



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

City Council & Planning Commission Joint Session

**March 31, 2015
Community Development Department**



INTRODUCTION

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 20 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 2014 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. Review of the Climate Action Plan can be found in the Open Space and Conservation Element section.

GENERAL PLAN ACTIONS IN 2014

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. Four General Plan amendments were considered in 2014.

Housing Element Revision. All Bay Area jurisdictions were required by state law to revise and adopt updated Housing Elements by December 2014. Santa Rosa's revision updated the 2009 Housing Element, retaining most of the sites and policies from that document. The Housing Element addresses the period between 2015 and 2023, contains a comprehensive assessment of current and projected housing needs, and identifies programs to meet those needs. The Planning Commission and City Council considered the revised Housing Element, with the council adopting the document on July 29, 2014. The State Department of Housing and Community Development certified the Housing Element as in compliance with state law on August 22, 2014.

Open Space and Conservation & Noise and Safety Element Amendments. Upon adoption of a revised housing element, state law also requires that local jurisdictions revise specific provisions regarding flooding, dam inundation, and fire protection. The Open Space and Conservation and

Noise and Safety Elements were revised to address these topics. Minor text changes, along with a new figure depicting locations of very high fire severity were recommended by the Planning Commission and adopted by the City Council on July 29, 2014.

Russell Avenue General Plan Amendment. The Planning Commission recommended and the City Council approved an amendment to change the land use designation for an existing industrial building on a 1.94 acre site at 1901 Russell Avenue from Public Institutional to Light Industry. The change allowed a vacant industrial building to be utilized consistent with its existing Light Industrial zoning.

Calistoga Cottages General Plan Amendment. The Planning Commission recommended approval of an amendment from Very Low Density Residential to Low Density Residential for a 0.99 acre property at 408 Calistoga Road. The City Council initially denied the project, but upon reconsideration, the amendment was approved. The parcel was rezoned, and a parcel map allowing subdivision for three additional units was also allowed.

GENERAL PLAN IMPLEMENTATION

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 170,236 residents according to the State Department of Finance as of January 1, 2014. This represents an increase of 0.46 percent over the 2013 population of 169,452.

There were **252 residential building permits issued** by the City of Santa Rosa in 2014. Of the permits issued, 183 were for single family dwellings, 64 were for multifamily dwellings, and 5 were for second dwelling units. Of the 252 total units, 96 were permitted in southeast, 28 in northeast, 73 in southwest, and 55 in northwest Santa Rosa. There was an overall decrease of 48 percent in residential permitting from 2013, when 488 permits were issued for residential dwellings. More than half of 2013's permits were in the 270 unit Range Ranch project on Jennings Avenue in northwest Santa Rosa.

Non Residential

Permitting for non-residential square footage decreased from 2013, when 239,465 square feet was permitted. More than half of this new square footage (144,388) was in the new Target store at Coddington. Santa Rosa issued building permits for 151,311 square feet of new non-residential construction last year. This includes the new Dick's Sporting Goods store at Coddington and a new Fiat dealership on Santa Rosa Avenue. Other new non-residential

permitting includes a new three story, 87,800 square foot storage facility on Sonoma Highway.

Annexations

In 2014, one parcel was annexed, totaling 30.1 acres. The annexation included the 191 unit Sequoia Mobile Home Park on Fulton Road. With this annexation, the City of Santa Rosa now encompasses 41.69 square miles.

Housing Needs Information

The 252 units permitted in 2014 meet the following income categories: **Very Low - 11; Low - 90; Moderate - 10; Above Moderate - 141**. The very low and low income units are under contract with the City for long term affordability. 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, at the end of this Housing Element reporting period.

Building Permit Issuance by Income Category 2007- 2014					
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 - 2014	323	481	646	1,100	2,550
Remaining Need	1,197	515	476	1,796	3,984

General Plan Objectives

1. ***Help facilitate the development of 56 extremely low-income, 56 very low income, and 68 low income units annually to meet the ABAG Regional Housing Needs Allocation.***

In 2014, 11 permits were issued for very low income units (5 of which are for extremely low-income persons) and 90 permits were issued for low income units. The rental units have 55 year affordability agreements.

