

## 4.10 POPULATION AND HOUSING

This chapter describes potential impacts from the Specific Plan on population, employment and housing, and includes a description of the relevant regulatory framework and existing population and housing data.

### *A. Regulatory Framework*

This section provides a general summary of the current regulations addressing population and housing within Santa Rosa. It is worth noting that Santa Rosa voters approved a five-year Urban Growth Boundary (UGB) in 1990 and a 20-year UGB measure in 1996, assuring that the current UGB will not be significantly changed at least until 2016. The UGB encompasses 45 square miles.

#### **1. City of Santa Rosa 2020: General Plan**

The primary regulatory document addressing population and housing in Santa Rosa is the General Plan. The most relevant policies are discussed below.

##### **a. Land Use and Livability Element**

**Goal LUL-C: Maintain Downtown as the major regional office, financial, civic and cultural center in the North Bay, and a vital mixed-use center.**

- ◆ **Policy LUL-C-9:** Preserve and protect the character of older established residential neighborhoods within and adjacent to Downtown. Promote the retention of existing housing units when possible, especially those located in structures of architectural or historic interest and significance through a “no net housing loss policy.” Permit developments that will result in net loss of housing units only with findings that such loss would be unavoidable and that new development would provide greater public benefits.

**Goal LUL-F: Maintain a diversity of neighborhoods and varied housing stock to satisfy a wide range of needs.**

- ◆ **Policy LUL-F-1:** Do not allow development at less than the minimum density prescribed by each residential land use classification.
- ◆ **Policy LUL-F-3:** Maintain a balance of various housing types in each neighborhood and ensure that new development does not result in undue concentration of a single housing type in any one neighborhood. Downtown is excepted.

b. Urban Design Element

**Goal UD-B: Preserve and strengthen Downtown as a vital and attractive place.**

- ◆ **Policy UD-B-2:** Encourage, promote and assist in the development of housing units within Downtown for a mix of income levels and housing types, including integrating housing into existing buildings as mixed-use.

**Goal UD-G: Design residential neighborhoods to be safe, human-scaled and livable.**

- ◆ **Policy UD-G-2:** Locate higher density residential uses adjacent to transit facilities, shopping and employment centers, and link these areas with bicycle and pedestrian paths.

c. Housing Element

**Goal H-A: Meet the housing needs of all Santa Rosa residents.**

- ◆ **Policy H-A-1:** Ensure adequate sites are available for development of a variety of housing types for all income levels, including single and multi-family units, mobile homes, transitional housing and homeless shelters.
- ◆ **Policy H-A-4:** Pursue the goal of meeting Santa Rosa's housing needs through increased densities, when consistent with preservation of existing neighborhoods. Higher density sites are illustrated on the General Plan Land Use Diagram, which will allow the development of dwellings for 264 very low and 125 low income households annually.

- ◆ **Policy H-A-5:** Promote conservation and rehabilitation of the existing housing stock and discourage intrusion of non-compatible uses into residential neighborhoods, which would erode the character of established neighborhoods or lead to use conflicts.

**Goal H-C: Expand the supply of housing available to lower-income households.**

- ◆ **Policy H-C-1:** Implement the Housing Allocation Plan, the City's inclusionary program, to increase the number of affordable units in Santa Rosa, both on-site through new developments of 15 or more acres and through collection of in lieu fees and subsequent development of affordable units.
- ◆ **Policy H-C-2:** Amend the Housing Allocation Plan to ensure it is a mechanism, in concert with the City's other housing programs, to meet ABAG's Regional Housing Needs Determination.
- ◆ **Policy H-C-3:** Utilize fees generated through the Housing Allocation Plan for the development of housing units affordable to Very Low and Low Income households.
- ◆ **Policy H-C-7:** Encourage production of residential units Downtown.

d. Growth Management Element

**Goal GM-A: Prevent urban sprawl by focusing growth within the Urban Growth Boundary.**

- ◆ **Policy GM-A-1:** Contain urban development in the Santa Rosa area within the City's Urban Growth Boundary.

