



## Annual Review 2013

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

City Council & Planning Commission Joint Session

March 25, 2014  
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 2013 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 2013***

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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. No General Plan amendments were considered in 2013.

## ***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 170,093 residents according to the State Department of Finance as of January 1, 2013. This represents an increase of 0.61 percent over the 2012 population of 169,070.

There were **488 residential building permits issued** by the City of Santa Rosa in 2013. Of the

permits issued, 121 were for single family dwellings, 359 were for multifamily dwellings, 7 for second dwelling units, and 1 for a mobile home. Eighty nine of the units classified as multifamily are part of two senior congregate care facilities: the Fountaingrove Lodge project, with 27 units, and Spring Lake Village, with 62. Of the 488 total units, 139 were permitted in southeast, 39 in northeast, 8 in southwest, and 302 in northwest Santa Rosa. Fifty five percent of new units were part of the 270 unit Range Ranch project on Jennings Avenue in northwest Santa Rosa. There was an overall increase of 105 percent in residential permitting from 2012 when 238 permits were issued for residential dwellings.

***Non Residential***

Permitting for non-residential square footage increased over 2012, when 31,672 square feet was permitted. Santa Rosa issued building permits for 239,465 square feet of new non residential construction last year. More than half of this new square footage (144,388) is in the new Target store at Coddington. Other new commercial buildings include a new 8,600 square foot Firestone store on Santa Rosa Avenue; a 4,000 square foot market and gas station on Farmers Lane; and a 14,450 square foot parts storage and service bay to Volkswagen and Subaru.

***Annexations***

In 2013, one parcel was annexed, totaling 10.4 acres. This vacant parcel is on Piner Road. With this annexation, the City of Santa Rosa now encompasses 41.68 square miles.

**Housing Needs Information**

The 488 units permitted in 2013 meet the following income categories: **Very Low - 0; Low - 140; Moderate - 160; Above Moderate - 188**. Typically all very low income units and many low income units are under contract with the City for long term affordability. This year, the low income units 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 less than a year remaining in the reporting period.

Building Permit Issuance by Income Category 2007- 2013					
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 - 2013	312	512	515	959	2,298
Remaining Need	1,208	484	607	1,937	4,236

*Note: Two permits for low income units at Orchard at Oakmont in 2009 were listed as above moderate. The change from Above Moderate to Low is reflected in this year's table.*

## ***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 2013, no permits were issued for very low income units and 140 permits were issued for low income units. The units affordable to low incomes did not receive funding through the City. The City did not achieve the specific quantified objective, due in large part to the downturn in the housing market and the limited funding available for affordable housing development.

The Housing Authority committed \$3,057,386 in funding for the 42 unit, multifamily rental Tierra Springs project in 2013. When constructed, it will include 5 extremely low income units, 20 very low income units, 16 low income units, and 1 unrestricted manager's unit.

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

In 2013, 793 units were rehabilitated through the City's Neighborhood Revitalization Program and Section 8 rental assistance programs.

Four hundred eighty four units were rehabilitated through the Neighborhood Revitalization Program as a result of building code enforcement measures which were cited and cleared in 2013. This includes units in these neighborhoods: Apple Valley, Aston Avenue, Corby/Olive, South Park, Sunset/Delport, West 9<sup>th</sup> Street/North Side, and the Woods.

Three hundred nine units were improved 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.

In addition, two extremely low income households received funding from the City's Housing Accessibility Modification Grant Program. Accessibility modifications were made to two multifamily residences through \$8,010 in funding.

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

In 2013, 7 building permits were issued for second dwelling units. This is the sixth 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 has peaked.

Single family dwellings with second units are more expensive to purchase and may be less viable under current economic conditions. Staff has seen interest recently from applicants with approved projects including second units in revising those projects to remove these units, so the trend of fewer second units is expected to continue.

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 in 2013. Sixty eight temporary emergency shelter beds were added to the gymnasium at Samuel Jones Hall in response to extremely cold weather in the fall. The beds became available at the end of 2013 and will remain available until the end of March 2014.

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 2013, 1 unit lost affordability. This single family unit was affordable to a very low income household and had been provided through the City's Density Increase Program.