The Housing Authority committed \$650,000 in funding in 2014 in support of the 42 unit, multifamily rental Tierra Springs project and the 24 unit Dauenhauer Ranch project. These projects have also received funding in prior years.

2. ***Assist in the improvement and rehabilitation of 500 units annually (extremely low, very low, and low income housing units).***

In 2014, 378 units were rehabilitated through the City's Neighborhood Revitalization Program and Section 8 rental assistance programs.

One hundred four units were rehabilitated through the Neighborhood Revitalization Program as a result of building code enforcement measures which were cited and cleared in 2014. This includes units in these neighborhoods: Apple Valley, Aston Avenue, Corby/Olive, South Park, Sunset/McMinn, West 9th Street, and the Woods.

One hundred seventy eight 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.

Ninety six units were rehabilitated utilizing Community Development Block Grant funds, 48 in the Paulin Creek Apartments complex, and 48 in the Papago Court/Apple Valley area. This includes 20 very low income units, 75 low income units, and a manager's unit.

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

In 2014, 5 building permits were issued for second dwelling units. This is the seventh 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.

Staff has seen recent interest from applicants with approved projects including second units in revising those projects to remove some or all second units. Applicants indicate that financing for developers and potential buyers of projects/dwellings with second units is more challenging than it once was.

4. ***Preserve the existing emergency shelter beds and units of transitional and supportive housing. This includes 504 beds in emergency shelters, 351 units of transitional housing and 385 units of permanent, supportive housing.***

No emergency or transitional beds for homeless persons were lost in 2014. In November 2014, the City Council approved a modification to the Conditional Use Permit for Samuel Jones Hall, increasing the year-round beds from 120 to 138 and allowing 50 winter shelter beds between November and March. This action resulted in an increase of 18 year-round and 50 seasonal beds.

The Housing Authority provided \$403,993 to Community Housing Sonoma County for the development of Benton Veterans' House, a 7 unit low income permanent, supportive

housing facility. Community Development Block Grant funds in the amount of \$300,000 were provided for the rehabilitation of Tamayo House, a low income transitional housing complex.

5. ***Preserve the existing inventory of federally and locally funded affordable units including the 873 units with the potential to lose affordability between 2015 and 2025.***

During 2014, 3 units lost affordability. One single family unit was affordable to a moderate income household and had been provided through the City's Density Increase Program. Two ownership units purchased by low income households through the City's Housing Allocation Plan were lost due to foreclosure and short sale.

A new term of affordability was started for 200 units in the Quail Run development on Bellevue Avenue through Community Development Block Grant funds provided for acquisition. These units are affordable to low income households.

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

Mobile homes were preserved in 2014.

Housing Policy Implementation

Housing Element policies are unique among General Plan policies in that implementation dates and responsible entities are included. Because the Housing Element was revised and adopted in 2014, no policy implementation was slated for completion during the year.

LAND USE / URBAN DESIGN ELEMENTS

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 Housing Department continues to provide support to achieve City downtown objectives. Accomplishments in 2014 include:

- Promoted the Dine, Shop, Play ROSA program with new banners, marketing and social media and partnered with the County Economic Development Board for Restaurant Week and with GO Local for July Independents Month – Shop Small;
- Supported activities and events that promote the downtown such as the annual merchant Holiday Open House;
- Curated the Downtown Virtual Map, increasing the connection to the residents' and visitors' pages.

The Museum on the Square project, in the former ATT building on Third Street across from Courthouse Square, was issued a building permit and started construction in 2014. The building is proposed to house the California Wine Discovery Museum in the basement with a lobby and restaurant space on the ground floor and offices on the four floors above.

The City Council certified the environmental impact report and approved the project reunifying Courthouse Square last year. The project includes streets around the square and pavilions and other architectural features. Approval of the project allows for design refinement and fundraising to begin.

TRANSPORTATION ELEMENT

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. City staff will be reviewing Santa Rosa Avenue corridor using Adaptive Traffic Control following the recent completion of the widening and bicycle and pedestrian enhancements.

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 2014, **Class II bicycle lanes** were installed on: **Lewis Road** between Mendocino Avenue and Humboldt Street; **6th/7th/A Street** between B and Morgan Streets; and **Santa Rosa Avenue** between Colgan Avenue and Kawana Springs Road. A **Class I multi-use path** was constructed along Santa Rosa Creek from Streamside to Mission Boulevard, completing a significant connection.

