

## I. INTRODUCTION

*Note: This document is an update of the 2010 Housing Element. Changes are shown either in **highlight** or underline/~~strikethrough~~.*

### A. PREPARATION OF THE HOUSING ELEMENT UPDATE

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In accordance with California State Law, California cities must have an adopted General Plan and the General Plan must contain a Housing Element. While all elements of a General Plan are reviewed and revised regularly to ensure that the plan remains current, state law requires that the Housing Element be updated every five years. State law also dictates the issues that the Housing Element must address and furthermore requires the element to be reviewed by the California Department of Housing and Community Development (HCD) to assure that it meets the minimum requirements established by Government Code §65580-65589.8. This process is commonly referred to as “certifying” the Housing Element.

The major requirement for the Housing Element is that it requires cities to plan to meet their existing and projected housing needs including their share of the regional housing need. The Association of Bay Area Governments (ABAG) **has adopted** the Regional Housing Needs Allocation (RHNA) **for 2014-2022**. As part of this process, ABAG worked with regional and local governments to develop a methodology for distributing the nine-county Bay Area's housing need (as determined by HCD) to all local governments in the region. Each city and county has received an allocation of housing units, broken down by income categories. Cities and counties must identify adequate sites zoned at adequate densities to meet this housing allocation, also referred to as the RHNA numbers. The planning period for this version of the Housing Element is **2015-2023**. Each city and county in the Bay Area will have to review, update and adopt its Housing Element **to address the RHNA and meet requirements of State law** by **January 31, 2015**.

The prior Sebastopol Housing Element, certified by HCD in **2010**, is the basis for the current Housing Element update. However, all sections in the **2010** Housing Element have been reviewed and updated for several reasons. Since the last Housing Element, there have been changes in State law. **For example, the Government Code has been revised to specify definitions for transitional and supportive housing and to require analysis the needs of the developmentally disabled population. In addition, updated data, including decennial Census, American Community Survey, and Department of Finance information, is available and should be reflected in the analysis of housing needs.**

### B. PUBLIC PARTICIPATION IN THE HOUSING ELEMENT UPDATE

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This Housing Element reflects input from a wide variety of sources. The primary mechanism to gather public input for the Housing Element was through a **public workshop, General Plan Advisory Committee meeting, and workshops and hearings with the Planning Commission and City Council**. The workshops and meetings **were noticed on the City's website, in the local newspaper, to the General Plan Update mailing list, and to a special mailing list of housing stakeholders** that was created for this project. The public review draft Housing Element was posted on the City's website **and on the General Plan Update website**. Residents, **stakeholders, and interested parties** were encouraged to contact the Planning Department with comments and questions.

**The outreach list for housing stakeholders included the following organizations, as well as private citizens that had requested information and nearby cities:**

**Affordable Housing Development Corporation**

American Water  
American Institute of Architects – Redwood Empire  
Association of Bay Area Governments  
Becoming Independent  
Brain Injury Network  
Bridge Housing  
Burbank Housing  
California Department of Public Health  
California Housing Partnership Corporation  
California Human Development  
California Rural Legal Assistance, Inc.  
Catholic Charities of the Diocese of Santa Rosa  
Charities Housing  
Christopherson Homes  
Committee on the Shelterless  
Community Action Partnership Sonoma County  
Community Child Care Council of Sonoma County  
Community Development Commission, Sonoma County  
Community Family Service Agency - Sonoma  
Community Housing Sonoma County  
Continuum of Care – Sonoma County  
Community Support Network  
Council on Aging  
Domus Development  
Eddinger Enterprises, Inc. General Contractors  
EAH Housing  
Eden Housing  
Fairfield Properties  
Friends Outside in Sonoma County  
Habitat for Humanity of Sonoma County  
Hispanic Chamber of Commerce Sonoma County  
Housing Land Trust of Sonoma County  
Institute for Global Communications  
Interfaith Shelter Network  
La Luz Center  
Legal Aid Sonoma County  
Lomi Psychotherapy Clinic  
Mercy Housing  
Mid-Peninsula Housing  
Mission Housing Development Corporation  
Napa Valley Community Housing  
National Alliance on Mental Illness – Sonoma County  
North Coast Builders Exchange  
Northbay Family Homes

Non-Profit Housing Association of Northern California  
North Bay Housing Coalition  
North Bay Regional Center  
North Bay Rehabilitation Services/North Bay Industries  
North Bay Veterans Resource Center  
Permit and Resource Management Department, Sonoma County  
Petaluma People Services Center  
PEP Housing  
Redwood Empire Food Bank  
Redwood Gospel Mission  
River to Coast Children's Services  
Salvation Army  
Santa Rosa Senior Center  
Sebastopol Senior Center  
Social Advocates for Youth  
Sonoma County Housing Coalition  
Sonoma County Office of Education  
Sonoma Overnight Support  
Social Advocates for Youth  
The Living Room – Day Services  
UHC Communities

### **Housing Workshop**

A Housing Element Update workshop with housing industry professionals and other interested persons was held in the afternoon of May 14, 2014. Workshop participants were asked to identify housing strengths, weaknesses, and priorities and to identify appropriate actions to implement top priorities. Comments from the workshop are summarized below.

#### *KEY HOUSING NEEDS*

Funding mechanisms, such as redevelopment monies, real estate transfer taxes

Senior housing, both market rate and affordable

Assisted living housing, including affordable, for aging population

Increased multifamily affordable rental supply

Accessible/universal design requirements

Housing for homeless

Low income housing

Youth centers and affordable housing near businesses where young people can gain employment

Restore and update mobile home park for affordable housing

Affordable low and moderate income homeownership opportunities to recruit and retain workforce

**TABLE II.2: EVALUATION OF 2010 HOUSING ELEMENT PROGRAMS**

Policies	Implementing Programs	Review of Effectiveness	Outcome
	<p>persons in Sebastopol.</p>	<p>the Emergency Shelter Grant program, which provides assistance to homeless service providers and funds homeless facilities on behalf of the member agencies.</p>	<p>Element. The programs related to homeless facilities and services will be replaced by a program that provides for the City's continued participation in the ESG program and encourages use of ESG funds to benefit homeless persons in the Sebastopol area.</p>
<p>Policy D-7: Continue efforts to improve housing opportunities for the disabled population in Sebastopol.</p>	<ul style="list-style-type: none"> <li>• Provide funds to assist with retrofits.</li> <li>• Encourage housing developers to include units that meet the housing requirements of special needs groups.</li> <li>• Enforce Title 24 and ADA requirements in new developments.</li> <li>• Assist disabled residents with information on housing resources available.</li> </ul>	<p>The City has not implemented the retrofit program due to the elimination of redevelopment funding by the State. The City encourages housing developers to address the housing needs of special needs populations. The City enforces its universal design requirements, as well as Title 24 and ADA requirements to ensure adequate accessibility for disabled households. The City continues to provide interested households, including disabled residents, with information on potential housing resources.</p>	<p>The retrofit program will be revised to encourage the Urban County to provide a retrofit program since the City's funding source has been eliminated. The remaining programs remain applicable and effective and will be kept.</p>
<p>Policy D-8: Provide public outreach to demonstrate that affordable housing is an essential resource.</p>	<ul style="list-style-type: none"> <li>• Develop information sheet.</li> </ul>	<p>The City has made the Housing Element, which provides extensive information about the need for affordable housing, available on-line. The City held a community brainstorming meeting, inviting the general public and housing stakeholders to attend, to address housing issues and identify concerns related to housing in January 2013. A summary sheet identifying top housing concerns was prepared and made available on the City's website as a result of the</p>	<p>This program will be consolidated with other programs that relate to providing information regarding housing resources. The revised program will call for two information sheets: a sheet that identifies affordable housing</p>