The City was successful in preserving 11 existing affordable beds for very low income persons last year. The Housing Authority provided funds for the acquisition and preservation of Giffen House, with 11 beds targeted for special needs permanent supportive low income housing.

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

Mobile homes were preserved in 2013.

## **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 one housing related program in 2013, as follows:

H-C-5 Improve community acceptance of higher density housing through community based outreach, recognition of existing livable neighborhoods, and assurance of well-designed high density projects. *Discussion: This program did not occur in 2013 due to limited staffing in the Community Development Department and the focus of planning staff resources on zoning changes to support economic development, update of the Citywide Creek Master Plan, revision of the Housing Element, and provision of development review services.*

There are five outstanding programs from 2011 and 2012. Work has not commenced on these programs due to limited staffing in the Community Development Department and focus on Council-directed work items. The Planning Commission and City Council will have the opportunity to review these policies in the context of the draft revised Housing Element in 2014.

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.

H-C-4 Consider a Commercial Linkage Fee for non-residential development to increase funds available for the development of housing units affordable to very low and low income households.

H-C-19 Investigate development of a Community Land Trust program for Santa Rosa to determine its feasibility and affordable housing production possibilities.

## ***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.

Despite the 2012 loss of funding for the City’s Downtown Program, the Economic Development and Parking divisions of the Economic Development & Housing Department continue to provide support to achieve City downtown objectives. Accomplishments in 2013 include:

- Maintained downtown parking district programs including the discounted downtown merchant shopping validation program, the interactive downtown employee parking map of the “Park It Where You Work It” campaign, and radio ads promoting the downtown’s breadth of activities with ample and safe parking;
- Participated in activities and events that promote the downtown as the ideal location for some of the region’s emerging and/or growing craft food and beverage businesses, e.g. craft brewpubs;
- Curated the Downtown Web Portal and Interactive Downtown Shopping Map, increasing the connection to the residents’ and visitors’ pages;
- Launched a creative destination marketing campaign along the Horizon Air “corridor,” highlighting Santa Rosa and the downtown as an attractive vacation and relocation option.

Further, promotion of Downtown in 2013 occurred through marketing support of events and holiday festivities. Downtown hosted the 2013 Amgen Tour of California Overall Race Finish, closing ceremonies and party. Ongoing radio advertising continues to highlight downtown shopping, dining, and recreation and service options, and ample and safe parking. Outreach and marketing tools for Downtown included the downtown, residents’, and visitors’ webpages, events listings, radio ads, social media accounts including Twitter, Pinterest, LinkedIn, Google+, Instagram, YouTube, and Facebook pages, and the Courthouse Square information kiosk.

One new mixed use project was completed in 2013, the Humboldt Street Apartments. Located at Humboldt and 7<sup>th</sup> Streets, it includes 51 affordable housing units and approximately 2,500 square feet of non residential space on the ground floor.

In addition, the Museum on the Square project, in the former ATT building on Third Street, received design review approval for a change in its façade. The building is proposed to house the California Wine Discovery Museum in the basement with a lobby and restaurant space on the ground floor with offices on the four floors above.

## ***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. Since 2006, the City has implemented Adaptive Traffic Control technology on segments of College Avenue, Stony Point Road, Guerneville Road, and Mendocino Avenue. Adaptive Traffic Control includes enhanced signal timing technology and real time management of traffic systems.

The intersection of Bicentennial Way and Mendocino Avenue was modified to enhance traffic circulation in this area with the addition of south and east bound right turn lanes. A flashing yellow left turn signal is a new innovation at Dutton Avenue and West 9<sup>th</sup> Street.

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 2013, **Class II bicycle lanes** were installed on: **Mission Boulevard** between Austin Creek and Sonoma Highway through reduction of two vehicle travel lanes; **Yulupa Avenue** between Montgomery Drive and Hoen Avenue; and on **Middle Rincon Road** between Montecito Boulevard and Badger Road. A **Class III route** (sharrow) was installed on Badger Road from Middle Rincon to Brush Creek. A **Class I multi-use path** was constructed along the Sonoma-Marín Area Rail Transit corridor between West 8<sup>th</sup> Street to West College Avenue.

