to enhance efficiency and reduce costs.

Santa Rosa’s **Paratransit** program serves disabled individuals who cannot use fixed route transit. Paratransit offers curb to curb service for users and made trips with a 98 percent on time performance record last year. Santa Rosa Paratransit, which operates 11 lift equipped vans and 2 accessible minivans, provided 46,009 trips in 2011.

The **Learn to Ride Santa Rosa CityBus** travel training program, originally created for the senior community, has expanded to include local middle and high schools. This past year saw an impressive increase from human service organizations, as the economic downturn is increasing their interest in discovering the benefits of public transportation for their clients and organization.

Monthly training classes held at the Santa Rosa Senior Center continue to be very popular and well attended. Additional personal, customized trainings are provided on an “as requested” basis. The Transit Division provides travel training either in person or over the phone any time it is requested.

In addition, the Transit Department again conducted the **Seniors on the Go** promotion which promotes senior ridership by offering free bus travel for seniors for five days. This past year, Seniors on the Go was moved from October to May to coincide with National Senior Awareness month.

The **Santa Rosa Free Ride – Trip Reduction Incentive Program**, which provides incentives to encourage people to use a commute alternative to get to and from work, continues to grow steadily. The Web site, [www.santarosafreeride.org](http://www.santarosafreeride.org), continues to be a very effective tool for data collection and management.

**2010 Bike to Work Day**, in May, was again well attended and enjoyed by many.

### ***Rail Transit***

The General Plan supports the development of rail service along the former Northwest Pacific Railroad right-of-way. The Sonoma-Marín Area Rail Transit (SMART) project is a proposed rail service line extending 70 miles from Larkspur to Cloverdale, along the NWP corridor. Two stations are planned by SMART in Santa Rosa. (Santa Rosa’s General Plan shows three stations). Passed in November 2004, the Measure M sales tax earmarks \$23 million for passenger rail to develop station sites, improve rail crossings on local roads and for engineering. Measure Q, a quarter-cent sales tax passed in November 2008, supports development of rail transit along the corridor. SMART has continued work on station design for the stations along the corridor, and expanded the initial operating segment to include the North Santa Rosa station.

**North Santa Rosa Station Area Specific Plan.** The city received a grant from the Metropolitan Transportation Commission (MTC) in late 2009 to support the development of a station area plan for the North Santa Rosa station. Following the SMART Board’s relocation of the station site in late 2010, the city commenced a planning program for the area generally one-half mile around the North Station site in early 2011. Existing conditions, land use and circulation alternatives, design and street standards, and a preferred land use and circulation alternative were developed last year and were the subject of four community workshops and meetings with area property and business owners, along with interested community members. The plan is expected to be adopted in 2012.

## ***PUBLIC SERVICES AND FACILITIES ELEMENT***

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### ***Parks and Recreation***

The General Plan directs the continuing acquisition and development of neighborhood and community park facilities, along with special use facilities, throughout the city.

The Recreation, Parks and Community Services Department continued work to acquire property along Burbank Avenue which will become the 20 acre **Roseland Community Park and Trail**. Three of the four parcels have been acquired, and the city is applying for funding through Proposition 84 to acquire the final parcel.

**Bayer Farm** on West Avenue continues to be an active community garden in a partnership with Land Paths. Land Paths provides stewardship of the garden, which includes 40 plots adopted by families. A master plan was adopted by the city council in 2011. The vision for the site is for a farm/garden atmosphere with some active recreation, and 95 percent of the design is complete.

**New Neighborhood Parks.** Harvest Park, a 3.5-acre neighborhood park in southeast Santa Rosa was under construction last year, and the completed park was open to the public in December 2011. Airfield Park, 3.7 acres which had been delayed due to resource mitigation, opened in 2011 in southwest Santa Rosa. Work on Jack London Park, a 2-acre park adjacent to the elementary school of the same name in northwest, has been pushed back due to the economic downturn, but is anticipated to begin construction in 2012. Dauenhauer Park in the southeast was under construction in 2011 and is expected to be accepted by the city in early 2012.

Retrofitting of all community and neighborhood parks to better accommodate disabled persons began in 2011 and is expected to continue for the next 4 years. Paths of travel to play areas and facilities will be a focus.

The first phase of the **Finley Senior Wing** was under construction in 2011. This includes the building shell for a 25,000 square foot, two story addition to the Finley Community Center. The city council awarded a contract for construction of Phase 2 last year, including an auditorium, restrooms, a kitchen, lobby/reception area, and second floor art gallery. Construction is expected to be completed in fall 2012.

### ***Police and Fire Services***

The General Plan calls for collaboration with other local jurisdictions in the provision of some police and fire services if it improves service levels and is cost effective. Both the Police and Fire Departments work collaboratively with other local agencies where efficiencies can be achieved.