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Policies	Implementing Programs	Review of Effectiveness	Outcome
		community brainstorming meeting. As part of the Housing Element Update, the City performed extensive outreach to the public and housing stakeholders in order to encourage participation in the Housing Element and to ensure that housing is addressed as an essential resource.	available in Sebastopol, services available for lower income and special needs populations, and a sheet that summarizes resources available for developers and service agencies.
Policy D-9: Continue efforts to improve housing opportunities for farmworkers in Sebastopol.	<ul style="list-style-type: none"> <li>Facilitate development of farmworker housing by working with other agencies, growers, and affordable housing developers.</li> </ul>	The City continues to encourage the development of affordable and special needs housing, including farmworker housing. With the elimination of redevelopment funding, the City no longer has a funding source to assist with the development of farmworker housing. No farmworker housing was constructed in Sebastopol during the planning period.	This program will be revised to encourage development of farmworker housing, including providing planning assistance, coordination with interested developers and agencies, and support for funding applications.
<b>E. Fair Housing</b>			
Policy E-1: Work to eliminate unlawful discrimination in housing, so that all residents can obtain decent housing throughout the City.	<ul style="list-style-type: none"> <li>Designate an equal housing coordinator and continue to distribute materials regarding fair housing laws. Continue to provide nondiscrimination clause in rental agreements and deed restrictions for housing constructed with City agreements.</li> <li>Consider contributions and referrals to organizations that provide assistance for discrimination complaints and tenant/landlord mediation services.</li> </ul>	The City continues to makes information available regarding fair housing laws and to refer concerns to appropriate agencies. Housing that receives City funding is required to comply with nondiscrimination covenants. While the City no longer has redevelopment funding available to assist with fair housing services, the City participates in the Sonoma County Urban County, which administers federal housing, community/economic development, and emergency shelter grant funds on behalf of participating jurisdictions. The Urban County supports a range of housing programs and services, including fair housing	The fair housing programs have been successful. The programs will be revised to reflect the City's participation in the Urban County and to refer fair housing complaints and concerns to Fair Housing Sonoma County and Fair Housing of Marin.

**TABLE II.2: EVALUATION OF 2010 HOUSING ELEMENT PROGRAMS**

Policies	Implementing Programs	Review of Effectiveness	Outcome
		<p>programs have been effective in encouraging energy conservation and in providing a progressive range of energy reduction opportunities.</p>	
<p>Policy F-3: Consider additional energy and natural resource conservation programs.</p>	<ul style="list-style-type: none"> <li>A variety of programs will be explored, including education, retrofits in existing housing and funding for retrofits, adoption of a site waste reduction and recycling ordinance for new developments, and use of alternative construction techniques and materials.</li> </ul>	<p>The City has explored and implemented a range of measures related to energy and natural resource conservation. The City has adopted standards addressing recycling and waste collection areas in new development and in certain expansions of existing development. The City's green building program encourages a range of alternative construction techniques and materials, which addresses both potential energy savings and use of sustainable materials in construction, reducing potential impacts to non-renewable natural resources. As mentioned previously, the retrofit program was not implemented due to the State's elimination of redevelopment funding. An ordinance addressing waste reduction and recycling for new construction has not yet been adopted due to staffing and budget constraints.</p>	<p>The program has been successful and will be updated and combined with the programs associated with Policy F-2.</p>
<p><b>G. Remove Government Constraints</b></p>			
<p>Policy G-1: Modify Zoning Ordinance to facilitate special needs housing.</p>	<ul style="list-style-type: none"> <li>Modify the Zoning Ordinance to allow farmworker dormitory-style housing as a use "by right."</li> <li>Modify the Zoning Ordinance so that homeless shelters proposed for the CG District are only subject to Administrative Review as a condition of approval.</li> <li>Modify the Zoning Ordinance to include definitions of Transitional and Supportive</li> </ul>	<p>The City has not yet updated the Zoning Ordinance to address farmworker, transitional, or supportive housing. The City permits homeless shelters in the CG District subject to Design Review. However, homeless shelters are permitted in the CD and CH Districts as a permitted use without any additional standards or conditions. The City has vacant sites in the CD and CH Districts that are adequate to accommodate the City's unsheltered homeless</p>	<p>The programs related to farmworker, transitional, and supportive housing will be kept in the Housing Element.</p>

Demonstrating an adequate land supply, however, is only part of the task. The City must also show that this supply is capable of supporting housing demand from all economic segments of the community. High land costs in the region make it difficult to meet the demand for affordable housing on sites that are designated for low densities. This is not a problem for the City of Sebastopol, however, since it has zoned many areas of the City for higher density residential and mixed use development. For example, residential densities in the Downtown Core can be as high as 44 units per acre, and other commercial districts and high density residential areas permit up to 22 units per acre, as described in Chapter V.

The opportunity sites summarized in Table IV.2 were presumed to be developed at 80 percent of the maximum allowable density. This is typically considered a reasonable assumption for residential uses. The 80% assumption was used for multifamily sites in the CG and CD zones as affordable projects are permitted in these zones without any mixed use requirements; therefore, it is anticipated that affordable projects would be developed as residential-only projects in the CG and CD zones. It is noted that the CD zone allows for up to approximately 44 units per acre, but half the allowed density (22 units/acre density) was used in this zone as it is anticipated to be more consistent with typical affordable multifamily projects and to account for other potential uses (sites designated CG and CD total 5.1 acres and could realistically accommodate 91 units). There is capacity for a total of 314 residential units on 32.5 acres. There is additional capacity for second units. Sonoma County Assessor's data indicates that there are 1,721 lots with a single family unit; this does not include lots with condominiums, townhomes, or multiple single family units). There is the potential to construct a second unit on lots with existing single family residences subject to the City's Second Dwelling Unit Criteria (Zoning Code Section 17.110.030).

The capacity of sites shown in Table IV.2 could actually be higher, particularly if project applicants build at the maximum allowed density or request density bonuses from the City. The non-vacant, underutilized sites in the inventory that are developed with non-residential uses were assessed independently of this 80 percent of capacity assumption; the carrying capacities of these sites have been reduced below 80 percent to allow for a mix of new residential development with existing non-residential land uses on these sites. The non-vacant sites that have existing residential uses were assumed to develop at 80% of carrying capacity and the existing residential units were subtracted from the realistic development potential.

The City's inventory of sites has adequate capacity to accommodate the City's RHNA. The single family sites can accommodate the City's above moderate income needs. The duplex and multifamily sites can accommodate the City's moderate income needs; it is anticipated that additional moderate income units may be built on single family sites pursuant to the Inclusionary Housing Ordinance. The City's multifamily sites have adequate capacity to accommodate the City's extremely low, very low, and low income needs.