**Pedestrian improvements** which were completed last year include a path along Chanate Road between Glen Echo and Parker Hill Road and new sidewalk on Dutton Avenue between West College Avenue and an existing sidewalk to the north. Pedestrian activated flashers are under construction at College Avenue at Glenn Street; Meadow Way and Kawana Springs Road.

**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 2010 Bicycle and Pedestrian Master Plan includes the bicycle and pedestrian bridge over Highway 101 as the top bicycle and pedestrian priority. 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). This document is anticipated to be completed in fall 2014.

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.

An Environmental Impact Report is underway for a **bicycle/pedestrian crossing of Jennings Avenue**. The EIR is expected to be available in late 2014.

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

The General Plan calls for expanding transit service, coordination of transit series with other transit operators, and encouraging ridership through marketing and promotional efforts.

During fiscal year 2012-2013, **Santa Rosa CityBus** ridership dropped approximately 7% to

2,808,628. The main factors of this decrease were a fare increase, service cuts and transfer policy change which went into effect on February 3, 2013. These adjustments were recommended in the Transit Division's Short Range Transit Plan which was adopted by the Santa Rosa City Council in November 2012. The Transit Division needed to compensate for a one million dollar funding shortage which resulted from multiple years of local, state and federal economic challenges. This was the first fare increase since 2008. Current Santa Rosa CityBus fares remain lower than the average for comparable California transit providers. The transfer policy was changed to reduce fraudulent use of transfers and corresponding loss in revenue. Since the policy change, transfer ridership makes up approximately 25% of total system ridership, compared with approximately 35% prior to the policy change. Farebox recovery has increased since implementation of these changes, with CityBus on track to meet its mandated 20% farebox recovery requirement in FY 13-14.

**Santa Rosa Paratransit** serves individuals who are unable to use fixed route transit due to disabilities. Individuals wishing to use this service must call and schedule a ride at least one day in advance. This service picks up individuals at a stated origination and delivers them to a specified destination. Santa Rosa Paratransit, which operates 11 accessible, lift-equipped buses, and two wheelchair-accessible minivans, provided 53,985 passenger trips in FY 2012-2013. This represents an increase of approximately 13% over the previous year's ridership. Growth in ridership, and the commensurate increase in costs to meet ridership demands led to the initiation of a Paratransit Efficiency Study. The recommendations will be presented to the Santa Rosa City Council in FY 2013-2014.

In June 2012, the downtown Transit Mall was temporarily relocated from Second Street to First Street for renovations and improvements including improved signage and passenger information for all four transit systems serving the Transit Mall. Operations returned to the Second Street Transit Mall in December 2012. The renovations continued into FY 2013-2104.

Implementation of the CityBus **Automated Vehicle Location** (AVL) system began in 2012 and continued into FY 2013-2014. In FY 2012-2013, illuminated signs were installed in all the buses providing riders with basic day, date and time information along with CityBus route and stop information. In addition, enunciators were installed during the same time to clearly inform riders of upcoming major stops. GPS units were also installed in all of the buses to provide real-time information for customers and operations. Extensive testing began and continued throughout FY 2012-2013.

A partnership of over 30 transportation providers and human services agencies in Sonoma County, led by the City's Transit Division, developed and implemented the **Sonoma Access** program. This program provides a "One Call/One Click" call center and coordinated website to provide transportation information and referrals for residents of Sonoma County. Development continued through FY 2012-2013.

Promotional efforts included the **Learn to Ride Santa Rosa CityBus** travel training program. Originally created for the senior community, the program has expanded to include local middle and high schools. Human service organizations have also strongly utilized the program in the last year, as the economic downturn has increased interest in discovering the

benefits of public transportation for their clients and organizations. For FY 2012-2013 the Learn to Ride Santa Rosa CityBus travel training program taught 147 people how to read a system map, pay fares and plan their CityBus trip. These individuals participated in classes offered at the Santa Rosa Senior Center, Buckelew Services, Women’s Recovery and summer school classes at Montgomery High School.