**Goal GM-B: Program infrastructure improvements to keep pace with new residential growth, and ensure that such growth incorporates affordable housing provisions and is balanced with conservation of resources.**

- ◆ **Policy GM-B-1:** Limit the number of new housing units constructed per year.

- ◆ **Policy GM-B-2:** Ensure that the City’s Growth Management Ordinance continues to be a mechanism to achieve the community’s housing goals.

## **2. City of Santa Rosa Growth Management Ordinance: Title 21 Chapter 21-03**

The City’s Growth Management Ordinance was adopted in 1992 to implement the General Plan policies of the Growth Management Element. The Ordinance limits the number of residential units that can be approved each year. The Ordinance is intended to moderate the growth rate in order to ensure the City is able protect and promote public health, safety and welfare while maintaining sufficient support for a healthy business economy. The Ordinance details the total number of new entitlements that shall be made available each calendar year and can be seen below in Table 4.10-1. Under the Ordinance, development projects are able to receive an “allotment” that can later be used to obtain a building permit. Because of carryovers from previous years allowed by the Ordinance, the number of permits issued in any one year can be higher than the maximum entitlement.

## **3. Redevelopment Areas<sup>1</sup>**

### **a. Gateway Redevelopment District**

The Redevelopment Agency of the City of Santa Rosa prepared a Redevelopment Plan for the Gateways Redevelopment Project Area (Redevelopment Plan). The Redevelopment Plan encompasses 1,335 acres located alongside Highway 101 for over two and a half miles and extends outward from the highway just over a mile at its widest point. The area primarily includes older residential and commercial areas as well as active and former industrial lands. The City’s Planning Commission adopted the project area and approved a Preliminary Plan on April 28, 2005, and modified the project area

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<sup>1</sup> City of Santa Rosa’s website, Economic Development and Housing Department. <http://ci.santa-rosa.ca.us/default.aspx?pageID=208>, accessed on November 13, 2006.

TABLE 4.10-1 **ENTITLEMENTS ALLOWED BY THE GROWTH MANAGEMENT ORDINANCE**

Timeframe	Maximum Housing Units/Year
2000-2005	950
2006-2010	900
2011-2015	850
2016-2020	800

boundaries on June 23, 2005. The Redevelopment Agency accepted the Preliminary Plan on May 23, 2005 and the project area boundary amendment on June 27, 2005.

The Redevelopment Plan is intended to serve as a catalyst for development and redevelopment consistent with land uses and policies of the General Plan, Zoning Code, Design Guidelines and other regulatory documents of the City of Santa Rosa. The Redevelopment Plan focuses on revitalizing areas of Santa Rosa by eliminating economic and physical blighting influences, assembling parcels suitable for development, redesigning and developing areas which are stagnant or improperly utilized and provide for social and economic gain.

The estimated number of future jobs and dwelling units anticipated to occur in the Gateway Redevelopment Plan Area during the planning horizon of the Redevelopment Plan includes 1,084 residential dwelling units and 1,584 industrial jobs. Implementation of the proposed Specific Plan would eliminate these forecasted industrial jobs, as the Specific Plan calls for the re-designation of the industrial lanes. This is further detailed in Section 4.8, Land Use.

b. Transit-Oriented Redevelopment Project Area (TORPA)

The TORPA is 11.5 acres bounded by West Sixth Street on the north, Santa Rosa Creek on the west and south and the Northern Pacific Railroad right-of-

way on the east. A majority of the project area is within the boundaries of the Railroad Square Historic District.