The Fire Department is part of a Joint Powers Agreement for emergency dispatch and communications services, called the Redwood Empire Dispatch and Communications Authority (REDCOM). REDCOM provides fire/emergency medical dispatch services for most cities and Fire Protection Districts within Sonoma County. The Fire Department has Auto Aid Agreements with Rincon Valley Fire Protection District, Bennett Valley Fire Protection District and the Kenwood Fire Protection District. The Rincon Valley Fire District Agreement is designed to ensure the closest, most appropriate fire resources are dispatched to an incident regardless of jurisdictional boundaries. All of the agreements cover automatic emergency response to specific areas in which the city and the respective district share jurisdictional boundaries. In addition to Auto Aid Agreements, the Department is a member of a joint response plan with Rincon Valley,

Bennett Valley and the California Department of Forestry and Fire Protection which covers specific wildland/urban interface areas. This plan is known as the Santa Rosa Mutual Threat Zone Operating Plan.

The General Plan calls for the addition of a new fire station in southeast Santa Rosa and the relocation of the existing fire station on Parker Hill Road to Fountaingrove as well as the station on Burbank Avenue to a more easterly location to better serve the community. Due to the city's financial situation, the development of a final new fire station near Kawana Springs and Petaluma Hill Roads called for in the plan has been delayed. The Fire Department is looking at sites in southwest Santa Rosa for relocation of the Burbank Avenue station and is considering a location closer to Highway 101 which might also serve the southeast area, but any relocation is some years away.

Funds from Measure O, a special tax for public safety and gang prevention passed in 2004 will fund this planned station relocation to Fountaingrove. It has also funded the development of two new stations, Fire Station 10 on Circadian Way off Corporate Center Parkway in the southwest area, opened in March 2006 and Fire Station 11, opened in March 2009 on Lewis Road east of Steele Lane in the Junior College area. Measure O revenue also funds a full time paramedic fire engine and the upgrade of two additional fire engines to the paramedic level.

The General Plan calls for collaboration with other local jurisdictions in the provision of some police services and to increase community contact through neighborhood oriented policing. The Police Department collaborates with neighborhood associations and schools in its Graffiti Abatement Program and conducts numerous outreach programs. The Police Department is also part of a multi-agency Computer Aided Dispatch/Records Management System. It includes Sonoma County and most of its cities and features a common records data base and access to state and federal data bases. Other collaborations occur in establishing checkpoints for drunken drivers, preparing for events involving weapons of mass destruction and various joint training opportunities.

General Plan response time goals and information on 2011 police and fire incidents and responses are included in the Growth Management Ordinance review section of this report.

## ***Water and Wastewater***

### ***Water***

General Plan Policy PSF-F states "ensure that an adequate supply of water is available to serve existing and future needs of the City." To meet existing and future water supply needs, the City's water supply consists of water supply from the Sonoma County Water Agency (SCWA), groundwater, recycled water, and water conservation.

### ***Existing Water Supply***

The City has contractual entitlement from SCWA per the Restructured Agreement for Water Supply (Restructured Agreement) for the delivery of up to 56.6 million gallons of water per day (mgd) on average, up to 29,100 acre feet per year (AFY). The City has two active groundwater wells which provide up to 2,300 AFY of potable water. The City also currently uses

approximately 350 AFY of recycled water from its Subregional Water Reuse System for approved uses within the Santa Rosa Urban Growth Boundary. In addition to these water supply sources, the City implements an aggressive water conservation program, saving over 4,500 AFY of water. The total existing water supply available to the City is approximately 31,750 AFY. Santa Rosa's highest water use to date was in 2004 when 23,993 acre-feet was used.

The City also has a system of emergency groundwater wells which have been used historically to supplement the water supply during emergencies. The City Council's adopted Capital Improvement Program (CIP) is scheduled to increase the number of wells to provide water supply during emergencies and peak demands. Additional projects are planned to replace old or deteriorated water system pipelines, increase fire protection and storage, improve operational efficiencies of water pump stations, provide emergency power generation at critical project locations, and to maintain and repair the water system throughout the City. These and other ongoing CIP projects are scheduled to retain and maintain a sufficient water supply system to match General Plan growth projections.

### ***Wastewater***

The General Plan calls for adequate sewer capacity to serve existing and future city needs. Wastewater from Santa Rosa is treated at the Laguna Subregional Wastewater Treatment Plant (LTP) and is disposed of in the Santa Rosa Subregional Water Reuse System. The current system rated capacity is 21.34 mgd. This is expected to provide capacity until 2020. Planning and environmental work has been completed that designates various projects to be implemented as growth occurs that would expand the system to 25.9 mgd, which will meet General Plan projections of Santa Rosa and the other subregional partners.

## ***OPEN SPACE AND CONSERVATION ELEMENT***

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General Plan policy supports conservation of wetlands, vernal pools, wildlife ecosystems, rare plant habitat and waterways.

Waterway conservation and stewardship continued last year as directed by the general plan. Nearly 100 creek cleanup activities were sponsored resulting in removal of trash and debris from creeks and trail restoration. About 1,500 feet of Sonoma County Water Agency road was opened as a public access trail along Ducker Creek.

The city continues to strive for energy efficiency of its operations and to reduce greenhouse gas (GHG) emissions. Through an **Energy Efficiency and Community Block Grant** received from the Department of Energy in 2009, the city has undertaken seven projects which will reduce GHG emissions. These projects include: Regional Building Retrofit Program, Electric Vehicle Infrastructure, Intelligent Transportation System, Laguna Treatment Plan Solar Arrays, Street Light Efficiency Project, Weatherization for Low Income Households, and the Greenhouse Gas Reduction Program.