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

The stats for fiscal year 2012-2013 are:

Organizations registered in the program:	302
Individual participants:	1,701
Bike Trips:	24,124
Car Pool Trips:	5,328
CityBus Trips:	15,096
Sonoma County Transit Trips:	10,650
Walking Trips:	7,668
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Total Trips:	62,866
Total Miles Reduced:	467,314

***Rail Transit***

The General Plan supports the development of rail service along the former Northwest Pacific Railroad right-of-way. The Sonoma-Marin 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). SMART construction continued in 2013, with commencement of service anticipated in 2016.

The Downtown Station Area Specific Plan and the North Santa Rosa Station Area Specific Plan have been adopted to ensure transit oriented development occurs to support future rail service in the City.

***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 and Parks 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.

**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. The master plan for the park was revised by the City Council in late 2013 to match available budget. It is anticipated that construction will begin in late spring 2014. Several grants have been secured to fund construction.

Construction on Finali Park, a 2.8 acre neighborhood park is anticipated to begin in summer 2014. The park, located near Jennings and Range Avenues in northwest Santa Rosa, will include barbeque and picnic facilities along with a playground and a dog park.

Retrofitting of all community and neighborhood parks to better accommodate disabled persons began in 2011 and is expected to continue through 2015. Paths of travel to play areas and facilities are a focus.

The final phase in development of the Person Senior Wing at Finley Community Park was completed in 2013, resulting in a 25,000 square foot center for recreation, socializing, and education for Santa Rosa seniors.

### ***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 limitations, 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 the 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 large scale community events, and various joint training opportunities.

General Plan response time goals and information on 2013 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 can also access approximately 410 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. In a normal water year, the total existing water supply available to the City is approximately 31,810 AFY (not including conservation). Santa Rosa’s highest water use to date was in 2001 when 24,300 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***

Wastewater from Santa Rosa is treated at the Laguna Subregional Wastewater Treatment Plant (LTP) and is reclaimed in the Santa Rosa Subregional Water Reclamation System. The City Council-adopted CIP is scheduled to make various improvements to the LTP and reclamation system in order to maintain adequate capacity to treat and reclaim wastewater volumes anticipated by the General Plan. The current system rated capacity is 21.34 mgd. This is expected to provide capacity until 2035. 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 creating new public access and open space, conservation of wetlands, vernal pools, wildlife ecosystems, rare plant habitat and waterways as well as promoting energy efficiency and reducing greenhouse gas emissions.

Waterway conservation and stewardship continued last year as directed by the General Plan. The Creek Stewardship Program, supported through a partnership of the Sonoma County Water Agency and the City of Santa Rosa, helped care for the 100 miles of creeks within the Urban Growth Boundary. 9,000 residents participated in educational and stewardship related activities. Volunteers assisted with trail maintenance and the care of restoration projects as well as removing trash and debris from creeks at nearly 90 sponsored creek clean ups. Additional “Ours to Protect” signs were posted at creek crossings to identify the waterway. About 90% of creek crossings in Santa Rosa now display these signs.

A focused update to the **Citywide Creek Master Plan**, originally adopted in 2007, commenced in 2012 and was adopted by the City Council in August 2013. The project was a joint effort of the Utilities and Community Development Department staff. The revision clarified plan goals and policies; ensured consistency with other City policy documents; recognized changed conditions including completed paths along waterways; incorporated and planned for waterways not previously included; reflected new planned paths; and developed criteria to assist in prioritizing projects. The County Board of Supervisors and Board of the Sonoma County Water Agency adopted a resolution supporting implementation of the plan in January 2014.

The City continues to strive for energy efficiency of its operations and to reduce greenhouse gas (GHG) emissions in the community. A community wide **Climate Action Plan** was adopted in June 2012, which identifies measures to reduce GHG emissions in Santa Rosa’s Urban Growth

Boundary. Plan measures address energy efficiency, renewable energy, transportation and land use, waste reduction and recycling, water and wastewater. Implementation of these measures will help the City meet the state and local reduction targets.

Annual reporting is a component of the Climate Action Plan, in order to assess progress toward meeting local and state targets. Due to staffing constraints, no annual report is available this year, but staff is developing a work plan for implementation and monitoring, in concert with the **Municipal Climate Action Plan (MCAP)**. This plan was adopted in August 2013, and is focused specifically on City operations. The MCAP identifies measures the City of Santa Rosa can take to reduce greenhouse gas emissions which are the result of municipal activities including wastewater and water operations, fleet operation, buildings, employee commute, and waste generation.