The Redevelopment Plan does not present a precise plan for the redevelopment, rehabilitation and revitalization of the project area. Rather, the Redevelopment Plan represents a process and a basic framework within which specific projects can be established to achieve solutions that will eliminate blight. Buildout of the Redevelopment project area per the Redevelopment Plan has been defined as the maximum that would be allowed under the General Plan designation of Retail & Business Service. A mixed use development scenario that supports public transit use of the SMART parcel is envisioned for the redevelopment project. A development scenario that includes up to 280 residential units and up to 230,000 gross square feet of commercial space together with the necessary parking, circulation and public landscape/open space features are currently being considered.

c. Santa Rosa Center Redevelopment District

The Santa Rosa Center Redevelopment project was adopted in 1961, making it the city's first redevelopment area. Located in the city's core, Santa Rosa Center represents over 40 years of redevelopment history, fulfilling a long term vision for Santa Rosa as the commercial, cultural, governmental and service center for the region.

During the 1960s, the Downtown area of Santa Rosa was badly deteriorating. Streets and buildings were substandard, many buildings were vacant and boarded up, and lower-income senior citizens occupied older, unsafe, single-room occupancy hotels. Property values in the area were depressed due to the age of the structures, incompatible land uses and inadequate infrastructure. The 1969 earthquake caused additional severe damage to a majority of older buildings, furthering the need for rehabilitation and new construction in the Downtown area.

From the mid-1960s to the present, due to the Santa Rosa Center Redevelopment project more than 70 buildings have been constructed or substantially

rehabilitated; over 5,000 permanent jobs and 3,000 construction related jobs were created in Downtown Santa Rosa; and more than 800 affordable housing units citywide have been constructed or rehabilitated with the assistance of redevelopment low and moderate income housing funds.

Current redevelopment-related activities in Santa Rosa Center include the Downtown Promotion Program, including holiday promotions and downtown parking signs; funding for Courthouse Square Unification Study; coordination with developers interested in building in Downtown; the Downtown Linkages Program; and support of the Santa Rosa Main Street program.

In 1994, the Santa Rosa Center and Grace Brothers Redevelopment project areas were merged. This means that funds can be shared between the two redevelopment areas.

d. Grace Brothers Redevelopment District

The City Council adopted the Grace Brothers Redevelopment District in 1984. This district is comprised of 8 acres located between Santa Rosa's Historic Railroad Square District and Santa Rosa Creek. Much of the site contained hazardous waste contamination contributed by past uses, making it unattractive for development by the private sector. The Redevelopment Agency financed and executed a significant toxic remediation effort on the site in order to prepare it for re-use. Cleanup of the site included excavation of petroleum hydrocarbon, lead and gasoline contamination, and removal of underground storage tanks.

The City's objective was to revitalize the Grace Brothers site and to fill a need in Santa Rosa for a conference center and hotel facility. The Agency issued a Request for Proposals in 1985 but due to a lag in the hospitality industry it was not until 1995 that Innkeepers Associates proposed developing the site as Vineyard Creek, LLC. The Vineyard Creek Hotel, Spa and Conference Center opened for business in June 2002, including a 155-room boutique-style hotel, a day spa, a seafood bistro restaurant, a 21,000-square foot conference

center and landscaped gardens adjoining the Prince Memorial Greenway (a creek restoration and bicycle/pedestrian path).

e. Roseland Redevelopment District

The Roseland Redevelopment District is administered by the County of Sonoma. It was adopted in 1984 and includes the commercial and residential areas along Sebastopol Road from Highways 12 and 101 to Stony Point Road.<sup>2</sup>

*B. Existing Conditions<sup>3</sup>*

This section describes the current conditions with regard to population, employment and housing within the Specific Plan Area.

**1. Population**

a. City of Santa Rosa

Santa Rosa is not only the Sonoma County seat, but also the center of trade, government, commerce and medical facilities for the North Bay area. It is the largest city of the nine incorporated cities within the County with an estimated 2000 population of 158,600 in the UGB. The City of Santa Rosa experienced substantial growth between 1980 and 2000. As shown in Table 4.10-2, the City's population in the UGB grew from 101,700 to 158,600 in that time period. This represents an average annual increase of 2.8 percent (total 56,900 residents) between 1980 and 2000. A lower rate of growth is projected for the City by 2020, with population projected to increase by about 1.2 percent annually between 2000 and 2020, for a total population of 195,300 in the UGB.