The **Greenhouse Gas Reduction Program** includes a Climate Action Plan which was under

development in 2011, to identify measures to reduce GHG emissions in Santa Rosa. Two public workshops and a stakeholders' working group provided information last year regarding possible measures to be included in the Climate Action Plan. The Draft Climate Action Plan was released for public review in early 2012, and it, along with revisions to the general plan and a supplemental EIR to the General Plan EIR will be the subject of public hearings before the planning commission and city council this spring.

## ***ECONOMIC VITALITY ELEMENT***

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Economic development plays a vital role in the Santa Rosa economy. Programs focus on supporting a diversified business sector to ensure a resilient jobs base while promoting expansion, retention and attraction opportunities to help local businesses prosper. In October 2009, the City hosted a strategic summit to focus community priorities. The process included broad stakeholder representation from community leaders, residents, local businesses and city employees. As a result, the group selected seven focus areas; economic development was ranked as the number one focus area.

In response, city council approved a series of enterprising economic development/zoning plans that included the adoption of 25 zoning regulations designed to extend timeframes and reactivate approvals for development projects; minimizing, eliminating, or postponing required public and private improvements for projects; allowing more uses "by right" without use permits; modifying the design review process to lessen the number of projects needing board review; allowing more flexibility in signage; initiating rezoning and general plan amendments to spur economic development; and deferring impact fees. In conjunction, a marketing and outreach campaign was launched highlighting the new changes while developing a unique Santa Rosa business brand story that reinforced Santa Rosa's history as an innovation center.

In early 2011, the mayor announced the creation of the Economic Competitiveness Task Force. This effort included input from business and community leaders to ensure Santa Rosa remains a thriving community through the ongoing economic recovery. From these meetings, a series of economic development rezoning initiatives were approved by Council to increase Santa Rosa's viability including:

- Amending the Business Park, Light Industrial, and General Industrial districts to increase permitted uses/expedite re-occupancy;
- Rezoning the Santa Rosa Business Park from the PD zoning district to the BP district;
- Rezoning the Stony Point Business Park from the PD zoning district to the General Commercial, Business Park, and Commercial Office zoning districts;
- Producing an informational and marketing portfolio for the property at Industrial Drive and Cleveland Avenue to attract investment and/or development;
- Creating an informational and marketing portfolio for multiple industrial sites adjacent to the future freight rail service line to attract investment and/or development.

Later in 2011, Council approved additional rezoning initiatives including:

- Amending the General Plan land use designations for a portion of a site located at Santa Rosa Avenue at Yolanda Avenue from Residential Medium Density (2.7 acres) and Light Industry (5.46 acres) to Retail and Business Services to create a 12.5 acre commercial area ready for development;
- Rezoning the northwest corner of Sonoma Highway at Calistoga Road from the Planned Development District to the General Commercial District to create a 5.41 acre commercial area ready for development;
- Amending the General Plan and Zoning policies for Specialty Food Markets, Grocery Stores & Supermarkets to create jobs, attract a major tenant, and expedite re-occupancies of existing structures;
- Amending Zoning policies for Medical Services to increase these uses as permitted uses, create jobs, and expedite re-occupancies;
- Amending Zoning policies for Wineries & Wine Tasting Services to increase these uses as permitted uses, create jobs, and expedite re-occupancies;
- Rezoning both sides of 3rd Street and north side of 2nd Street, between Brookwood Avenue and E Street to the Commercial Office District, consistent with the General Plan designation of Office to expedite re-occupancies.
- Rezoning the south side of Montecito Boulevard between Benicia Drive and Middle Rincon Road from the Planned Development District to the Community Shopping Center District to attract investment to and/or redevelopment of an 18 acre existing community shopping center site;
- Implementing the Aggressive Economic Development (AED) Measures Ordinance permanently by Amending the Zoning Code without the 3 year time.

Many of the Economic Development Division's core programming continued in conjunction with these rezoning efforts including the Business Visitation Program, support for the Amgen Tour of California race, the "Buy Santa Rosa" education and outreach program, and the ongoing development and maintenance of the City's business web portal which includes development "how to guides" and marketing of vacant properties.

## ***HISTORIC PRESERVATION ELEMENT***

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General Plan policy calls for preserving Santa Rosa's historic structures and neighborhoods through pursuing new landmarks and preservation districts, ensuring that alterations to historic buildings are compatible with the character of the building and neighborhood, and increasing public participation in the historic preservation process.

**Landmark Alteration Permits** continue to be required for all exterior alterations to designated landmarks, and all buildings within historic preservation districts. Repair and maintenance are generally exempted from the requirements of a Landmark Alteration Permit after staff review to ensure that the project does not alter the character of the resource. There were 36 Landmark Alteration (LMA) permits processed in 2011 up from 23 processed in 2010. Of those, 10 were

Major LMAs reviewed by the City's Cultural Heritage Board with the remaining being reviewed by the City's Zoning Administrator. No new historic landmarks were designated in 2011.