## ***ECONOMIC VITALITY ELEMENT***

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The General Plan calls for a positive business climate; retaining and expanding existing businesses and attracting new businesses; and maintaining the economic vitality of business locations in the City.

To **foster a positive business climate**, the City’s strategic initiatives focus on the development of industry clusters, innovation and entrepreneurship, and business climate, culture and communication. Tactics include providing standard business resources, guidance, and assistance in response to expansion, retention, and attraction needs, to more innovative programming that includes developing industry trend-based policies, and lifestyle-based marketing and outreach campaigns. The City also actively partners with private sector organizations such as the Santa Rosa Chamber of Commerce and its offshoot affiliates, and GoLocal, both of which strive to retain, expand and attract business, create a supportive climate for business, and foster innovative businesses.

In the last few years, the City Council has approved a number of changes to the Zoning Code and General Plan to support various economic development objectives such as creating jobs, reducing uncertainty in the permitting process, attracting major tenants, and readying commercial sites for development. These changes include increasing the number of uses allowed without use permits and amending zoning policies for industries including grocery stores, wineries and breweries, and medical services. From these initiatives, staff finds positive responses from businesses regarding the City’s permitting process, more interest from food and craft beverage businesses in coming to Santa Rosa, and interest in leasing activity in existing vacant commercial space.

Related to **retention and expansion of business**, the City partners with GoLocal in its “Shop Rosa” campaign, focusing on local businesses. The City combined its business directory with GoLocal’s to make shopping locally easier and sponsored several seasonal GO Local marketing campaigns. The City also partnered with Go Local to increase access to local investment funds by supporting its annual “Invest Local Month” in September. The City also partnered with the

Sonoma County Economic Development Board (EDB) to plan the first North Bay Brewery, Cider and Distillery Conference to raise awareness of this growing industry cluster and encourage retention and expansion these local businesses.

In late 2013 the Economic Development Division launched two marketing campaigns; one a visitor destination campaign highlighting Santa Rosa's culture and lifestyle through world-class beer, cycling, events, music, food, and neighborhoods, and the other a social media "selfie" campaign showing photos of people in their favorite Santa Rosa places.

## ***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 25 Landmark Alteration (LMA) permits processed in 2013, up from 20 processed in 2012. Of those, 15 were Major LMAs reviewed by the City's Cultural Heritage Board, one was a concept LMA, which is also reviewed by the Cultural Heritage Board, and the remaining nine were minor LMAs, which were reviewed by the City's Zoning Administrator. No new historic landmarks were designated in 2013.

No changes were made to the City of Santa Rosa Zoning Code or Design Guidelines regulating historic preservation in the City. The Cultural Heritage Board continues to meet once per month, as needed, to provide direction and guidance to applicants wishing to alter historic buildings or other structures located within historic districts.

The board has previously 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. The board has also identified designation of the Junior College neighborhood as a preservation district as a priority. The board continues to express interest in expanded protection of the Carrillo Adobe and supporting the newly formed Historical Society of 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.

A quarter-cent public safety sales tax initiative approved by voters in 2004 provides 20 percent of funds collected towards Gang Prevention and Intervention Services (40 percent each funds Police and Fire services). The Recreation and Parks Department's Neighborhood Services 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.

The **CHOICE** (*Community Helping Our Indispensable Children Excel*) grant program continued in 2013 with Cycle VI concluding in June. Funding was awarded to eight non-profit service agencies providing nine gang prevention and intervention programs while serving over 3,000 unduplicated children and parent customers. Program staff provided 460,261 hours of direct service during the 12-month cycle. Agencies were eligible to apply within the following service areas: Personal Transformation through Intervention and Case Management Services; Cognitive Behavior Change and Life Skills Education; Street Outreach Worker Services: Gang Outreach, Intervention/Mediation; Vocational/Job Training Services; Parent Awareness, Education, and Training.