Pedestrian improvements which were completed last year include a 250 foot path east of Calistoga Road connecting to an existing path on Monte Verde Drive 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. Pedestrian enhancements including signage and striping occurred at five elementary schools.

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 2015.

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 City Council is expected to certify the Final EIR and select a project in March 2015.

Transit and Transportation Systems Management

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

During fiscal year 2013-2014, **Santa Rosa CityBus** served 2,330,076 passenger trips. This figure reflects a continuing decrease in ridership in the aftermath of the February 2013 service cuts, fare increase, and changes to the CityBus transfer policy. These changes were recommended in the Transit Division's Short Range Transit Plan which was adopted by the Santa Rosa City Council in November 2012 in order to address a \$1 million funding shortfall due to the recession's impacts on sales tax revenues for transit operations. The changes to the transfer policy (instituting a two-use rather than unlimited use transfer, and reducing the transfer window from 2 hours to 90 minutes), combined with deployment of new magnetic stripe transfer media that greatly reduce the potential for fraud, have resulted in a much higher reduction in transfer ridership than anticipated. However, farebox recovery has increased, with CityBus exceeding its mandated 20% farebox recovery requirement in FY 13-14 despite the decrease in ridership. The Transit Division has carefully tracked the impacts of the 2013 changes and has developed proposals for addressing ridership losses related to these changes.

During 2014, the Transit Division also laid the groundwork for **Reimagining CityBus** (www.srcity.org/reimagining), a comprehensive evaluation and planning effort that will result in a new service plan for Santa Rosa CityBus that better meets the needs of the Santa Rosa community today, and into the future. Reimagining CityBus is now underway, with public involvement activities to begin in spring 2015.

Santa Rosa Paratransit serves individuals who are unable to use fixed route transit due to a disability. 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 requested origination and delivers them to a specified destination. Santa Rosa Paratransit, which operates 11 accessible, lift-equipped buses, and two wheelchair-accessible minivans, provided 53,304 passenger trips in FY 2013-2014. Paratransit ridership was flat between FY 2012-13 and FY 2013-14 (compared with a 13% increase between FY 2011-12 and FY 2012-13), largely due to the implementation of Tier 1 recommendations from the Paratransit Efficiency Study, which included strategies for increasing the productivity of the service and addressing aspects of the service that exceeded the requirements of the Americans with Disabilities Act.

During 2014, the **My Santa Rosa CityBus real-time transit information program** was launched, offering riders a variety of platforms for accessing real-time bus arrival information by bus stop (these include web at www.srcity.org/mycitybus, smartphone app, phone, and text). This program is also used by CityBus customer service staff to provide improved service to

customers, and by transit system managers to monitor and respond to conditions in the system.

For the convenience of customers, the Transit Division launched a series of **new magnetic stripe fare media**, including a **24 Hour Pass**, and a **31 Day Pass** that is activated upon first use rather than at the beginning of the calendar month. These new media reflect the Transit Division’s ongoing work to make using transit more convenient and a better value for riders.

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 (www.sonomaaccess.org) to provide transportation information and referrals for residents of Sonoma County.

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. For FY 2012-2013 the Learn to Ride Santa Rosa CityBus travel training program taught 237 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, Elise Allen High School, Montgomery High School, and Santa Rosa Middle 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, continues to be an effective tool for data collection and management.

The stats for fiscal year 2013-2014 are:

Organizations registered in the program:	264
Individual participants:	1,556
Bike Trips:	25,183
Car Pool Trips:	9,223
CityBus Trips:	14,977
Sonoma County Transit Trips:	9,211
Walking Trips:	7,464
Total Trips:	66,058
Total Miles Reduced:	571,856

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 2014, with commencement of service anticipated in 2016. Planning, Traffic Engineering, and Transit staff reviewed and commented on SMART’s

65% station designs and coordinated with other Sonoma County communities and the Sonoma County Transportation Authority, resulting in a revised station platform amenities package, including shelters, seating, lighting and waste receptacles.

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

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 Park & Gardens 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 2015. Several grants have been secured to fund construction.