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<sup>2</sup> City of Santa Rosa's website. <http://ci.santa-rosa.ca.us/default.aspx?pageID=1535>. Accessed on January 22, 2007.

<sup>3</sup> Unless otherwise specified, information for this section is derived from the Santa Rosa 2020: General Plan.

TABLE 4.10-2 **POPULATION TRENDS IN SANTA ROSA URBAN GROWTH BOUNDARY**

	1980	1990	2000	Projected 2020
Total Population	101,700	134,200	158,600	195,300
Annual Growth (per decade)	n/a	3.2 %	1.8 %	0.9 %

Source: Santa Rosa 2020: General Plan.

The number of households within Santa Rosa increased from 40,400 in 1980, to 56,000 in the year 2000, or about 2.4 percent annually. Even with this modest household growth, the rate of population growth in Santa Rosa exceeded housing and household growth between 1990 and 2000, which resulted in the City’s average household size to increase from 2.47 to 2.57 persons per household. This compares to an average household size of 2.6 in the County and 2.87 in the State. Table 4.10-3 shows household trends in Santa Rosa UGB.

The 2000 Census also shows that Santa Rosa had a smaller percentage of family households compared to Sonoma County and California, which were 62.7, 65.2 and 68.9 percent, respectively.<sup>4</sup> The remaining households were those that either the householder lived alone or was 65 years and over, 27.8 percent and 11.9 percent, respectively. As there is a large percentage of households composed of single individuals, such phenomenon explains the difference between the average family size of 3.14 persons per family, compared to the average household size of 2.57 persons per household.<sup>5</sup>

<sup>4</sup> U.S. Census 2000.

<sup>5</sup> U.S. Census 2000’s website. [http://factfinder.census.gov/servlet/QTTa-ble?\\_bm=y&-geo\\_id=16000US0670098&-qr\\_name=DEC\\_2000\\_SF1\\_U\\_DP1&-ds\\_name=DEC\\_2000\\_SF1\\_U&-\\_lang=en&-\\_sse=on](http://factfinder.census.gov/servlet/QTTa-ble?_bm=y&-geo_id=16000US0670098&-qr_name=DEC_2000_SF1_U_DP1&-ds_name=DEC_2000_SF1_U&-_lang=en&-_sse=on), accessed on January 11, 2007.

TABLE 4.10-3 **HOUSEHOLD TRENDS IN SANTA ROSA URBAN GROWTH BOUNDARY**

	1980	1990	2000	2010	2020	Annual Growth 1980- 2000	Projected Annual Growth 2000- 2020
Total Households	40,430	53,500	56,000	68,830	78,000	2.4%	1.5%
Annual Growth (per decade)	n/a	3.2%	1.2%	1.5%	1.3%		
Average Household Size	2.48	2.47	2.57	2.54	2.48		

Source: Santa Rosa 2020: General Plan.

## 2. Housing

Between 1990 and 2000, the number of housing units in Santa Rosa increased from 47,726 to 57,578, or about an average of 2.1 percent increase per year, within the city limits (not the UGB). The Association of Bay Area Governments (ABAG) *2005 Projections* estimate that the City of Santa Rosa will add approximately 15,700 housing units between 2000 and 2025. This translates into approximately 630 new houses per year for the 25 year period.<sup>6</sup>

According to the City, in 2005, there were an estimated 2,045 existing homes within the Specific Plan Area, of which approximately, 739 were detached units, 1,230 were attached units, and 76 were senior units.