The City Manager's Office assumed responsibility of administering the **Mayor's Gang Prevention Task Force** (MGPTF) Policy and Operational Teams in 2012. The Strategic Plan for Santa Rosa's MGPTF (2012 – 2016) emphasizes the need to regionalize, broaden, and strengthen local gang prevention and intervention efforts. The original five goals of Awareness, Prevention, Intervention, Enforcement and Measurements/Metrics remain as areas of primary focus, with the addition of Re-Entry and Regionalization.

The fifth annual **Gang Prevention Awareness Week** was held from August 3-10, 2013 with several events held to promote gang prevention awareness. Members of the community enjoyed a movie in the park at Jacobs Park/Lincoln Elementary School, a boxing exhibition in Courthouse Square, a gang training seminar for the public offered by the Santa Rosa Police Department, with the South Park Summer Day & Night Festival as the week's culminating event.

General Plan policy calls for placement of police officers at middle and high schools to positively interact with students. The Police Department has a team of five officers known as School Resource Officers who work in partnership with Santa Rosa City Schools. Officers are assigned to middle schools and high schools. Each officer is assigned to one of the high schools and its corresponding middle school to provide security for students, staff, and property, as well as enforce law violations on and around the campuses.

## ***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.

Consistent with General Plan policy, the downtown Arts District was created by the City Council in late 2006. An Arts District Business Plan was later adopted, setting goals and outlining marketing strategies to outline benefits of the district. The Council also adopted the 1% for Public Art in Private Development Ordinance, which has contributed approximately 20 new art installations in the City since 2008.

In 2013, the City hired a consultant to develop a Public Art Master Plan. The **Art in Public Places Program** was awarded a \$50,000 “Our Town” grant from the National Endowment for the Arts to fund this effort. The consultant will work with City staff, the Sonoma County Museum, and many local arts and business organizations to facilitate community input, organize and host stakeholder meetings, and form focus groups of arts not-for-profit organizations. The plan is expected to be adopted in mid-2014.

Continuing programs in 2013 include:

- **Santa Rosa Street Performer Ordinance.** Now in its fourth year, 120 free permits were issued last year. While most perform downtown, performers are allowed throughout the City.
- **Artstart.** The Recreation and Parks Department entered into a five-year partnership agreement in 2011 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.
- **The Artist Billboard Project.** The goal of the project, initiated in 2012, is to present public art in surprising places. It began with the installation of four Artist Billboards in vacant lots. The second rotation of artist billboards installed 4 new artworks in summer 2013.

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 2013, the Growth Management Ordinance allowed 850 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 425 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" 425 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, 2013.

- 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 2013, 488 residential building permits were issued. Of these permits, there were 298 Reserve "A," 92 Reserve "B," and 98 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.**

Most Reserve "B" allotments available have been issued to approved projects. This is due to the fact that a relatively small number of projects were issued building permits in recent years, and therefore, they did not use their growth management allotments. Staff is working with applicants of approved projects to move allotments as possible to future years.

Reserve "A" allotments remain available in 2013.

**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 and North Station Area Specific Plans also outline infrastructure needed to support development anticipated by these plans and estimates future costs.

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 22,322 calls for service in 2013, a 3.6 percent increase from 2012, when there were 21,544 calls for service. Of the 22,322 calls for service, 14,675 (66%) of these calls were emergency medical incidents. The

Department provides emergency services for fire, medical, hazardous material and urban rescue incidents. The Fire Department responded with 10 paramedic engine companies and 2 ladder truck companies out of the remaining 10 strategically located fire stations. In 2013, there were 512 fires with a fire loss of \$3,098,755. Until April 2013, when grant funding allowed hiring of staff and reopening of stations, two of the City's ten fire stations were closed half of the year, on a rotating basis.

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 69% 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 2013, the Police Department's average response times were 6 minutes and 3 seconds for Priority One calls, of which there were 5,731 calls for service, 10 minutes and 8 seconds for Priority Two calls, of which there were 27,955 calls for service, and 21 minutes and 52 seconds for Priority Three calls for service, of which there were 17,011 calls for service.