Construction on Finali Park, a 2.8 acre neighborhood park, began in 2014 and is expected to be open to the public in fall 2015. 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 continued through 2014. Paths of travel to play areas and facilities have been a focus.

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, which was under construction in 2014 and will be completed and operational in early 2015. The General Plan also calls for the relocation of 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 funded the 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 and saturation patrols for drunken drivers, preparing for large scale community events, and various joint training opportunities.

General Plan response time goals and information on 2014 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 2004 when approximately 24,000 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

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. Nearly 9,700 residents, 85% of whom were youths, participated in educational and stewardship related activities. Volunteers contributed 5,260 hours of community service for trail maintenance, care of restoration projects, and in removing trash and debris from creeks. 803 cubic yards of trash and debris were collected by volunteers and staff. It is estimated that homeless encampments are the source for over 90% of trash in creeks. Additional trash cans were installed at creek trailheads. “Ours to Protect” creek identification signs are now posted at 92% of locations where streets cross over creeks.

Two projects identified in the **Citywide Creek Master Plan** were completed or substantially implemented during 2014. The first is completion of the multi-use path adjacent to Santa Rosa Creek from where it terminated near Brush Creek to Mission Boulevard. This path improves bicycle and pedestrian connectivity to and from east Santa Rosa. A major restoration project, Phase 1 of the Lower Colgan Creek Restoration Project, was also completed. Phase 1 addressed 2,250 linear feet of Colgan Creek near Elsie Allen High School along Bellevue Avenue to Dutton Meadow. The restoration project transformed a flood control channel to a more healthy seasonal creek ecosystem with riffles, pools, and streamside vegetation. More than 1,400 native trees, shrubs, and vines will provide shade, control erosion, and restore ecological function in the reach. The project will also increase flood protection and enhance water quality. A variety of grants funded the \$1.4 million restoration.

Climate Action Plan

In 2005, the City adopted a resolution that set a community-wide target to reduce greenhouse gas emissions by 25% below 1990 levels, a more aggressive target than the state’s emission reduction target of 15% below 2007 emissions levels by 2020.

In spring of 2010, with the support of grants from the United States Department of Energy, the City began development of the community-level Climate Action Plan (CAP). The overarching goals of the Climate Action Plan are to improve air quality, enhance sustainability, and preserve local resources for future generations by reducing greenhouse gas emissions. In addition, a Climate Action Plan can provide CEQA streamlining benefits for new projects by addressing the impacts of greenhouse gases community-wide.

In service of these goals, one of the objectives of the CAP was to quantify greenhouse gas emissions from the range of emissions sources within the city limits including electricity usage, vehicle fuel combustion, and other direct and indirect emissions sources. Other objectives of the CAP development process included identifying strategies to reduce overall emissions, evaluating anticipated impacts of climate change, and developing adaptation strategies to address them.

As part of the CAP development effort, a greenhouse gas emissions inventory was prepared for the geographic area within the city’s Urban Growth Boundary for the year 2007. The goal of the inventory was to quantify GHGs from community-wide activities and provide decision-makers

with data necessary to inform policy decisions and set reduction targets. The inventory was also necessary to estimate the 1990 emissions level baseline and to forecast emissions increases over time. The community-level Climate Action Plan was adopted in 2012. A Municipal Climate Action Plan (MCAP) for the City's municipal facilities was also developed and adopted in 2013.

The emission reduction measures developed for both Climate Action Plans address a range of sectors including energy efficiency, transportation, waste reduction and recycling, water and wastewater. Annual reporting is a component of the CAP to assess progress toward meeting local and state targets. Due to staffing limitations, reports for prior years are not yet available. However, data collection on measures currently in practice has commenced. Initial observations from preliminary data collected from the American Communities Survey indicate that city ride-sharing and telecommuting have declined. Other city indicators such as per capita daily vehicle miles travelled, per capita residential electricity usage, and county average per capita solid waste disposal rates have declined or remained relatively constant in recent years.

A work plan for implementation of additional measures is being developed. City staff are assembling an interdepartmental team to establish mechanisms and methods for ongoing implementation of the emission reduction measures for both the CAP and the MCAP. This implementation framework will also include the long-term data collection practices that will be used to evaluate the effectiveness of the measures.