No changes were made to the City or Santa Rosa Zoning Code or Design Guidelines regulating historic preservation in the City. The Cultural Heritage Board continues to meet once per month to provide direction and guidance to applicants wishing to alter historic buildings or other structures located within historic districts. The board has identified designation as a "certified jurisdiction" through the California State Office of Historic Preservation as one of its highest priorities, since this will enable the city to receive grant funding for historic preservation efforts in the future. Without this designation, Santa Rosa is ineligible to apply for many grants which identify historic preservation as their ultimate goal. This year the board also expressed interest in reviewing the city's demolition ordinance with the goal of incorporating more specific measures to preserve historic structures.

Individual board members have worked with federal, state, and local agencies in determining and implementing energy efficiency standards for historic structures and continue to provide expertise through work in construction and design along with providing input to staff regarding historic preservation issues in and around Santa Rosa.

## ***YOUTH AND FAMILY ELEMENT***

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The Youth and Family Element promotes the health, safety, and welfare of children, teens, the elderly, and their families in Santa Rosa. Child care services, youth, and senior programs are supported.

In 2004, Santa Rosa voters passed a quarter-cent public safety sales tax initiative providing 40 percent to Police, 40 percent to Fire, and 20 percent towards Gang Prevention and Intervention Services. The Neighborhood Services Division of the Recreation, Parks and Community Services Department (RPCS) is addressing **gang prevention and intervention** needs by operating programs including after-school, neighborhood, sports, and summer playground programs. Programs are provided in low income, at-risk areas of Santa Rosa designated as having the highest needs. RPCS continues its partnership with Santa Rosa City Schools through funding from Proposition 49 to provide after school programming, offering youth opportunities such as assistance with homework, participation in recreation and enrichment activities, while interacting with caring and energetic staff members.

Cycle IV of the **CHOICE** (*Community Helping Our Indispensable Children Excel*) Measure O grant program ended in June 2011; funding was awarded to eight non-profit service agencies providing nine gang prevention and intervention programs while serving 2,359 unduplicated children and parent customers. Program staff provided 551,725 hours of direct service during the 12-month cycle. Agencies were eligible to apply within the following service areas: Youth Activities and Support Groups, Parent and Family Support, Outpatient Services, Job Readiness Training/Job Placement for Gang-Involved Youth, Services for Adjudicated Youth, Gang Mediation and Intervention Services, and Community Gang Awareness.

The Recreation, Parks and Community Services Department continues to handle the administrative duties of the **Mayor's Gang Prevention Task Force (MGPTF)** Policy Team, established in 2003. The Strategic Plan for Santa Rosa's MGPTF emphasizes the need to regionalize, broaden, and strengthen local gang prevention and intervention efforts. Regionalization is important since gang-involved youth within our communities do not respect the boundaries between cities and counties. The Strategic Plan will expire in 2012; staff began the new strategic planning process in fall 2011 by conducting focus groups with youth, parents, service providers, Burbank Housing, and the MGPTF's Policy and Operational Teams to assess the needs of our community. The new Strategic Plan will be released in spring 2012 and will continue through 2016.

The third annual **Gang Prevention Awareness Week** was held from August 5-13, 2011 with several events held to promote gang prevention awareness. Members of the community enjoyed a movie in the park at Northwest Community Park/Comstock Middle School, a boxing exhibition with the Salvation Army Double Punches Boxing Club at the Santa Rosa Plaza, with the South Park Day & Night Festival hosted by Community Action Partnership as the week's culminating event.

The City continues to support and staff the **Santa Rosa Teen Council**, a Measure O funded program. The Teen Council is advisory to the City Council, and its purpose is to increase teen involvement and community awareness of the social issues facing Santa Rosa teens with a primary focus on gang prevention awareness, and to develop possible solutions, resources, and activities. The Teen Council hosted the first annual U-ACT conference (Ultimate Access Conference for Teens) on November 5, 2011. Over 85 teens from around the county attended this one day event full of workshops and activities at the Santa Rosa Junior College (SRJC). The mission of this year's conference was to empower youth through knowledge and was made possible through collaboration with SRJC, Community Advisory Board, SRJC's MEChA, Community Action Partnership's DIG Leaders, YWCA, St. Joseph's Health Systems, and more.

## ***ART AND CULTURE ELEMENT***

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The General Plan Art and Culture Element calls for increasing public art throughout Santa Rosa, developing places for art activities to occur, and directs exploration of creating an Arts District. The Arts District was adopted by the City Council in late 2006. In addition, the Council approved an 18 month funding and implementation plan, which concluded in 2008, and also adopted the 1% for Public Art in Private Development Ordinance.

The Arts District Business Plan was developed in 2008 with over 20 recommendations for facilitation, partnerships, and sustainability of the district. This plan was adopted by the city council in June 2009. Priorities identified include operating in "maintenance mode" while available funds are identified; building on existing activities and programs and raising awareness of the district; and developing a marketing packet to outline the benefits of the arts district.

