

ANNUAL REVIEW OF THE GENERAL PLAN

The Santa Rosa General Plan was adopted by the City Council in June 2002. Each year, the Planning Commission and City Council review the General Plan, consistent with City Council Policy 200-01, the General Plan Amendment and Consistency Policy and State Planning and Zoning Law. State law directs that an annual report be provided to the legislative body on the status of the plan and progress in its implementation, including meeting its share of regional housing needs.

The following covers General Plan actions in 2002 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 2002

The following General Plan Amendment requests were considered during the 2002 Amendment cycles:

- ***West Third, Iowa and Decoe Streets:*** A request to amend the General Plan Land Use Diagram to change 14 parcels totaling approximately 3 acres from Low Density Residential to Medium Low Density Residential. The Planning Commission initiated the General Plan Amendment following consideration and denial of a previous amendment to Medium Density. The change to Medium Low Density was approved.
- ***3589 Round Barn Boulevard - Fountaingrove Meadows:*** A request to amend the General Plan Land Use Diagram from Business Park to Medium Density Residential for 4.1 acres. The Planning Commission recommended and the City Council approved the requested amendment.
- ***Text amendments for clarity:*** The revised General Plan was adopted on June 18, 2002. As implementation ensued, it became clear that a few areas of the General Plan could use clarification for improved usability and accuracy. A General Plan Amendment was proposed to address: the location of new neighborhood shopping centers, consistency of hillside development policies, consistency in definition of the residential land use classifications, clarification of the Mixed Use definition and two minor mapping corrections. All amendments were approved, except the clarification of hillside policies. Due to public comment, the hillside policies were considered separately, and are discussed below.
- ***Hillside policy consideration:*** During the Planning Commission's consideration of the above package of amendments to clarify the General Plan, comments were received that hillside policies needed clarification in terms of prohibiting development on slopes of more than 25 percent, that graphics were needed to illustrate policy direction and that policies should be more "design based." The

Commission considered these comments and decided not to change the hillside policies at this time, but to review projects under the policies as written.

The effect of the approved land use amendments is a loss of about one acre of vacant Low Density Residential, an increase of 4.1 acres of Medium Density Residential, and a loss of 4.1 acres of Business Park. The approved amendments will allow for approximately 61 more dwelling units than prior designations.

General Plan Revision Program

On June 18, 2002, the General Plan revision program concluded with the adoption of an updated General Plan. The revision program began in early 2000 with the formation of the Program Management Team (PMT), a 24-member advisory committee made up of citizens and elected and appointed City officials. The PMT met monthly for a seven month period to discuss and evaluate growth and development conditions and long range planning issues. During this time, the PMT also hosted 12 community meetings (3 in each quadrant area of the City). Over 360 residents participated in these meetings, expressing their likes, concerns and vision for the future of Santa Rosa. Based on the input received at the community meetings and discussions from the monthly meetings, the PMT developed a set of 21 guiding principles that were used in the development of the Draft General Plan.

The Draft General Plan, entitled *Santa Rosa 2020*, was completed and released for public review at the end of November, 2001. Public deliberations before the Planning Commission were held between January and March, 2002. During these meetings, the Planning Commission discussed public testimony, changes proposed under the Draft General Plan, and the Draft Environmental Impact Report. The Planning Commission adopted its recommendation to the City Council on March 7, 2002. City Council deliberations on the Draft General Plan began on April 14, 2002 and concluded with adoption of the plan on June 18, 2002. Council discussion focused on policy and land use changes, recommendations from the Planning Commission and testimony received from the public.

The updated General Plan addresses land use and livability, urban design, housing, transportation, public services and facilities, open space and conservation, growth management, youth and family issues, economic vitality, historic preservation, noise, safety and arts and culture.

Housing Needs Information

There were 778 residential building permits issued by the City of Santa Rosa in 2002. Of the permits issued, 495 were for single family dwellings, 233 were for multifamily dwellings, 47 were for second dwelling units and 3 were for mobile homes.

The 778 units meet the following income categories: Very Low - 0; Low - 150; Moderate - 296; Above Moderate - 332. Very Low and Low income units are generally those under contract with the City and second dwelling units. This year, some multifamily projects are charging market

rate rents which are affordable to Low Income households. Moderate income units are those which, according to assessor's records and rental offices, sold or rented at prices affordable to moderate incomes. The following table compares the ABAG Regional Housing Needs Determination numbers for Santa Rosa with building permit issuance by income category to illustrate the remaining need.