City staff are also actively pursuing opportunities to partner with the Regional Climate Protection Authority (RCPA) in advancing and expanding emission reduction efforts. In coordination with staff of Sonoma County and RCPA, City staff are also evaluating new software tools for more effective quantification and tracking of emission reduction measures.

ECONOMIC VITALITY ELEMENT

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 **Santa Rosa Tourism Business Improvement Area** is a public-private partnership dedicated to support tourism programming that increases overnight stays, Transient Occupancy Taxes, and local sales taxes. In 2014, this program supported events including the National Heirloom Expo, County Summer, Battle of the Brews, Santa Rosa Marathon, Middle School Basketball Championship, and a Santa Rosa Symphony event. The City has also refreshed its

website's Visitor Page to make it easier to navigate and find events and general tourist information. The SR Out There Destination Campaign was also launched, which include a website, welcome wagon (a mobile content collector to capture Santa Rosa stories), an e-newsletter, and Out There merchandise.

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

HISTORIC PRESERVATION ELEMENT

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 district, 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 and appearance of the resource. There were 26 Landmark Alteration (LMA) permits filed in 2014, up slightly from 25 processed in 2013. Of those, 8 were Major LMAs reviewed by the City's Cultural Heritage Board, 3 were concept LMAs, which are also reviewed by the Cultural Heritage Board, and the remaining 15 were minor LMAs, which were reviewed by the City's Zoning Administrator. No new historic landmarks were designated in 2014.

No changes were made to the City of Santa Rosa Zoning Code or Design Guidelines regulating historic preservation in the City, though changes to the sign code were approved. These changes provide more discretion to the Community Development Department in determining which sign applications are reviewed by the Cultural Heritage Board. 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 Local Government" 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

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 2014 with Cycle VII which will conclude in June 2015. Commencing with Cycle VII, the term of the grant cycle changed from one to two years. Funding was awarded to six non-profit service agencies providing eight gang and violence prevention and intervention programs while serving over 2,300 unduplicated children and parents. Program staff provided 243,167 hours of direct service during the first 12 months of the 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 has administered the Mayor's Gang Prevention Task Force (MGPTF) since 2012. The MGPTF has been evolving since its inception in 2003, leading to a rebranding process in 2014 to align the identity of the initiative with current efforts of incorporating a public health approach to address the needs of the community related to youth and gang violence. As of October 2014, the MGPTF became the **Santa Rosa Violence Prevention Partnership**. Additionally, the Partnership created a Community Safety Scorecard, to be published in 2015, which utilizes a public health approach to analyze crime and safety in the community by also measuring other quality of life indicators across three domains: School Conditions, Economic Conditions, and Family & Community Connectedness. High needs areas known as "hot spots" were identified and targeted strategies will be developed to enhance the quality of life residents in these areas. The Partnership is set to begin a new strategic planning process in 2015.

The sixth annual **Gang Prevention Awareness Week** was held from August 2-9, 2014 with several events held to promote gang prevention awareness. Members of the community enjoyed a festival and talent show at Jacobs Park/Lincoln Elementary School, a boxing exhibition at the Santa Rosa Plaza, 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

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 2014 great progress was made on the **Santa Rosa Public Art Master Plan**. With grant funding from the National Endowment for the Arts, the Public Art Program in the Recreation & Parks Department hired a public art consultant to help develop the plan. The planning process included broad community engagement and public participation through surveys, interviews, meetings, lectures, and workshops. In total, there were 23 public meetings that provided opportunities for the community to get involved and voice its opinion. The draft plan was presented to various boards and commissions as well as to City Council at a Study Session in November 2014. The plan was adopted in February 2015.

The Public Art Master Plan includes recommendations related to where to install new projects, what types of projects should be supported, how and when to partner with other organizations, and how to restructure the Art in Public Places Committee (APPC) to improve effectiveness. Public Art Master Plan recommendations will be reflected and implemented through future amendments to the Public Art Policy.

Continuing programs in 2014 include:

- **Santa Rosa Street Performer Ordinance.** Now in its fifth year, 95 free permits were issued in 2014. While most perform downtown, performers are allowed throughout the city.
- **Live at Juilliard.** This popular outdoor concert series celebrated its 21st year in 2014. Each summer, free Sunday concerts bring music, food and fun to Juilliard Park.