In 2011, the Arts District partnered with several community art organizations to provide art events and cultural activities downtown, including the *4<sup>th</sup> Annual Great West End Handcar Regatta*, South A Street's *Winterblast*, *Summer Nights Railroad Square*, *Dia de los Muertos*, *'Staches and Spokes*, *5<sup>th</sup> Street Share Fair*, and the *Sonoma County Book Festival*.

The City of Santa Rosa has a strong commitment to promoting arts programming and public art as well as enhancing the quality of life for residential and business members of our community. As a part of this commitment, the City passed the Public Art in Private Development Ordinance in 2006. This ordinance requires large commercial development to include art for public enjoyment with the understanding that in doing so, they are contributing to the city's livability. In 2011, several projects opted to place art onsite, while others fulfilled their requirement by contributing in-lieu to the Public Art Fund. Projects which placed artwork on-site include: Salvation Army, Coddington, PetCare and PG&E.

Now in its second year, the **Street Performer Ordinance** encourages permitted performers to showcase their talents for tips in public areas in Santa Rosa. In 2011, 218 free permits were issued. While most perform downtown, performers are allowed throughout the city. A review of the provisions of the ordinance, and the permitting process is planned for 2012.

In 2011, the Recreation, Parks & Community Services Department formally entered into a partnership agreement with Artstart, a non-profit educational arts organization mentoring young artists in the creation of public art. The agreement outlines the city's involvement in the management of the program, including the hiring and supervision of Artstart staff as non-permanent city employees.

A combined effort with the Graffiti Abatement Program of the Santa Rosa Police Department produced and installed two large murals along Aston Avenue in August 2011. The murals were created on board and attached to existing fences by Artstart and Dana Vallerino.

Finally, the Arts District's website, developed in 2008, continues to provide a comprehensive overview of Arts District goals, while also promoting the arts in downtown Santa Rosa. ([www.santarosaartsdistrict.com](http://www.santarosaartsdistrict.com))

## **ANNUAL REVIEW OF THE GROWTH MANAGEMENT PROGRAM**

The city's Growth Management Ordinance regulates residential growth. In 2011, the Growth Management Ordinance allowed 900 residential allotments. An allotment allows the future issuance of a building permit. Growth Management allotments are available from two reserves, "A" and "B," each with 450 allotments. Reserve "A" allotments are set aside for second units, mixed use units, units affordable to very low and low income households, and qualifying units. Qualifying units, drawn from Reserve "A," include all multifamily units, for sale single family attached units with project density of 10 units per acre or more, and smaller single family attached or detached units with maximum lot, square footage and bedroom requirements. Reserve "B's" 450 allotments are generally for any single family unit greater than 1,250 square feet.

Section 21-03.140 of the Growth Management Ordinance specifies that at least once each calendar year, city staff shall prepare a report on the Growth Management program. The following covers the information required by the Ordinance. The time period covered by this report is January 1 through December 31, 2011.

- 1) The number of building permits issued (1) with Reserve "A" allotments and (2) with Reserve "B" allotments during the time period covered by the report.**

In 2011, 257 residential building permits were issued. Of these permits, there were 99 Reserve "A," 157 Reserve "B," and 1 exempt from the Growth Management Ordinance. None of the "A" units are actually "B" units in "50-50" projects, or projects which have half Reserve "A" and half Reserve "B," type units, which may receive all project allotments from Reserve "A."

- 2) The number of entitlements, if any, that remained unallotted in (1) Reserve "A" and (2) Reserve "B" during the time period. The number of Reserve "A" entitlements, if any, borrowed from the next year's Reserve "A" entitlements. The number of Reserve "B" entitlements, if any, that were reserved in future calendar year entitlements.**

There were no unissued Reserve "B" allotments for 2011 and 2012 at the end of the year. This is due to the fact that a relatively small number of projects were issued building permits in 2011, and therefore, they did not use their growth management allotments. Staff will work with applicants of approved projects to move allotments as possible to future years.

Reserve "A" allotments remain available in 2012.

**3) An evaluation of the coordination of planning and development decisions, including infrastructure planning, with policies related to growth management.**

Planning and development decisions over the past year have been coordinated with policies related to growth management in that no residential development is approved without acknowledging the requirements of the Growth Management Ordinance. When a developer submits an application for residential development, he or she must indicate the type of units proposed, from which Reserve allotments are requested and for what year.

Infrastructure planning is done on a broad basis, ensuring sufficient infrastructure to serve General Plan buildout as well as individual project review requirements. Coordination of infrastructure planning with Growth Management policies has been related to ensuring adequate infrastructure to serve General Plan buildout. Thus, the relationship between infrastructure planning and the growth management program has been indirect.

The Southwest and Southeast Area Plans each addressed the infrastructure needs of the planning areas and fees have been adopted to finance infrastructure improvements in these areas. The Capital Facilities Fee was adopted in 1997 to fund public infrastructure facilities required to serve new development. Infrastructure funded by the CFF includes street widening, traffic signals, freeway interchanges, bike paths, and storm drains. The area plan development impact fees and Capital Facilities Fee were updated in 2002 and again in 2005. The Downtown Station Area Specific Plan also outlines infrastructure needed to support development anticipated by the Plan and estimates its future cost.