Table IV.2 presents information on the multifamily sites, which represent potential lower income sites. Figure IV.1 shows their locations. None of the sites require rezoning. Based on zoning and anticipated development densities, there is a potential for 246 multifamily housing units on approximately 18.5 acres. While the zoning on these sites represents a range of districts, including residential, commercial, manufacturing, office, and industrial districts, multifamily development is allowed in all these districts. Thus, these sites are suitable for affordable housing developments without the need to rezone. All of the multifamily sites allow for development at densities greater than the default density for Sebastopol of 20 units per acre, as established by Government Code Section 65583.2(c)(3)(B)(iii) for suburban jurisdictions.

There are 8 vacant multifamily sites, 1 multifamily site with a single unit, and 2 multifamily sites with existing churches included in this inventory.

The vacant multifamily sites are Sites A through G and R. The largest vacant site (Sites F/G) consists of two parcels owned by the same owner. It is almost six acres in size and can support about 104 units. This site is located in the Office/Light Industrial District, northwest of downtown. The second largest vacant site (Site D) is located in the Downtown Core District and is approximately two acres in size. It can support approximately 60 units, if the site were fully developed with multifamily uses and 30 units as a mixed use site. Site A consists of 2 adjacent vacant parcels that can be combined into a 1.1 acre site that can support 21 units. Two additional sites (Sites B and C) are indicated on Table IV.3 as vacant, although they are not completely vacant. There are some interim uses, such as equipment storage. However, these are temporary uses which will not interfere with site development. Sites E and R are small vacant sites that can accommodate 2 and 7 5 multifamily units respectively.

The remaining three sites are underutilized, but not completely vacant. These are described below.

Site H (7716 Bodega Avenue) – This site is over two acres, zoned for high density residential and could accommodate approximately 38 units. There is a single, occupied unit currently on this large site. The adjacent uses are apartments. If it were to be privately redeveloped, the developer could incorporate this single family unit into the project, decide to move the house, or demolish the house. This third option is the most likely.

Site I (7983 Covert Lane) – This site is the location of a Catholic Church surrounded by open space. The site is surrounded by residential uses and is a little over three acres. Given the high density residential zoning and the current land use, the City estimates that approximately 40 units could be built on this site. In many communities where places of worship are located on larger sites, the religious institution decides to build affordable housing, particularly to accommodate the housing needs of aging congregants and other community members. The City will work with the church to develop affordable housing on this site if the church wishes to pursue such a project.

Site J (500 Robinson) – This site is the location of an Episcopalian Church and is surrounded by open space. It is smaller than the site at 7983 Covert Lane, consisting of approximately two acres. Similar to the Catholic Church site, this site is surrounded by residential uses and is zoned for high density residential use. In 2010, the City Community Development Agency planned to provide financial assistance to an affordable 52-unit senior rental housing development proposed by Episcopal Senior Communities. With the closure of the City's Community Development Agency by the State, the funding is no longer available and the project has not moved forward. The potential remains for an affordable housing project to be developed on the site.

A final issue to consider is the likelihood that new developments will be proposed for any of these sites between 2014-2022. The City can actively encourage development and has adequate sites with appropriate densities to accommodate the City's housing needs, but ultimately it will be private developers who will make development decisions.

One of the key obstacles to future affordable housing development will be financing. Under present conditions, affordable housing is harder to obtain from conventional lenders and the value of low-income housing tax credits has declined. The City is committed to the provision of affordable housing as evidenced by its financial support of the recent affordable developments, including Hollyhock, Sequoia Village, Petaluma Avenue Homes, and Habitat for Humanity. These projects were assisted with Community Development Agency Funding. With the elimination of redevelopment funding, project



**TABLE IV.2: POTENTIAL MULTIFAMILY DEVELOPMENT SITES, CITY OF SEBASTOPOL**

Site #	APN	Address	Acres	General Plan	Zoning	Potential Units	Existing Uses/Comments
<b>Multifamily Sites</b>							
A	004-102-027	778 HWY 116	0.9	General Commercial	CG	16	Vacant. Potential to combine two parcels (both labeled 'A').
A	004-102-014	740 S MAIN ST	0.2	General Commercial	CG	4	Vacant. Potential to combine two parcels (both labeled 'A').
B	004-052-001	6828 DEPOT ST	1.2	Downtown Core	CD	21	Vacant. Leased to a tractor/small equipment dealer as an interim use. The site has future mixed-use development potential. Potential maximum number of residential units (52) is reduced to 21 to account for mixed use.
C	004-063-030	SEBASTOPOL AVE	1.1	Downtown Core	CD	20	Vacant. Site paved, has a portable building. Partially used for parking.
D	004-063-036	SEBASTOPOL AVE	1.7	Downtown Core	CD	30	Vacant. Subject to EOS req (1)
E	004-400-026	NONE	0.2	Medium Density Residential	RM-M	2	Vacant
F	060-261-028	1009 GRAVENSTEIN HWY N	2.9	Office/Light Industrial	O/LM	52	Owner owns 1009 and 1011 Gravenstein Hwy North. Undeveloped site could be developed with 52 units as an affordable housing project or with 35 multifamily units as part of a mixed use project. The site could also be combined with Site G for a larger affordable housing or mixed use project.
G	060-261-026	1011 GRAVENSTEIN HWY N	3.0	Office/Light Industrial	O/LM	52	Owner owns 1009 and 1011 Gravenstein Hwy North. Undeveloped site could be

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Site #	APN	Address	Acres	General Plan	Zoning	Potential Units	Existing Uses/Comments
							developed with 52 units as an affordable housing project or with 35 multifamily units as part of a mixed use project. The site could also be combined with Site F for a larger affordable housing or mixed use project.
H	004-211-007	7716 BODEGA AVE	2.2	High Density Residential	RM-H	38	A single family unit is currently on the site.
I	004-330-041	7983 COVERT LN	6.5	High Density Residential	RM-H	56	A church is located on the site, surrounded by open space. Approximately 50-60% of the site is developed.
J	004-400-042	500 ROBINSON RD	4.1	High Density Residential	RM-H	52	A church is located on the site, approximately 40% of the site is developed. This site could accommodate a 52-unit affordable project. In 2010, the CDA agreed to assist a 52-unit affordable senior rental project at this site. The project did not move forward, but the potential for affordable and/or multifamily housing remains.
R	004-350-024	7950 BODEGA AVE	0.4	High Density Residential	RM-H	7	Vacant
<b>Subtotal Multifamily Sites</b>			<b>18.5</b>			<b>246</b>	
<b>Duplex Sites</b>							
K	004-041-094	359 JOHNSON ST	0.17	High Density Residential	RD	2	Vacant
L	004-041-092	LAGUNA PARK WAY	0.02	High Density Residential	RD	1	Vacant
M	004-041-002	385 FLYNN ST	0.17	High Density Residential	RD	2	Vacant
O	004-041-093	LAGUNA PARK WAY	0.11	High Density	RD	2	Vacant