### a. Tenure

As of 2000, Santa Rosa had a comparable proportion of homeowners to the State, about 59 percent and 57 percent, respectively. Sonoma County house-

<sup>6</sup> ABAG 2005 Projections

holds, though, surpassed both Santa Rosa and the State with 64 percent of homeowners.

b. *Affordability*

While household incomes have risen steadily over the last 20 years, incomes have not kept pace with the rapidly escalating costs of housing. Federal regulations and guidelines define the maximum annual amount that each household can feasibly spend on housing costs (i.e. mortgage, rent, utilities, etc.) as 30 percent of gross household annual income.

As shown in Table 4.10-4, there are a large number of households in Santa Rosa overpaying for housing costs. About 30 percent of homeowners are paying over the 30 percent gross household annual income mark defined by federal regulations, as mentioned above, while 43 percent of renters are doing the same. The majority of these are paying above 35 percent of their gross household annual income, 21.0 and 33.6 percent of the total for owners and renters, respectively.

*C. Standards of Significance*

A population and housing impact would occur if the Specific Plan would:

- a. Induce substantial negative population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).
- b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

TABLE 4.10-4 HOUSING AFFORDABILITY IN SANTA ROSA, 2000

	Monthly Owner's Costs as a Percentage of Household Income, in 1999		Gross Rent as a Percentage of Household Income, in 1999	
	Number	Percent	Number	Percent
Less than 15%	8,257	29.1%	2,993	12.8%
15 to 19%	4,365	15.4%	3,101	13.3%
20 to 24%	3,888	13.7%	3,225	13.8%
25 to 29%	3,351	11.8%	3,075	13.2%
30 to 34%	2,441	8.6%	2,256	9.7%
35% or more	5,965	21.0%	7,836	33.6%
Not Computed	103	0.4%	822	3.5%

Source: U.S. Census 2000.

#### *D. Impact Discussion*

This section discusses the potential impacts from the implementation of the Specific Plan on population and housing in the Specific Plan Area. This section is organized by and responds to each of the potential impacts identified in the previous section, Standards of Significance.

##### **1. Project Impacts**

- a. Induce substantial negative population growth in an area, either directly or indirectly

Implementation of the Specific Plan would add 3,250 additional residential units over the life span of the Specific Plan. Additionally, the Specific Plan would add close to 300,000 square feet of commercial/retail space, just over 56,000 square feet of office space and about 141,000 square feet of public/institutional space, while decreasing about 8,600 square feet of heavy in-

dustrial space and just over 691,000 square feet of light industrial space. Much of the substantial addition of housing would result from the replacement of both light and heavy industrial space as mentioned in Chapter 3, Project Description, of this EIR. In addition, the Specific Plan would extend or improve infrastructure services and add road facilities where needed, particularly in the west end of the Specific Plan Area.

This increase of housing would translate to an increase of roughly 8,125 new residents, assuming the average household size of 2.5 anticipated for Santa Rosa in 2020, which would result in a direct increase in population for the Specific Plan Area. Furthermore, the addition of commercial/retail and office space could also indirectly increase the demand for housing not only within the Specific Plan Area but throughout Santa Rosa by increasing the number of employees in the area that may want to live near to work. This growth exceeds the City's General Plan buildout projections for the Specific Plan Area by 2,349 housing units, about 7,100 square feet of commercial/retail and about 103,200 square feet of public/institutional space. Overall, the Specific Plan's projected buildout would increase the allowable potential for development to occur within the Plan Area at buildout.

While the Specific Plan would result in an increase in the population of the Specific Plan at build out, the overall rate of residential growth for Santa Rosa will continue to be controlled by the City's Growth Management Ordinance.

While allowing for the ultimate increase of population in the Specific Plan Area, the Specific Plan is designed to help the City of Santa Rosa address ongoing demand for housing within Santa Rosa in an environmentally sensitive manner. This is accomplished, in part, by providing additional opportunities to minimize the development of agricultural land or open space (i.e. green fields) on the edges of Santa Rosa by focusing on redevelopment of land that has already been developed with urban uses (brown fields) and other redevelopment opportunities.