Development impact fees are used to finance capital improvement projects. Projects programmed in the City's Capital Improvement Program (CIP) are reviewed annually by the Planning Commission to ensure that the CIP is consistent with improvements identified in the General Plan.

**4) An analysis of the provision of public services, and if those services, including fire and police response, parks, water and wastewater services, have sufficient capacity to meet the needs of Santa Rosa.**

Planning is ongoing to ensure sufficient capacity to meet the future service needs of Santa Rosa. The following outlines how the above noted service needs are being met.

Fire Services

The Fire Department responded to 20,200 calls for service in 2011, a one percent increase from 2010, when there were 19,570 calls for service. Of the 20,200 calls for service, 13,590 (67%) of these calls were emergency medical incidents. The Department provides emergency services for fire, medical, hazardous material

and urban rescue incidents. In 2011, two of the City's ten fire stations were closed half of the year, on a rotating basis. The fire station closures resulted in an increase in response times within those response districts and in the downtown district. The Fire Department responded with nine paramedic engine companies and two ladder truck companies out of the remaining nine strategically located fire houses. In 2011, there were 384 fires with a fire loss of \$2,932,810.

Growth of the city continues to have a cumulative impact on the ability of the Fire Department to deliver service. For example, traffic congestion continues to delay Fire Department response times. The General Plan's fire emergency response time goal is that the Fire Department shall achieve 90% performance of arrival of the first fire company at an emergency within five minutes of notification by the dispatch center. The time goal does not include the additional 70 second standard for the dispatch center call taking and emergency medical dispatching. The Department's emergency resources arrived on scene within 5 minutes of dispatch 74.3 % of the time. The Fire Department was not able to meet the General Plan's response time goal this year.

The citizens of Santa Rosa passed Measure O, a special tax for public safety and gang prevention, in 2004. The funding from this tax measure has been used towards the addition of two fire stations located in the southwest and northeast in addition to the planned relocation of the Parker Hill Road station to the Fountaingrove area. The revenue also funds a full time paramedic fire engine and the upgrade of two additional fire engines to the paramedic level. The first new Measure O fire station was placed into service in early March 2006 in southwest Santa Rosa. In 2007, the city acquired property on Lewis Road near Mendocino Avenue for Fire Station 11, which opened in March 2009. Due to the city's financial situation, the development of the final new fire house near Kawana Springs and Petaluma Hill Roads called for in the general plan has been delayed.

#### Police Services

The General Plan calls for expedient police response to emergency calls. In 2011, the Police Department's average response times were 5 minutes and 39 seconds for Priority One calls, of which there were 6,510 calls for service, 9 minutes and 35 seconds for Priority Two calls, of which there were 73,820 calls for service, and 19 minutes and 2 seconds for Priority Three calls for service, of which there were 44,390 calls for service.

The city had a total of 170 sworn officer positions and 76 civilian employee positions in 2011. The city continues its efforts in neighborhood oriented policing. This strategy assigns officers to neighborhoods while focusing other resources on investigation and prosecution of violent crime.

#### Parks

Santa Rosa's park acreage includes approximately: 538.2 acres of developed park, 231.8 acres of acquired but undeveloped land, and 150 acres of golf course for a

total of 920 acres. Santa Rosa has approximately 3.2 acres of developed park land per 1,000 population. The General Plan standard is 6 acres per 1,000, with city parks making up 3.5 acres per 1,000, school recreational land meeting 1.4 acres per 1,000, and accessible open space meeting 1.1 acres per 1,000. City staff continues to work to ensure provision of parks and recreation and community facilities for Santa Rosa citizens.

Additional parks are in the planning and development phase, including Bayer Park, Roseland Creek Community Park in southwest Santa Rosa, Dauenhauer Park in southeast, and Jack London Park in northwest Santa Rosa.

#### Water and Wastewater Services

Provision of adequate water supply and distribution and wastewater collection, treatment, storage, and disposal services is meeting the needs of Santa Rosa in accordance with the adopted General Plan and Growth Management Ordinance.

#### ***Water***

General Plan Policy PSF-F states “ensure that an adequate supply of water is available to serve existing and future needs of the City.” To meet existing and future water supply needs, the City’s water supply consists of water supply from the Sonoma County Water Agency (SCWA), groundwater, recycled water, and water conservation.

#### ***Existing Water Supply***

The City has contractual entitlement from SCWA per the Restructured Agreement for Water Supply (Restructured Agreement) for the delivery of up to 56.6 million gallons of water per day (mgd) on average, up to 29,100 acre feet per year (AFY). The City has two active groundwater wells which provide up to 2,300 AFY of potable water. The City also currently uses approximately 350 AFY of recycled water from its Subregional Water Reuse System for approved uses within the Santa Rosa Urban Growth Boundary. In addition to these water supply sources, the City implements an aggressive water conservation program, saving over 4,500 AFY of water. The total existing water supply available to the City is approximately 31,750 AFY. Santa Rosa’s highest water use to date was in 2004 when 23,993 acre-feet was used.