TABLE IV.2: POTENTIAL MULTIFAMILY DEVELOPMENT SITES, CITY OF SEBASTOPOL

Site #	APN	Address	Acres	General Plan	Zoning	Potential Units	Existing Uses/Comments
				Residential			
P	004-041-097	0 NONE	0.27	High Density Residential	RD	3	Vacant
Q	004-251-012	400 WEST ST	0.15	High Density Residential	RD	2	Vacant
		<i>Subtotal Duplex</i>	<i>0.9</i>			<i>12</i>	
<b>Single Family Sites</b>							
	004-470-043	1213 JEAN DR	0.32	Low Density Residential	RA	1	Vacant
	004-470-042	1209 JEAN DR	0.48	Low Density Residential	RA	1	Vacant
	004-470-048	1208 ENOS AVE	0.40	Low Density Residential	RA	1	Vacant
	004-410-019	ROBINSON RD	0.12	Low Density Residential	RA	1	Vacant
	004-410-021	ROBINSON RD	0.15	Low Density Residential	RA	1	Vacant
	004-172-015	0 NONE	0.43	Medium Density Residential	RR	1	Vacant
	060-200-022	885 1ST ST	0.25	Medium Density Residential	RR	1	Vacant
	004-172-017	0 NONE	1.0	Medium Density Residential	RR	2	Vacant
	004-172-016	0 NONE	0.42	Medium Density Residential	RR	1	Vacant
	060-200-017	910 1ST ST	0.45	Medium Density Residential	RR	1	Vacant
	004-660-033	GIUSTI CT	1.5	Medium Density Residential	RSF-1	5	Vacant
	004-330-044	7860 BROOKSIDE AVE	0.30	Medium Density Residential	RSF-1	1	Vacant

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Site #	APN	Address	Acres	General Plan	Zoning	Potential Units	Existing Uses/Comments
				Residential			
	004-660-032	GIUSTI CT	0.27	Medium Density Residential	RSF-1	1	Vacant
	004-660-031	GIUSTI CT	0.32	Medium Density Residential	RSF-1	1	Vacant
	004-281-021	7816 BROOKSIDE AVE	0.19	Medium Density Residential	RSF-2	1	Vacant
	004-320-005	7154 FIRCREST AVE	1.1	Medium Density Residential	RSF-2	6	Vacant
	004-182-019	447 PARQUET ST	0.21	Medium Density Residential	RSF-2	1	Vacant
	004-131-014	940 MAYTUM AVE	0.88	Medium Density Residential	RSF-2	5	Vacant
	004-161-029	530 SWAIN WOODS TER	0.23	Medium Density Residential	RSF-2	1	Vacant
	004-161-031	561 SWAIN WOODS TER	0.26	Medium Density Residential	RSF-2	1	Vacant
	004-223-030	7580 WASHINGTON AVE	0.17	Medium Density Residential	RSF-2	1	Vacant
	004-223-029	7584 WASHINGTON AVE	0.16	Medium Density Residential	RSF-2	1	Vacant
	004-231-007	NONE	0.20	Medium Density Residential	RSF-2	1	Vacant
	060-270-083	NONE	0.54	Medium Density Residential	RSF-2	3	Vacant
	060-350-020	0 NONE	0.22	Medium Density Residential	RSF-2	1	Vacant
	060-110-043	247 HUTCHINS RD	0.04	General Commercial	RSF-2	1	Vacant
	004-161-089	514 PARQUET ST	0.19	Medium Density Residential	RSF-2	1	Vacant

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Site #	APN	Address	Acres	General Plan	Zoning	Potential Units	Existing Uses/Comments
				Residential			
	004-181-014	485 SWAIN AVE	0.21	Medium Density Residential	RSF-2	1	Vacant
	004-124-001	FELLERS LN	0.19	Medium Density Residential	RSF-2	1	Vacant
	004-134-017	0 NONE	0.37	Medium Density Residential	RSF-2	2	Vacant
	004-134-016	931 LITCHFIELD AVE	0.37	Medium Density Residential	RSF-2	2	Vacant
	004-272-052	NONE	0.21	Medium Density Residential	RSF-2	1	Vacant
	004-272-054	NONE	0.23	Medium Density Residential	RSF-2	1	Vacant
	004-272-055	7850 WASHINGTON AVE	0.43	Medium Density Residential	RSF-2	2	Vacant
	004-480-051	7776 HEALDSBURG AVE	0.11	Medium Density Residential	RSF-2	1	Vacant
	004-101-020	770 LITCHFIELD AVE	0.09	Medium Density Residential	RSF-2	1	Vacant
	004-152-006	723 WESTERN AVE	0.09	Medium Density Residential	RSF-2	1	Vacant
<b>Subtotal Single Family Sites</b>			<b>13.1</b>			<b>56</b>	
<b>Total Sites</b>			<b>32.5</b>			<b>314</b>	

(1) THE ENVIRONMENTAL AND SCENIC OPEN SPACE COMBINING DISTRICT (ESOS) IS A DESIGNATION GIVEN TO LAND THAT CONTAINS AREAS OF GREAT SCENIC OR ENVIRONMENTAL VALUE. THE POTENTIAL DEVELOPMENT ON THIS SITE WILL BE GOVERNED BY DETAILED GUIDELINES THAT CAN RESULT IN LOWER BUILD-OUT NUMBERS.

SOURCES: CITY OF SEBASTOPOL; DE NOVO PLANNING GROUP, 2014

(below 30 percent AMI), then it is not required to consider SROs in its Zoning Ordinance. However, according to the housing needs identified in Chapter III for Sebastopol, there are 328 extremely low-income renter households in Sebastopol, and it is estimated that about half of these households were overpaying for housing in 1999. So this income group does have need for additional affordable housing. Furthermore, this group has not been helped by recent affordable housing construction which benefits the upper bound of the low-income group, i.e., 50 percent AMI instead of 30 percent AMI.

The Zoning Ordinance permits SROs wherever multifamily units are permitted, so no change is needed to the City's Zoning Ordinance.

#### 4) Homeless Shelters

Chapter III discussed the need for housing services for homeless individuals and families in the City. The City has identified three Zoning Districts, General Commercial (CG), Downtown Core (CD), and Heavy Commercial (CH) where homeless shelters are permitted. Homeless shelters are permitted by right in the CD and CH districts without any additional standards or conditions. This is consistent with the requirements of Government Code Section 65583(a)(4)(A) which requires the City to identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zones include sufficient capacity to accommodate the need for emergency shelter. As described in Table IV-3, there are three vacant sites in the CD district (Sites B, C, and D). These sites have adequate capacity to accommodate the City's unsheltered homeless population, which is estimated at 44 persons. These sites are located in the Downtown, in proximity to services and transit. In the CG District, the only restriction at present is that the homeless shelter must go through design review.

Table IV.3 lists vacant sites in the CD and CG Zoning Districts where homeless shelters are allowed. The Housing Element has identified approximately five acres which can support development of 138 units. These sites demonstrate that there is adequate capacity in these Zoning Districts for a homeless shelter in Sebastopol.