Additionally, the City's goal is to prevent urban sprawl by focusing growth within the UGB (Goal GM-A of the General Plan), while meeting the housing needs of all Santa Rosa residents (Goal H-A of the General Plan) and expanding the supply of housing available to broad range of income levels (Goal H-C of the General Plan). The Specific Plan directly addresses these issues and Specific Plan Policy SP-LU-2.1 would provide a variety of housing types and densities in the Specific Plan Area to attract a broad cross-section of new residents. Additionally, Specific Plan Policy SP-LU-2.3 would utilize existing City programs and policies to encourage and facilitate development of affordable housing within the Specific Plan Area. These policies are important in order for the City to provide a balance of housing and employment opportunities.

Actual population growth rates would depend on a variety of factors including the City's Growth Management Ordinance and market conditions that could cause growth to occur at a faster or slower rate. However, the Specific Plan includes policies, in conjunction with the City's General Plan, to regulate future growth that would be allowed under the Specific Plan in an orderly and planned manner. Such policies will diminish the pressure to develop the open space and fertile agricultural lands beyond the City's UGB, utilize the City's existing infrastructure more efficiently, provide a wider range of housing types, along with meeting its projected population growth within the life span of the Specific Plan. Therefore, because the rate of residential growth will be controlled by the City's Growth Management Ordinance and the Specific Plan would reduce pressures to develop on the edge of the City, the Specific Plan would result in a *less-than-significant* impact in regards to inducing substantial negative population growth in an area, either directly or indirectly.

- b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere

Although the majority of development proposed by the Specific Plan would either occur in infill locations that do not have existing residential units or on undeveloped parcels, there is the potential to displace existing housing, par-

ticularly through large scale redevelopment of already developed land and buildings throughout the Specific Plan Area. However, all redevelopment of parcels will be voluntary in nature, so housing would not be displaced without permission of the owners of the homes.

The Specific Plan is closely aligned with the intent and policies of the City's General Plan. Specially, the Specific Plan would enforce a "no net housing loss policy" as detailed under Policy LUL-C-9 of the General Plan. Additionally, the Specific Plan would maintain a balance of various housing types in each neighborhood and ensure that new development does not result in undue concentration of a single type in any one neighborhood, with the Downtown being excepted (Policy LUL-F-3 under the General Plan). The Specific Plan seeks to locate higher density residential uses adjacent to transit facilities, shopping and employment centers, and link these areas with bicycle and pedestrian paths (Policy UD-G-2 under the General Plan). Furthermore, Policy UD-B-2 under the General Plan, which encourages the promotion and assistance in the development of housing units within Downtown for a mix of income levels and housing types, would also be prominent within the Specific Plan Area.

Table 4.10-5 summarizes the Specific Plan buildout for each Sub-Area. The overwhelming majority, 98.5 percent, of residential development that is projected to occur under the Specific Plan would occur outside of both the Historic Residential and the Residential Sub-Areas, where the majority of the existing housing units within the Specific Plan Area are located. About 41 percent (1,316 units) of development would occur within the Railroad Corridor Sub-Area, which is predominantly characterized as holding light industrial buildings and facilities. Another 39 percent (1,274 units) of development would occur within the Courthouse Square Sub-Area, which is predominantly characterized as holding office and commercial uses. The same holds true for the proposed retail/commercial development. About 55 percent (about 164,100 square feet) of retail/commercial development would occur within the Courthouse Square Sub-Area, with another 32 percent (about

TABLE 4.10-5 ESTIMATED SPECIFIC PLAN RESIDENTIAL DEVELOPMENT

Sub-Area	Residential	Office/Public Institution	Retail
Courthouse Square	1,273 units	147,500 sq. ft.	164,090 sq. ft.
Railroad Square	344 units	50,000 sq. ft.	94,960 sq. ft.
Railroad Corridor	1,316 units		9,450 sq. ft.
Park and Gardens	146 units		27,500 sq. ft.
Residential	50 units		
Imwalle Garden	120 units		
<b>Total</b>	<b>3,249</b>	<b>197,500</b>	<b>296,000 sq. ft.</b>

95,000 square feet) within the Railroad Square Sub-Area, which is predominantly characterized as holding a mixed-use of retail/commercial and office uses.