Building Permit Issuance by Income Category 1999 - 2002					
Income Category	Very Low	Low	Moderate	Above Moderate	
ABAG RHND - 1999 - 2006	1,539	970	2,120	3,025	7,654
Building Permits Issued 1999 - 2002	111	664	1,407	2,570	4,752
Remaining Need 2003 - 2006	1,428	306	713	455	2,902

General Plan Quantified Objectives

- 1. Help fund the development of 264 very low and 125 low income units annually.***

In 2002, no permits were issued for very low income units and 150 permits were issued for low income units. None of these units was subsidized by the City; the market rents were affordable to this income group.

While the City did not fully meet this objective in terms of building permit issuance, it did subsidize the future development of 269 very low and 126 low income unit in 5 projects as illustrated in the table below. Four projects will provide multifamily units for lower income families while the units on Stony Point Road will serve mentally disabled adults, a special needs group. The site is a former community care facility which will be rehabilitated.

	Very Low	Low	Total Units	In Lieu	Other Funds	Total 2002 Subsidy
Marlow Road Apartments	77	51	130		\$1,325,000	\$1,325,000
Colgan Meadows Apartments	90	38	130	\$1,821,400	\$200,000	\$2,021,400
Kawana Springs Senior Apartments	66	26	92	\$180,193	\$2,019,807	\$2,200,000
Timothy Road Apartments	20	11	32		\$550,000	\$550,000
2643 Stony Point	16		16		\$300,000	\$300,000
TOTAL	269	126	400	\$2,001,593	\$4,394,807	\$6,396,400

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

In 2002, 205 units were rehabilitated through the City's Housing Conservation/Preservation Program, the Neighborhood Revitalization Program and Section 8 rental assistance programs.

Twenty units were rehabilitated through the Housing Conservation/Preservation Program at a cost of \$176,530. These include 8 single family units, 9 mobile homes and 3 multifamily units. Eight of the total units were modified for disabled occupants. Twelve of the units rehabilitated are owner occupied, and eight are renter occupied. Funding came from Redevelopment Low/Mod funds, which assisted 15 very low and 5 low income households.

Twenty five units (9 single family and 16 multifamily) were rehabilitated through the Neighborhood Revitalization Program as a result of building code enforcement measures which were cited and cleared in 2002. This includes 9 units in the Aston neighborhood, 12 in the Corby/Olive neighborhood and 4 in the Apple Valley neighborhood.

One hundred sixty very low income rental units were rehabilitated through the Section 8 rental assistance program as the result of staff inspections for code compliance. These improvements generally include upgraded electrical and plumbing, flooring, paint, new appliances and fixtures and removal of hazards and blight.

3. ***Promote development of 30 second units annually. These units are expected to be affordable to low income households.***

Significant second unit construction continued in 2002, with permits issued for 47 new second dwelling units, exceeding the objective. The majority of these second units are being developed concurrently with single family units in the Air Center East, Brennan Acres, Heather Glen, Courtside Village and West Field Place projects.

4. ***Preserve the existing 473 beds and 12 cribs located in emergency shelters and the 188 beds of transitional housing for homeless persons. Support development of 200 additional beds for homeless persons.***

No beds were lost in 2002. Also last year, the City opened a 40 bed, City-sponsored emergency shelter at the northeast corner of Brookwood and Sonoma Avenues. The City provides funding (\$314,000 in 2002/03) for daily operation of this facility. Additionally, a use permit was approved for expansion of an existing facility for homeless women and children from 12 beds to 30 in the County within the City's Urban Boundary.

The City provided \$392,628 in assistance to local non-profit organizations for continued operation of services for homeless persons in the community.

5. ***Preserve the existing inventory of federally and locally funded affordable units including the 432 very low and 107 low income units which may be subject to termination of federal mortgage or rent subsidies between 2001 and 2006.***

During 2002, two projects which had been developed through the local Density Increase Program converted to market rate, resulting in the loss of 6 low income units. Five additional low income units were lost due to the repayment of two rehabilitation loans.

6. ***Preserve the 2,500 existing mobile homes, which are largely occupied by lower income seniors.***

No mobile homes were lost during 2002.