The City also has a system of emergency groundwater wells which have been used historically to supplement the water supply during emergencies. The City Council’s adopted Capital Improvement Program (CIP) is scheduled to increase the number of wells to provide water supply during emergencies and peak demands. Additional projects are planned to replace old or deteriorated water system pipelines, increase fire protection and storage, improve operational efficiencies of water pump stations, provide emergency power generation at critical project locations, and to maintain and repair the water system throughout the City. These and other ongoing CIP projects are scheduled to retain and maintain a sufficient water supply system to match General Plan growth

projections.

***Conditions which could affect Existing Water Supply***

The Biological Opinion regarding SCWA's current operation of facilities within the Russian River watershed and short term water supply shortages due to drought conditions could affect the City's existing water supply.

In September 2008, the Biological Opinion regarding SCWA's operation of facilities within the Russian River watershed was released. The Biological Opinion determined that the operation of some aspects of the SCWA facilities will affect the endangered fish species within the Russian River watershed and required SCWA to implement certain measures over a 15 year timeframe to mitigate the effect on the fish species. The measures include, among other things, the restoration of fish habitat and the reduction of flows in the Russian River and Dry Creek. Due to the Biological Opinion requirements, SCWA's ability to meet peak water demands of all its customers during the months of June through October could be affected.

The contractual provisions of the Restructured Agreement dictate how water supply reductions will be administered among the parties in the event of a water shortage. Should the requirements of the Biological Opinion affect the SCWA's ability to fulfill its contractual entitlements for water supply, the water shortage allocation methodology identified in Section 3.5 of the Restructured Agreement would dictate the amount of water supply available to Santa Rosa. Under the water shortage allocation methodology, it is anticipated that the City's allocation would be 29,100 AFY, the full entitlement of the Restructured Agreement.

Drought conditions led to short term water supply shortages during the summer months of 2007 - 2009, resulting in SCWA requesting a voluntary 15% reduction in water use during the dry conditions in 2007 and 2008 and in SCWA implementing the water shortage allocation methodology and providing water allocations to its customers in 2009. To respond to such short-term dry conditions, all water suppliers in California have Urban Water Shortage Contingency Plans (Shortage Plans), which define actions to meet anticipated dry year supply shortfalls. The City's Shortage Plan was adopted in 1991 and has been updated regularly, most recently by City Council in June 2011. In response to SCWA's implementation of the water shortage allocation methodology in 2009, the City implemented its Shortage Plan and was able to successfully reduce water use to remain within the monthly water allocation provided by SCWA.

Short-term water supply shortages are expected in our climate and, while they are considered in long-term water supply planning, occurrence of dry year incidents does not negate the fact that water supply capacity is available for new development. Water supply planning is an ongoing process, and as with any changing hydrologic conditions, short term water supply shortages due to drought conditions are incorporated into the City's long-term water supply planning.

### ***Future Water Supply***

A combination of existing and additional sources comprises the City's water supply to serve the future water supply needs as identified in the City's General Plan 2035. The City's most recent water demand analysis, conducted in 2010, indicated that additional supply may be needed in approximately 2027. The additional water supply needed will be met through any combination of the following sources: continued implementation of the City's water conservation program, increased use of recycled water to offset current and future water uses which are approved for recycled water use; and possible further use of Santa Rosa's groundwater resources. Development of these additional sources of water supply will enable the City to meet projected water demand in 2035.

Wastewater: The city's existing wastewater collection system, including scheduled, planned, and anticipated CIP projects, services the existing and future development anticipated by the General Plan. These projects include on-going annual replacement of wastewater collection and trunk pipelines, improvements to wastewater lift stations, and maintenance and repair of the wastewater system throughout the city. Wastewater from Santa Rosa is treated at the Laguna Subregional Wastewater Treatment Plant (LTP) and is disposed of in the Santa Rosa Subregional Water Reuse System. The City Council-adopted CIP is scheduled to make various improvements to the LTP and disposal system to maintain adequate capacity to treat and dispose wastewater volumes anticipated by the General Plan. The current system rated capacity is 21.34 mgd. This is expected to provide capacity until 2020. Planning and environmental work has been completed that designates various projects to be implemented as growth occurs that would expand the system to 25.9 mgd, which will meet General Plan projections of Santa Rosa and the other subregional partners.

- 5) **A listing of any significant problems which arose during the time period covered in administering the Growth Management program.**
- 6) **A listing of any staff recommendations, with regard to changes or revisions to the adopted program to improve its effectiveness and/or administration.**
- 7) **A recommendation, if any, together with factual supporting data, as to whether the Growth Management Element of the General Plan and/or the Growth Management program should be substantially revised or discontinued.**

Due to the economic downturn, there have been fewer projects approved requiring growth management allotments. However, the growth management program was not designed to accommodate times of little building activity. Because of the large number of approved but not built projects, there are very few growth management allotments available.

Projects which have not pulled building permits or recorded a final map by the end of the calendar year technically lose their allotments. What this means, is that

large numbers of growth management allotments were void at the end of 2011. While not directed by the ordinance, staff generally tries to reissue the allotments in the following calendar year.

