

RESOLUTION NUMBER: 6521- 2023

CITY OF SEBASTOPOL

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEBASTOPOL, SONOMA COUNTY, AUTHORIZING STAFF TO SUBMIT A GRANT APPLICATION TO THE METROPOLITAN TRANSPORTATION COMMISSION (MTC) FOR A PRIORITY DEVELOPMENT AREA (PDA) GRANT FOR WORKFORCE HOUSING OVERLAY/FLEX ZONING PROJECT

WHEREAS, on December 1, 2022 the Metropolitan Transportation Commission (MTC) announced a Call for Projects for Call for Projects for Priority Development Area (PDA) Planning Grants, and informed local jurisdictions of a February 23, 2023 deadline for submittals of Applications, as well as grant requirements including compliance with the Transit Oriented Communities Policy; and

WHEREAS, in 2012 the City of Sebastopol established the Sebastopol Priority Development Area in a concerted effort to reduce sprawl and focus on infill growth; and

WHEREAS, the City of Sebastopol PDA is identified in the General Plan Land Use Element as an Area of Change and is the location of multiple Opportunity Sites in the City's Housing Element, which was adopted by City Council on January 3, 2023, and Certified by the State Department of Housing and Community Development (HCD) on March 7, 2023, many of which are located along the highway 116 corridor; and

WHEREAS, a PDA Planning Grant would fund the Workforce Housing Overlay / Flex Zoning project for the Sebastopol Core Area, which would review zoning along the Hwy 116 commercial corridor in Sebastopol's Core Area PDA (general commercial and office commercial zoning) to review and revise how the city regulates these areas to provide more flexibility for housing to be developed in these area.

WHEREAS, the City's Adopted and Certified Sixth Cycle Housing Element includes several Programs in support of Goal A "Facilitate the Development of Housing" and associated policies, including:

Policy A-3 Encourage a variety of housing types such as multi-family units, mixed use housing, ADU and JADUs, single-family attached (townhouses), and other typologies that make housing more affordable and

Policy A-4 Promote the development of new housing units affordable to extremely low, very low-, low-, and moderate-income households and housing units that are affordable to and appropriate for special needs households, including seniors, extremely low-income households, disabled persons, developmentally disabled persons, farmworkers, large families, and persons experiencing homelessness.
And,

WHEREAS, the Workforce Housing/ Flex Zoning Project for the Sebastopol Core Area PDA would implement and support several programs of the City's Adopted Housing Element:

Program A-3.1 Objective Design Standards - The discretionary review process can act as a constraint to housing development and increase the overall cost of housing. To facilitate non-discretionary

permitting, the City will adopt Objective Design Standards for mixed-use and multifamily developments. These standards will involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to external criteria available to the public.

Program A-3.3 Missing Middle Housing - The City will increase opportunities for small lot single-family homes, such as tiny homes and cottage court housing developments. The City will amend the Code to allow up to 4 units on qualifying single-family parcels, subject to objective design standards as allowed by SB 9. If the City is not meeting its prorated RHNA within four years of program implementation, the City will identify at least 20 additional sites for the R-5 zoning designation.

Program A-3.4 Workforce Housing Overlay Zone - Infill development is critical to accommodating growth while reducing sprawl. Stakeholders indicated support for infill and adaptive reuse development to help meet the City's housing needs. The City will adopt a Workforce Housing Overlay Program as a market-driven way to integrate housing into areas near jobs and transit. The program will allow housing to be added to underutilized commercial sites, empty parking lots, unused City-owned sites, unused school sites, and other parcels near jobs, transit, or both by providing an additional set of development options that landowners can choose to exercise at their discretion through the application process.

Program A-3.5 Opportunities for By Right Housing - Community and stakeholder input indicate strong interest in permitting 100% housing by-right in more commercial zones, including areas along major corridors and near the downtown. In order to respond to feedback and to facilitate the development of more housing in appropriate zones, the City will modify its Code to allow purely residential uses by-right in commercial and downtown zones when at least 40% of units are affordable, subject to objective design and development standards. And,

WHEREAS, staff estimate the cost of this effort to be \$215,000 for this new work. Additionally, the City has committed \$127,895 from the General Plan Fund and a State Planning Grant (SB2) for the Objective Design Standards project that will serve as a springboard for this new work, plus additional Traffic study work related to public infrastructure improvements at Covert Lane that has been previously completed by the City.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEBASTOPOL HEREBY RESOLVES AS FOLLOWS:

Staff is hereby authorized to submit a grant application for the Workforce Housing Overlay/Flex Zoning in response to the Metropolitan Transportation Commission's (MTC's) Call for Projects for PDA Planning Grants in the amount of \$190,000.

PASSED AND ADOPTED, by the CITY COUNCIL of THE CITY OF SEBASTOPOL, COUNTY OF SONOMA, of STATE OF CALIFORNIA on this 21st day of March 2023.

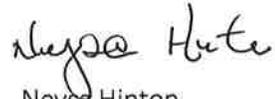
I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the City of Sebastopol City Council by the following vote:

VOTE:

Ayes: Councilmembers Maurer, Zollman, Vice Mayor Rich and Mayor Hinton
Noes: None
Absent: Councilmember McLewis

Abstain: None

APPROVED:



Neysa Hinton
Mayor

ATTEST:



Mary Gourley
Assistant City Manager/City Clerk, MMC

APPROVED AS TO FORM:



Larry McLaughlin
City Attorney