#### 5) Transitional and Permanent Supportive Housing

The City's Zoning Ordinance does not presently contain a specific definition for Supportive Housing, but does define Transitional Housing. The City's definition of Transitional Housing differs slightly from the definition provided by Government Code Section 65582. However, since Transitional and Supportive Housing are considered multifamily residential uses under the Zoning Ordinance, these uses are allowed in the RM-M (Medium Density) and RM-H (High Density) residential zones subject to the same restrictions that apply to multifamily housing in these zones. In addition, since multifamily uses are allowed in all of Sebastopol's commercial and industrial districts if developed in a mixed-use format, Transitional Housing and Supportive Housing would also be allowed in the CN, CO, O, CG, CH, M, and O/LM districts. Furthermore, in some of the non-residential districts, affordable housing projects (where all units are income-restricted) are allowed without having to be developed in a mixed-use format. These districts include the O, CN, CO, CG, and CD, where it is a permitted use, and the CH, M, and O/LM districts where it is a conditionally permitted use. Thus, a deed-restricted Transitional or Supportive Housing development has special allowances in these zones to facilitate development of this type of housing.

State law requires that transitional and supportive housing be treated the same as any other residential use. This means that a multifamily transitional or supportive housing project must be subject to the same zoning and permitting requirements as a typical multifamily project and a single family transitional

## V. CONSTRAINTS

- For two-bedroom units, two spaces are required for each unit.
- For three-bedroom units, two spaces are required for each unit.
- For units with four or more bedrooms, three spaces are required for each unit.

Exceptions to the City’s parking requirements include the following types of development:

- For senior housing, three-quarters of a parking space is required for the first 50 units. If a project is greater than 50 units, one-half of a parking space is required for any additional units, regardless of the number of bedrooms.
- For deed-restricted affordable housing units that are occupied by low income households, 90% of the otherwise applicable parking requirement is required.
- For housing in the downtown core, parking requirements are 80% of the otherwise applicable parking requirement.

There has been some discussion of reducing downtown parking requirements, as for ‘micro’ units and senior housing.

The Housing Plan includes an action to update the Density Bonus Ordinance, which will include revisions to provide for reduced parking requirements for housing projects that meet the standards of State density bonus law, and an action to consider revising parking requirements.

### 2) Site Development Standards

Through its Zoning Ordinance, the City of Sebastopol enforces minimum site development standards for new residential developments. These standards include lot width, setbacks, lot coverage, and maximum building height.

The City's Zoning Ordinance specifies setbacks, heights, and lot coverage requirements for each zoning district. This information is readily available to the public, and is posted on the City's website. The City's standards are simple and straightforward, and allow appropriate levels of development. It is noted that lot coverage standards are limited to structures over 30 inches high (homes, garages, sheds, etc.) and do not apply to features for the disabled (wheelchair ramps, walkways, etc.), paved surfaces, such as driveways and parking areas, open arbors, or solar energy equipment. Table V.2 summarizes height, setback, and lot coverage standards by zone.

Zone	Height	Front Setback	Side Setback	Rear Setback	Lot Coverage
<b>RE</b>	28-30' <sup>(1)</sup>	30'	25-30'	20'-50'	20 % - Parcels 30,000 s.f. + 30% - Parcels more than 15,000 s.f. and less than 30,000 s.f. 40% - Parcels more than 5,000 s.f. and less than 15,000 s.f. 50% - Parcels of 5,000 s.f. or less
<b>RA</b>	28-30' <sup>(1)</sup>	30'	15-20'	25'	20 % - Parcels 30,000 s.f. + 30% - Parcels more than 15,000 s.f. and less than 30,000 s.f. 40% - Parcels more than 5,000 s.f.

TABLE V.2: ZONING HEIGHTS AND SETBACKS

Zone	Height	Front Setback	Side Setback	Rear Setback	Lot Coverage
					and less than 15,000 s.f. 50% - Parcels of 5,000 s.f. or less
RR	28-30' <sup>(1)</sup>	20'	15'-25'	20'-35'	20% - Parcels 30,000 s.f. + 30% - Parcels more than 15,000 s.f. and less than 30,000 s.f. 40% - Parcels more than 5,000 s.f. and less than 15,000 s.f. 50% - Parcels of 5,000 s.f. or less
RSF-1	28-30' <sup>(1)</sup>	30'	10'-15'	20'-30'	20% - Parcels 30,000 s.f. + 30% - Parcels more than 15,000 s.f. and less than 30,000 s.f. 40% - Parcels more than 5,000 s.f. and less than 15,000 s.f. 50% - Parcels of 5,000 s.f. or less
RSF- 2	28-30' <sup>(1)</sup>	20'	5-10'	20'-30'	20% - Parcels 30,000 s.f. + 30% - Parcels more than 15,000 s.f. and less than 30,000 s.f. 40% - Parcels more than 5,000 s.f. and less than 15,000 s.f. 50% - Parcels of 5,000 s.f. or less
RD	28-30' <sup>(1)</sup>	20'	5-10'	20'-30'	20% - Parcels 30,000 s.f. + 30% - Parcels more than 15,000 s.f. and less than 30,000 s.f. 40% - Parcels more than 5,000 s.f. and less than 15,000 s.f. 50% - Parcels of 5,000 s.f. or less
RM-M	28-30' <sup>(1)</sup>	15'	5'-9'	20'-25'	40%
RM-H	30-40' <sup>(2)</sup>	15'	5'-9'	20'-25'	40%. Planning Commission may approve up to 50% where sufficient open space and recreation areas can be provided through efficient land use or where necessary to promote an affordable housing project.
O	32-40' <sup>(3)</sup>	10' <sup>(4)</sup>	0' <sup>(4)</sup>	5-20'	None. <sup>(5)</sup>
CN	32-40' <sup>(3)</sup>	0'	0-5'	5-20'	None. <sup>(5)</sup>
CO	32-40' <sup>(3)</sup>	0-10'	0-5'	5-20'	None. <sup>(5)</sup>
CG	32-40' <sup>(3)</sup>	0-20'	0' <sup>(4)</sup>	5-20'	None. <sup>(5)</sup>
CD	40'	0' <sup>(4)</sup>	0' <sup>(4)</sup>	0-20'	None. <sup>(5)</sup>
CH	32-40' <sup>(3)</sup>	0' <sup>(4)</sup>	0-10'	0-20'	None. <sup>(5)</sup>
M	35-40' <sup>(3)</sup>	15'	0' <sup>(4)</sup>	0-20'	None. <sup>(5)</sup>



## V. CONSTRAINTS

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*THIS IS A SUMMARY TABLE. PLEASE REFER TO THE ZONING ORDINANCE FOR SPECIFIC REQUIREMENTS.*

*(1) FOR LOTS GREATER THAN OR EQUAL TO 5,000 SQUARE FEET, THE HEIGHT LIMIT INCREASES TO 30 FEET.*

*(2) FOR DEED-RESTRICTED AFFORDABLE HOUSING, HEIGHT LIMIT INCREASES TO 35 FEET OR THREE STORIES.*

*(3) FOR DEED-RESTRICTED AFFORDABLE HOUSING, HEIGHT LIMIT INCREASES TO 40 FEET OR THREE STORIES.*

*(4) THESE SETBACKS APPLY, UNLESS THE PROPERTY IS ADJACENT TO A LOT IN AN "R" DISTRICT, IN WHICH CASE THE SETBACK IS THE SAME AS THE ONE FOR THE ADJACENT "R" DISTRICT LOT.*

*(5) NO FLOOR AREA RATIO OR LOT COVERAGE STANDARDS ARE APPLIED TO RESIDENTIAL DEVELOPMENT IN THESE ZONING DISTRICTS*

*SOURCE: CITY OF SEBASTOPOL ZONING ORDINANCE.*

As shown in Table V.2, deed-restricted, affordable housing units can benefit from higher height limits in the High Density, Multiple Residential District (RM-H) and in certain Commercial Districts than are otherwise available.