In 2013, the Police Department had a total of 252.25 employees, 174 sworn officers and 78.25 civilian employees. 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: 558 acres of developed park, 231.8 acres of acquired but undeveloped land, and 150 acres of golf course for a total of 940 acres. Santa Rosa has approximately 3.3 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 and Roseland Creek Community Park in southwest Santa Rosa, and Finali Neighborhood 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, and recycled water.

#### ***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 can also access approximately 410 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. In a normal water year, the total existing water supply available to the City is approximately 31,810 AFY (not including conservation). Santa Rosa’s highest water use to date was in 2001 when 24,300 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. In addition, on September 19, 2013, the Board of Public Utilities approved the Groundwater Master Plan which provides a strategic road map for effectively managing available groundwater resources to meet the City's current and future water needs. 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. In February 2014, SCWA presented the Draft Water Shortage Allocation Model Update to the Water Advisory and Technical Advisory Committees. The Update delivers two different allocations based on the severity of water supply shortage. The first allocation considers a severe water supply shortage during which water deliveries are limited to indoor water use only plus an amount for fire flow. During this condition, the City supply would be limited to approximately 13,500 acre-feet annually. The second allocation establishes reasonable requirements which represent normal or routine operations. Under the reasonable requirement scenario, the City is estimated to have approximately 22,100 acre-feet available per year.

To respond to drought 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. Due to persistent drought conditions, on February 11, 2014, the City Council authorized Resolution No. 28427 requesting customers reduce water use by 20% through voluntary conservation commensurate with the Governor's January 17, 2014 request and a similar resolution by the Water Advisory Committee to the Sonoma County Water Agency on February 3, 2014.

### ***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 reclaimed in the Santa Rosa Subregional Water Reclamation System. The City Council-adopted CIP is scheduled to make various improvements to the LTP and reclamation system in order to maintain adequate capacity to treat and reclaim wastewater volumes anticipated by the General Plan. The current system rated capacity is 21.34 mgd. This is expected to provide capacity until 2035. 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 2013. 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 residential projects to pay a housing impact fee to support the development of affordable housing projects in Santa Rosa. Projects may opt to provide 15 percent of their total project units affordable to low income households on the project site, and projects of 70 units or more are required to discuss this option with City staff. Projects are also given the option to provide affordable units off-site or dedicate land on or off-site.

Section 21-02.140 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, issued building permits during the time period covered by the report.**

Between January 1 and December 31, 2013, no on site allocated units were issued building permits.

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

Between January 1 and December 31, 2013, the following units were issued building permits:

298 qualifying units (includes 270 multifamily units in Range Ranch)  
7 second units

**3) The amount of housing impact fees collected.**

In 2013, \$357,755 was collected in housing fees and added to the Housing Allocation Plan fund. The amount of Housing Allocation Plan fees collected since the Ordinance's adoption in 1992 is more than \$25 million, including loan repayment and interest. More than 1,500 affordable units (976 very low and 584 low) have been supported through this fee.

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

<b>Project Name</b>	<b>VL</b>	<b>L</b>	<b>Units</b>	<b>Funding</b>
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
Tierra Springs	25	16	42	\$1,161,795
Humboldt Apartments	8	43	51	\$515,304
<b>TOTAL</b>	<b>976</b>	<b>584</b>	<b>1,565</b>	<b>\$24,325,174</b>

Note: All of the projects noted above are built or approved.

**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 2013.

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

The Housing Allocation Plan Ordinance was revised and adopted in November 2012. The revised Housing Allocation Plan requires new residential projects to pay a housing impact fee. It allows alternative compliance through provision of affordable rental units on or off site or land dedication on or off a project site.

A companion program directed by the City Council was development of a nexus study for the housing fee directed by the Housing Allocation Plan. Nexus studies were prepared for rental and for-sale housing and released for public review in early 2013. From that work, alternative fee schedules were drafted and presented

to stakeholders.

Ultimately, the City Council adopted revised housing impact fees. The fee for for-sale units will be 2.5% of a unit's sales price and will be collected at the close of escrow. The fee for rental units remains based on a unit's size, and increases as the unit size increases. Projects of 900 square feet, previously exempt, are now charged \$1 per square foot. These units were included in paying the fee since the nexus study documented a relationship between these units and the demand for affordable housing units.