Lack of available allotments in a time of low permitting is an issue with growth management's program design and is an artificial indicator of growth, since many fewer building permits are being issued than allotment issuance would indicate.

Since this issue does not affect the purpose of the growth management program, to meter residential development, no changes are recommended at this time.

## ***ANNUAL REVIEW OF THE HOUSING ALLOCATION PLAN ORDINANCE***

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The Housing Allocation Plan requires projects larger than 15 acres to provide 15 percent of their total project units affordable to low income households. It allows projects of 15 acres or less to pay a fee in lieu of building affordable units. The in lieu fee is based on a unit's size, and the fee per square foot increases as a unit becomes larger. Units of 900 square feet or less do not pay the fee. Some projects may provide their affordable units off-site or dedicate land on or off-site.

Section 21-02.180 of the Housing Allocation Plan specifies that at least once each calendar year, city staff shall prepare a report on the Housing Allocation Plan which shall include the items listed below.

**1) The number of allocated units both on and off site, approved during the time period covered by the report.**

Between January 1 and December 31, 2011, 6 on site allocated units were approved as part of the North Village II project.

**2) The number of qualifying units, owner/builder units, second units, very low or low income units and mixed use units approved during the time period of the report.**

Between January 1 and December 31, 2011, the following units were approved:

90 qualifying units

0 second units

32 units affordable to very low and low income households (North Village II, 32 Low)

0 units in mixed use projects

It is not known at the time of project approval if owner/builders will develop the units. No project approved since the commencement of the program has indicated that owner/builders will ultimately develop the project units.

**3) The amount of in lieu fees collected.**

The amount of Housing Allocation Plan fees collected since the Ordinance's adoption in 1992 is \$24,860,280, including loan repayment and interest. In 2011, \$613,500 was added to the Housing Allocation Plan fund, including fees paid (\$478,988), loan repayment, and interest. In 2010, \$620,500 was collected.

The following projects have received funds generated by the Housing Allocation Plan fee:

Project Name	VL	L	Units	Funding
Panas Place Apartments	37	29	66	\$845,725
West Oak Apartments	15	37	52	\$785,000
Cypress Ridge	85	35	120	\$1,830,650
Northpoint Apartments II	40		40	\$481,482
Jay's Place	24	16	40	\$519,718
Bellevue Ranch Self Help		56	56	\$936,000
Vintage Zinfandel	26	103	129	\$188,948
Timothy Road Apartments	19	12	31	\$137,414
Olive Grove Apartments	76	50	126	\$1,000,000
1090 Jennings	47	22	69	\$741,347
Colgan Meadows	66	17	83	\$4,147,086
1080 Jennings Monte Vista	65	40	105	\$3,743,176
The Crossings	48		48	\$1,500,000
Jennings Court (Senior)	54		54	\$1,759,683
Terracina	68	30	98	\$1,175,000
Rowan Court	61		61	\$2,047,853
Dutton Village Amorosa	109	39	150	\$386,949
Lantana Place	60	39	100	\$400,000
Acacia Lane Senior	43		44	\$22,044
Railroad Square Senior	48	19	68	\$398,444
Kawana Springs Family	26	15	42	\$250,000
Humboldt Apartments	8	43	51	\$515,304
<b>TOTAL</b>	<b>1,025</b>	<b>602</b>	<b>1,633</b>	<b>\$23,811,823</b>

Note: All of the projects noted above are built or approved except for Railroad Square Senior Apts.

**4) The amount of acreage by land use category dedicated to the city.**

No land was dedicated to the city through the Housing Allocation Plan during 2010.

**5) A listing of any significant problems which arose during the time period covered in administering the Housing Allocation Plan.**

No significant problems have arisen in administering the Housing Allocation Plan during the last year.

**6) A listing of any staff recommendations, with regard to changes or revisions to the adopted program to improve its effectiveness and/or administration.**

**7) A recommendation, if any, together with factual supporting data, as to whether the Housing Allocation Plan should be substantially revised or discontinued.**

In 2009, a Housing Allocation Plan Committee was appointed to identify the most effective approach to meet the city's objectives of providing housing opportunities for very low, low, and moderate income households consistent with the Regional Housing Needs Allocation goals. The committee concluded its work in summer 2010. Two distinct viewpoints emerged in the committee's work: one supportive of development of affordable units as part of each residential development project, and the other supportive of utilizing in lieu fees to support development of discrete affordable housing projects.

Staff presented the committee's conclusions to the city council in September 2011. The council directed staff to revise the Housing Allocation Plan Ordinance with the following components:

- Allow on site affordable rental unit provision to all projects and require discussion of this option for projects of 70 units or more, maintaining the option of fee payment for many projects;
- Require any on site provision of affordable units be rental units;
- Remove the mixed use exemption;
- Simplify off site and land dedication provisions and review other options for flexibility;
- Clarify that affordable rental units provided through a density bonus can also count as on site allocated units as required by the Housing Allocation Plan;
- Streamline and simplify the ordinance as possible.

**Next Steps.** Staff has begun the revision process and anticipates returning to the city council with a revised ordinance this summer.