The City has concluded that the existing setbacks and height limits do not pose significant constraints to affordable housing development. However, as part of the Housing Workshop commentors indicated that building height limits in the Downtown should be increased to accommodate higher density mixed-use and multifamily residential buildings. An action has been included in the Housing Plan to consider increasing building heights in the Downtown to 4 stories/50 feet for mixed-use projects that include a residential component; this action would accommodate the high densities that are currently permitted in the Downtown. In addition, the City is open to considering modification of development standards on a case-by-case basis pursuant to the State Density Bonus Law. Finally, the City's Inclusionary Housing Ordinance provides concessions to developments that provide inclusionary units. One of these concessions is an increase of 10% in allowed height.

### 3) Standards for Second Units

Sebastopol's second dwelling unit standards are intended to facilitate the development of this housing type. Second units may be developed on any residential lot or on a non-residentially zoned lot that is currently in residential use. The size of second units cannot exceed 840 square feet. There is no requirement for occupancy by a relative of the owner of the main house. Two-story second units must conform to the same setback requirements as the main unit. Second units are not considered when calculating the maximum lot coverage allowed. Single story second units can be developed with reduced setbacks. Parking requirements are one space per bedroom, except that units with two or fewer bedrooms require only one parking space. The parking requirement may be met by tandem, rather than standard parking spaces, and may be provided in the front setback of a driveway or by on-street parking. These special parking provisions provide greater flexibility in meeting the parking requirement. Design Review approval is required for second units that are two stories in height as well as single story units if determined appropriate by the Planning Director or if requested by an adjoining neighbor. While the City's development standards for second units are appropriate and do not exceed the requirements of State law, State law requires second units to be approved ministerially without discretionary review or a hearing. An action item has been added to the Housing Plan to remove the Design Review Board requirement for second units.

### 4) Other Standards

Another standard that encourages housing development is the allowance for mixed-use housing development in all of the City's commercial and industrial zoning districts. In several of these zones, mixed-use development is allowed by right. This provides a significant incentive for this type of housing development.

The City also has Home Occupation standards that facilitate home businesses that can effectively increase household income and provide a greater range of housing affordability. In making home

## D. HOUSING FOR PERSONS WITH DISABILITIES

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Single family and multifamily housing in Sebastopol may accommodate persons with disabilities. State laws and building codes mandate accessibility provisions for certain types and sizes of housing developments. On a local level, the City's Zoning Ordinance allows for Small Community Care residential uses by right in its residential zones and in several of its non-residential zones. **Small Community Care Residential means a home that provides services to six or fewer persons, including those that reside in the home.** This use includes small congregate living facilities, housing for the developmentally disabled, small rest homes, intermediate care facilities, **alcoholism and drug abuse recover and treatment facilities,** and similar housing.

**The Zoning Ordinance defines family as "An individual, or two or more persons related by blood, marriage, or adoption, or a group of unrelated persons who live together as a group in a dwelling unit, using common cooking facilities." This definition does not pose a constraint to housing for persons with disabilities or to other types of housing.**

The Zoning Ordinance also allows Large Community Care residential uses in its residential zones by Use Permit, and health care uses are permitted in the RM-M and RM-H zones with a Use Permit. Similarly, Large Community Care uses are conditionally permitted in the O, CN, and CO Districts, but not in the other non-residential zones, although health care uses are allowed in other non-residential zones.

Parking requirements for housing for persons with disabilities may also pose a constraint. Several types of uses that serve disabled persons have specific parking requirements, while other uses are not specified. The Zoning Ordinance parking standards provide the Planning Commission with flexibility in setting parking requirements for units or projects for persons with disabilities.

Some types of housing for disabled persons are not subject to the Growth Management Ordinance, for example housing units that lack individual kitchens and Community Care facilities are exempted from the Ordinance. More importantly, since the City has yet to reach the annual limits of the Growth Management Ordinance, it does not pose a constraint to housing for disabled persons.

**Participants in the Housing Workshop identified the need for universal accessibility requirements. Chapter 15.80 of the Title 15 (Building) of the City's Municipal Code requires universal design and accessibility measures for all new and rehabilitated residential development, except in certain circumstances (undue hardship or constraint, rebuilding from a flood or other disaster). The requirements address primary entrances, interior routes, restrooms, kitchens and facilities, common use rooms, bedrooms, and miscellaneous areas. A review of Chapter 15.80 indicates that the City's universal design requirements are comprehensive and are consistent with the comments made at the Housing Workshop.**

Another potential constraint to addressing access for persons with disabilities may be setback and other physical standards specified by the Zoning Ordinance. For example, front or side yard setback standards could potentially conflict with retrofitting a building with a wheelchair ramp. However, **following the 2003 Housing Element,** a new section of the Zoning Code was adopted (Section 17.275 Reasonable Accommodation under the Fair Housing Acts). This section provides a procedure to request reasonable accommodation for persons with disabilities. This procedure allows for exceptions to be made to zoning law or other land use regulations that act as barriers to equal housing opportunity.

- Action D-3: ~~Continue to c~~**Consider** deferring payment of impact fees until affordable housing units are sold, ready for occupancy or for rentals, or when permanent financing is obtained.  
*Timing: Ongoing ~~on a project-by-project basis~~*  
*Responsible Entity: Planning Department, City Council*  
*Funding Source: Department Budget (General Fund)*
- Action D-4: Continue to submit applications for CDBG funding and support applications for additional public funds, such as those provided by the HOME Program, the Joe Serna Program, and the Low-Income Housing Tax Credit Program.  
*Timing: Ongoing ~~on a project-by-project basis~~*  
*Responsible Entity: Planning Department, City Manager, City Council*  
*Funding Source: Department Budget (General Fund)*
- Action D-5: Consider methods to increase local financial resources to assist affordable and special needs housing types and pursue additional funding sources for affordable housing. Consider methods to increase local resources, such as use of residential and non-residential affordable housing impact fees, real estate transfer taxes, or an annual budget set-aside from the General Fund or other source.  
*Timing: 2016-2020*  
*Responsible Entity: Planning Department, City Manager, City Council*  
*Funding Source: Department Budget (General Fund)*
- Action D-5: To encourage affordable housing developers to preserve and provide units for extremely low-income households, the City will encourage these developers to apply for Project Based Section 8 assistance. In addition, the City will provide its housing funds, when available, to help subsidize development costs to build housing units affordable to extremely low- households. City funds for this purpose include ~~redevelopment set-aside funds~~, linkage fees, and inclusionary housing fees. In addition, the City will work with non-profit developers to compete for Sonoma County-administered CDBG and HOME funds.  
*Timing: Ongoing*  
*Responsible Entity: Planning Department, City Council*  
*Funding Source: Department Budget (General Fund)*
- Action D-6: ~~Finally, the City will~~Continue to consider relaxing development standards, such as setbacks and parking requirements, and increasing densities on a project-by-project basis as a means to reduce development costs of units affordable to extremely low-income households.  
*Timing: Ongoing*  
*Responsible Entity: Planning Department, Planning Commission, City Council*  
*Funding Source: Department Budget (General Fund)*
- Action D-7: ~~Consider updating~~Regularly update~~its~~ in-lieu and linkage fees, or adopt an ordinance that annually updates in-lieu and linkage fees in accordance with an

[accepted cost index](#), to ensure that they accurately reflect current development costs.