- **Maintenance.** To care for its existing collection, the Public Art Program performs annual repairs and maintenance on murals, sculptures, mosaics, and art benches. In 2014 a protective barrier was installed around “The Guardian of the Creek” fish mosaic sculpture in Prince Gateway Park, replacement tiles were installed on the “Dragon Tile Mural” and a new abstract mosaic was installed over a damaged mural on the circular bench at the Joe Rodota on the Prince Memorial Greenway.

Finally, the Arts District’s website, developed in 2008, and weekly e-newsletters continue to provide a comprehensive overview of Arts District goals, while also promoting the arts in downtown Santa Rosa. (www.santarosaartsdistrict.com)

ANNUAL REVIEW OF THE GROWTH MANAGEMENT PROGRAM

The City's Growth Management Ordinance regulates residential growth. In 2014, 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, 2014.

- 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 2014, 252 residential building permits were issued. Of these permits, there were 176 Reserve "A," 72 Reserve "B," and 4 exempt from the Growth Management Ordinance. Twenty 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 2014.

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 23,931 calls for service in 2014, a 7 percent increase from 2013, when there were 22,322 calls for service. Of the 23,931 calls for service, 16,029 (67%) 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 2014, there were 611 fires with a fire loss of \$3,437,205.

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% 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 three fire stations, one located in the southwest (opened 2006) and two in the northeast (2007, 2015), one of which was relocated from Parker Hill Road to Newgate Court in Fountaingrove. The revenue also funds a full time paramedic fire engine and the upgrade of two additional fire engines to the paramedic level. Due to the funding constraints, the development of the final new fire station 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 2014, the Police Department's average response times were 6 minutes and 22 seconds for Priority One calls, of which there were 5,299 calls for service, 10 minutes and 46 seconds for Priority Two calls, of which there were 28,237 calls for service, and 22 minutes and 49 seconds for Priority Three calls for service, of which there were 17,762 calls for service.

In 2014, the Police Department had a total of 258.75 employees, 175 sworn officers and 83.75 civilian employees. The City continues its efforts in neighborhood oriented policing by assigning officers and sergeants to specific beats throughout the City including the downtown core. This strategy assigns officers to neighborhoods while focusing other resources on the 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 & Gardens 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. In addition, the City has a very aggressive water conservation program which provides supply through reducing current demands and assuring that future demands are efficient.

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 2004 when approximately 24,000 acre-feet were 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.

SCWA has completed construction of mile 1 of the Dry Creek Habitat Enhancement project and design of miles 2 and 3 of the project is currently underway. The Biological Opinion requires a determination of the effectiveness of the project by 2018. A successful project will enable flow rates in Dry Creek to meet the water demands of the Agency, further stabilizing the region's water supply.

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 short term water supply shortages and 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. Due to drought conditions in 2014, the City implemented its Shortage Plan, adopting Stage 1-Mandatory requesting customers to reduce water use by 20% compared to the same time in 2013. The City successfully reduced water use by 18.6 % during the months of March through December compared to the same time period in 2013.

Short-term water supply shortages are expected in Santa Rosa's 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. The City is currently in the process of preparing its 2015 Urban Water Management Plan (UWMP), which will update current and projected demands as well as supply availability.

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 2014. 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

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, 2014, 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, 2014, the following units were issued building permits:

- 171 qualifying units
- 5 second units
- 11 units affordable to very low income households
- 90 units affordable to low income households

3) The amount of housing impact fees collected.

In 2014, \$392,400 was collected in housing fees and added to the Housing Allocation Plan fund. This number is up slightly from 2013, when \$357,755 was collected. The revised Housing Impact Fee, adopted by the City Council in December 2013, has been in effect since early 2014. The fee for units being offered for sale is based on the housing sales price and is paid at the close of escrow. Fees for rental units are paid when the unit is ready for occupancy and are based on the unit's size.

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 1,600 affordable units (980 very low and 603 low) have been supported through this fee.

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
Tierra Springs	25	16	42	\$1,161,795
Humboldt Apartments	8	43	51	\$515,304
Dauenhauer Tierra Springs	4	19	43	\$986,795
TOTAL	980	603	1,608	\$25,311,969

Note: All of the project 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 2014.

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 is 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.