Such policies would lessen the potential impacts of displacement of existing housing by protecting existing residential neighborhoods and allowing for greater residential development to ensure a no net decrease in housing within the Specific Plan Area necessitating the need to relocate housing outside of the Specific Plan Area.. Therefore, the Specific Plan would result in a *less-than-significant* impact in regards to the displacement of substantial number of existing housing.

- c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere

Although the majority of development proposed by the Specific Plan would either occur in infill locations or on undeveloped parcels, there is the potential to displace existing residents, particularly through large scale redevelop-

ment of already developed land and buildings throughout the Specific Plan Area.

The Specific Plan is closely aligned with the intent and policies of the City's General Plan. Specially, the Specific Plan would enforce a "no net housing loss policy" as detailed under Policy LUL-C-9 of the General Plan. Additionally, the Specific Plan would ensure that adequate sites are available for development of a variety of housing types for all income levels, including single- and multi-family units, transitional housing and homeless shelters (Policy H-A-1 under the General Plan). The Specific Plan would promote the conservation and rehabilitation of the existing housing stock and discourage intrusion of non-compatible uses into residential neighborhoods, which would erode the character of established neighborhoods or lead to use conflicts (Policy H-A-5 under the General Plan). Furthermore, Policy UD-B-2 under the General Plan, which encourages the promotion and assistance in the development of housing units within Downtown for a mix of income levels and housing types, would also be prominent within the Specific Plan.

As noted in Table 4.10-5 the overwhelming majority, 94 percent, of residential development that is projected to occur under the Specific Plan would occur outside of both the Historic Residential and the Residential Sub-Areas. The same holds true for the proposed retail/commercial development with 87 percent of development occurring in the Courthouse Square and Railroad Square Sub-Areas. The mixture of proposed development combined with the planned transition of underutilized/vacant industrial lands to more intensive residential uses will help to promote a balanced jobs/housing ratio in Santa Rosa.

Such policies would lessen the potential impacts of displacement of existing residents by protecting existing residential neighborhoods and allowing for greater residential development to ensure a no net decrease in housing within the Specific Plan Area necessitating the need to relocate residents outside of the Specific Plan Area. Therefore, the Specific Plan would result in a *less-than-*

*significant* impact in regards to the displacement of substantial number of people.

## **2. Cumulative Impacts**

Development within the Santa Rosa Urban Growth Boundary has the potential to result in a cumulative impact related to population and housing. However, the 2002 General Plan EIR identified that with the policies included in the General Plan, that the potential for housing demand under the General Plan to result in a cumulative impact related to population and housing would be reduced to a less-than-significant level with the included General Plan policies. All of the reasonably foreseeable development in the Specific Plan Area is in keeping with the overall intent of the General Plan and is subject to General Plan policies. The proposed General Plan Amendments and Specific Plan policies regarding population and housing are designed to help the City better anticipate patterns of growth and focus development in the Downtown area, consistent with the 2002 General Plan. In addition, the 2002 General Plan analysis concluded that based on the job/housing balance additional housing units would be required to meet housing demand. The Specific Plan is intended to help the City meet this housing demand through focused development of urban development. Thus, the Specific Plan would not contribute to a significant cumulative impact related to population and housing.

### *E. Impacts and Mitigation Measures*

Since no significant impacts were identified resulting from the implementation of the Specific Plan in regards to population and housing, no mitigation measures are required.