*Timing: Annual*

*Responsible Entity: Planning Department, [City Manager, City Council](#)*

*Funding Source: Department Budget (General Fund)*

Action D-8: [Continue to offer density bonuses and incentives as established by State law. Update the City's Density Bonus Ordinance to be consistent with the requirements of State law. Encourage affordable housing developers to request density bonuses and incentives in order to increase the amount of extremely low, very low, and low income units created.](#) ~~Continue to provide density bonuses under an amended Ordinance. Develop a brochure that summarizes density bonus provisions.~~

*Timing: 2016-2018*

*Responsible Entity: Planning Department, [Planning Commission, City Council](#)*

*Funding Source: Department Budget (General Fund)*

Action D-9: Consider the feasibility of creating a City Employee Assistance Program to provide loans to low- and moderate-income [teachers and](#) volunteer firefighters to purchase affordable housing. This program will assist in the recruitment and retention of [teachers and](#) firefighters. If sufficient funding is available, the program should be expanded to other City employees.

*Timing: 2018-2020*

*Responsible Entity: Planning Department, [City Manager, City Council](#)*

*Funding Source: Department Budget (General Fund)*

~~Action D-10: Consider establishing a Rental Deposit and Revolving Loan Fund Program to assist residents at risk of becoming homeless.~~

Action D-10: ~~Consider the following services targeted to the City's homeless population:~~ [Encourage the Urban County to provide financial support for area homeless facilities and services that serve Sebastopol area residents through ESG and other available funding sources. Encourage the Sonoma County Community Development Commission/Urban County to monitor the needs of the homeless population in Sebastopol.](#)

*Timing: [Request to Sonoma County CDC Urban County provide assistance on an on-going basis](#)*

*Responsible Entity: Planning Department, [City Manager, City Council](#)*

*Funding Source: Department Budget (General Fund)*

~~Action D-12: Fund a contract with a homeless services provider to monitor and assist homeless persons in Sebastopol.~~

Action D-11: ~~Encourage the Sonoma County CDC-administered Urban County to CDBG and/or HOME funds to Rebuilding Together and/or other local nonprofits to assist disabled. Provide funds (through CDBG and other programs) to local non-profits, such as Rebuilding Together, assisting residents with home retrofits.~~

*Timing:* [Request to Sonoma County CDC Urban County provide assistance on an on-going basis](#)

*Responsible Entity:* Planning Department, [City Manager, City Council](#)

*Funding Source:* Department Budget (General Fund)

Action D-124: [Continue to work](#) with housing developers to encourage housing units and housing developments which address the requirements of special needs populations.

*Timing:* Ongoing

*Responsible Entity:* Planning Department, [Planning Commission, City Council](#)

*Funding Source:* Department Budget (General Fund)

Action D-135: [Continue to enforce](#) Title 24 of the California Building Code, ~~and~~ the Americans with Disabilities Act (ADA), [and Municipal Code Chapter 15.80](#) when reviewing proposed development plans.

*Timing:* Ongoing

*Responsible Entity:* Planning Department, Building Department, [Planning Commission, City Council](#)

*Funding Source:* Department Budget (General Fund)

Action D-146: [Continue to assist](#) disabled residents with information on housing resources and suitable housing opportunities in the community.

*Timing:* Ongoing

*Responsible Entity:* Planning Department

*Funding Source:* Department Budget (General Fund)

Action D-157: Develop an information sheet describing the City's affordable housing needs and include this information in public noticing for project hearings.

*Timing:* Ongoing

*Responsible Entity:* Planning Department, [Planning Commission, City Council](#)

*Funding Source:* Department Budget (General Fund)

Action D-168: [Continue to facilitate](#) the development of farmworker housing by encouraging employers to provide housing, encouraging a countywide linkage fee to cover agricultural land uses, ~~and working~~ [encouraging](#) with housing developers to expand the supply of migrant and permanent farmworker housing, [and providing planning assistance to interested developers](#).

*Timing:* Ongoing

*Responsible Entity:* Planning Department, [Planning Commission, City Council](#)

*Funding Source:* Department Budget (General Fund)

Action D-17: [Encourage the development of housing for day laborers and undocumented workers by encouraging housing developers to expand the supply of housing for this population and providing planning assistance to interested developers.](#)

*Timing:* Ongoing

Responsible Entity: Planning Department, Planning Commission, City Council

Funding Source: Department Budget (General Fund)

Action D-18: In order to encourage the provision of housing for developmentally disabled persons, coordinate with the North Bay Regional Center, North Bay Housing Coalition, and other groups that serve the developmentally disabled population and encourage housing providers and landlords to provide a percentage of housing developments for persons with developmental disabilities.

Timing: Ongoing

Responsible Entity: Planning Department, Planning Commission, City Council

Funding Source: Department Budget (General Fund)

Action D-19: Encourage the development of housing designed to accommodate persons with EMF sensitivity.

Timing: Ongoing

Responsible Entity: Planning Department, Planning Commission, City Council

Funding Source: Department Budget (General Fund)

## E. FAIR HOUSING

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### **Goal E-1: Eliminate Housing Discrimination**

Sebastopol values diversity of its population and protection of housing rights for its citizens. The City strives to ensure that all households have equal access to the City's housing resources.

#### *IMPLEMENTING POLICIES AND PROGRAMS*

**Policy E-1:** The City will work to eliminate all unlawful discrimination in housing with respect to age, race, gender, sexual orientation, marital or familial status, ethnic background, [disability](#), medical condition, or other arbitrary factors, so that all residents can obtain decent housing throughout the City.

Action E-1: Facilitate equal housing opportunities by continuing to designate an equal housing coordinator (the City Manager), ~~and~~ by distributing materials regarding fair housing laws, [and referring persons with fair housing concerns to Fair Housing Sonoma County and Fair Housing of Marin.](#) [Fair housing materials will be distributed at City Hall, on the City's website, and at other locations willing to distribute materials throughout the City, such as the Library, Veterans Building, Sebastopol Area Senior Center, and Sebastopol Community Center.](#)

Timing: Ongoing

Responsible Entity: City Manager, City Council

Funding Source: Department Budget (General Fund)

Action E-2: Continue to provide nondiscrimination clauses in rental agreements and deed restrictions for housing constructed with City agreements.

Timing: Ongoing

Responsible Entity: Planning Department, [City Manager, City Council](#)

Funding Source: Department Budget (General Fund)

*Timing: Ongoing*

*Responsible Entity: Planning Department, Building Department, [Planning Commission](#), [City Council](#)*

*Funding Source: Department Budget (General Fund)*

## G. REMOVE GOVERNMENT CONSTRAINTS

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### **Goal G-1: Continue to Promote Land Use Policies and Development Standards to Facilitate Housing Production**

During the ~~last~~ [2003](#) Housing Element Period, Sebastopol made changes to its Zoning Ordinance in order to increase allowable densities, increase allowance for affordable housing projects, increase height limits in Downtown, develop standards for SROs, promote mixed use development in the City's non-residential zones, reduce parking requirements for larger units, and simplify setback and building separation requirements in RM-M and RM-H Zoning Districts. The City will continue to examine its Zoning Ordinance in relationship to Housing Element goals.

### **Goal G-2: Remove Government Constraints to the Production of Special Needs Housing**

Sebastopol supports the development of special needs housing. The City will take necessary steps to remove government constraints to the development of affordable housing serving special needs populations.

### **Goal G-3: Remove Government Constraints that Affect the Amount of Land Required for New Housing**

The regulatory process is one of the principal ways in which a small city can reduce housing costs. The City will review its land use regulations for new units to determine if it is possible to make revisions that will result in reducing land required for new developments, consequently reducing land costs for market rate and affordable housing developments.

#### *IMPLEMENTING POLICIES AND PROGRAMS*

**Policy G-1:** The City will modify its Zoning Ordinance to [provide provisions for a greater range of housing types, such as tiny houses to encourage](#)~~sure that there are~~ opportunities for special needs [and affordable](#) housing.

**Policy G-2:** The City will [consider](#) ~~modify~~ the Zoning Ordinance to allow for reduced parking requirements in senior housing, single room occupancy housing, small lot housing and for small units, consisting of one- or two-bedrooms.

The City has ~~recently adopted~~ reduced parking standards for the housing identified above. [Residential parking requirements are reduced in the Downtown by 20%](#). These changes were added to the Zoning Ordinance in May 2009. [Further modifications to these standards will be considered; in addition, the City will review increasing allowances for compact parking and tandem parking.](#)

**Policy G-3:** The City will consider modifying its Subdivision Ordinance Standards to reduce street widths, cul-de-sac, and driveway requirements and widths to use land more efficiently.

**Policy G-4:** The City shall review its current development impact fee program to determine whether appropriate levels of fees are charged for multifamily units and second units based on demand they



create for public facilities and infrastructure. The City will also consider a revised fee schedule for market rate housing based on unit size or valuation.

**Policy G-5:** The City will encourage second units.

**Policy G-6:** The City will assist new development by increasing the amount of time that issued permits remain valid.

**Policy G-7:** The City shall monitor its Growth Management Program to ensure that it does not adversely affect the provision of housing units for all segments of the population.

**Policy G-8:** The City shall monitor the combined impact of its Growth Management Program and Design Review Process on the City's ability to meet housing demand from all income groups of the population.

**Policy G-9:** The City will assess the project approval process to see if there are additional ways to reduce the amount of time the process requires. This assessment will recognize that the City has limited control over processing time for those projects that require a CEQA review.

**Policy G-10:** The City shall modify its density bonus so that it is in conformance with the State Density Bonus Law.

Action G-1: Modify the Zoning Ordinance to ~~identify zones for farmworker dormitory type housing as a use "by right."~~ permit farmworker housing consistent with the requirements of State law, including Health and Safety Code Sections 17021.5 and 17021.6. The revisions will include the following:

- Permit employee housing, including mobile homes and manufactured housing, to accommodate up to six employees subject to the same standards and permit requirements as a single family residence in all zones and as a ~~principal~~ permitted use in residential zones. No discretionary actions shall be required.

~~Employee housing will not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling.~~

- Permit employee housing, including mobile homes and manufactured housing, consisting of up to 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household as an agricultural use, subject to the same standards and permit requirements as an agricultural use, ~~principal-permitted use in all agricultural zones that permit an agricultural use consistent with the requirements of State law. No discretionary actions shall be required.~~

*Timing:* 2016-2017

*Responsible Entity:* Planning Department, Planning Commission, City Council

*Funding Source:* Department Budget (General Fund)

Action G-2: Modify the Zoning Ordinance so that homeless shelters proposed for the General Commercial (CG) District are only subject to Administrative Review as a condition of approval.



*Timing:* [2016-2017](#)

*Responsible Entity:* [Planning Department](#), [Planning Commission](#), [City Council](#)

*Funding Source:* [Department Budget \(General Fund\)](#)

Action G-3: Modify the Zoning Ordinance to include definitions of Transitional and Supportive Housing which are consistent with State law ~~and to specify that Transitional and Supportive Housing are permitted land uses in all Zoning Districts where residential uses are allowed.~~ The following definitions will be used, based on language provided in the Government Code.

"Supportive housing" means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Supportive housing is considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

"Target population" means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

"Transitional housing" means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance. Transitional housing is considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

*Timing:* [In conjunction with adoption of Housing Element](#)

*Responsible Entity:* [Planning Department](#), [Planning Commission](#), [City Council](#)

*Funding Source:* [Department Budget \(General Fund\)](#)

Action G-4: [Review and consider revising the Zoning Ordinance to establish development standards and identify appropriate zoning districts to accommodate tiny houses. Revisions should include a clear definition of tiny houses.](#)

*Timing:* [2016-2020](#)

*Responsible Entity:* [Planning Department](#), [Planning Commission](#), [City Council](#)

*Funding Source:* [Department Budget \(General Fund\)](#)

I. QUANTIFIED OBJECTIVES

The foregoing goals, policies, and actions are considered appropriate and desirable to assist with meeting the City’s housing needs are met in a timely and cost effective manner through 2023. Table VI.1 shows an estimate of quantified objectives by income category for the number of units to be constructed, rehabilitated, and conserved over the planning period.

Each action identifies implementing parties, timing, and funding sources. Table VII.2 estimates the quantified objectives for individual programs. To achieve these objectives, developer and non-profit participation is necessary and housing developers will need to secure funding from CDBG, HOME, and LIHTC programs, as well as other sources.

Income Levels	Construction	Rehabilitation	Preservation
Extremely Low	4	4	0
Very Low	18	6	295
Low	28	6	90
Moderate	12 <sup>(1)</sup>	16 <sup>(1)</sup>	0
Above Moderate	100 <sup>(1)</sup>	24 <sup>(1)</sup>	0
<b>TOTAL</b>	<b>156</b>	<b>56</b>	<b>385<sup>(2)</sup></b>

<sup>(1)</sup> Anticipated to be provided by private development with no subsidies/assistance.

<sup>(2)</sup> No units are at-risk of losing affordability; however, affordability of existing units is expected to be maintained.

Program	Extremely Low	Very Low	Low
Action B-2: Housing Rehabilitation	4	6	6
Action B-4:	-	295	90
Program C-2: Inclusionary Housing Program	-	12	12
Programs D-2 and G-12: Encourage Affordable Development Funding/Density Bonus	4	4	12
Program G-6: Second Units	-	2	4
<b>TOTAL</b>	<b>8</b>	<b>24319<sup>(1)</sup></b>	<b>34124<sup>(1)</sup></b>

<sup>(1)</sup> includes rehabilitation and preservation of existing units.