

# Comprehensive Planning Workplan

**April 16, 2019**



# Comprehensive Planning Section

- **One of 3 Planning Sections:**
  - Comprehensive Planning
  - Project Review
  - Natural Resources
- **Overseen by Deputy Director**
- **Dedicated staff members**
  - 1 Manager
  - 1 Supervisor
  - 1 Clerical
  - 6 Professional Planners



# Comp Planning Responsibilities

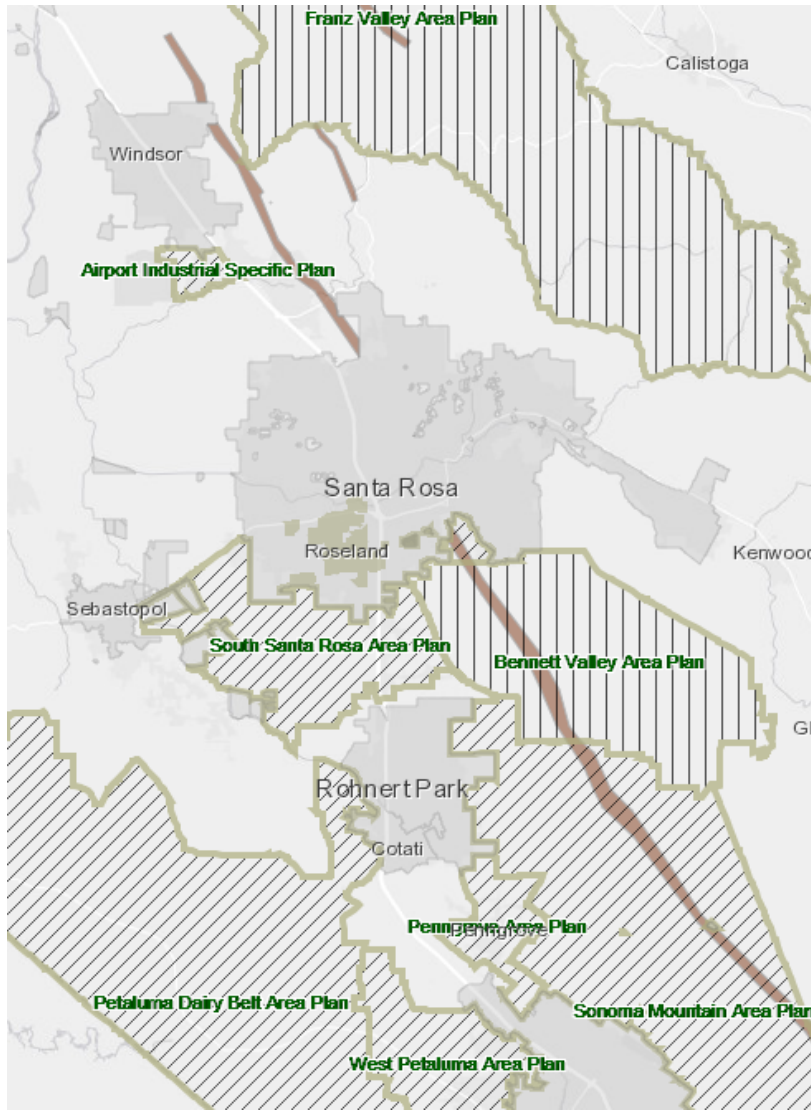
## Development, Implementation, Maintenance:

- General Plan and Area Plans
- Local Coastal Plan
- Specific Plans
- Zoning Code
- Housing Programs

## Ongoing Tasks

- Customer Service
- GP Consistency work for County partners
- Tracking and reporting for State agencies
- Priority Projects as determined by BOS

# Origin of Comp Assignments



- **2-year work plan**
  - Work Plans since 1997
  - Last approved June 2017
- **Resolution of Board**
- **Minute Order**
  
- **Priorities can shift**
  - Sonoma Complex Fires
  - High staff turnover

# Completed Since June 2017

## Zoning Code Updates and General Plan Amendments:

- Allow **larger Accessory Dwelling Units**, and reduced fees
- Allow **Junior Accessory Dwelling Units**
- Provisions for new **Workforce & Cottage** housing types
- **Agricultural Farmstays, Marketing Accommodations, and Vacation Rentals on Ag Lands**
- Two **Cannabis** Ordinances
- General Plan and Zoning Amendments: **fire for fire rebuilds in G Hazard Zone**
- Internal draft of Phase I of the **Development Code Update**

# Completed Since June 2017

## Rezoning Projects:

- **Freestone Rezoning** to align with General Plan policies
- Add **X Vacation Rental Exclusion** Combining Zone in specified areas



## Grant Projects:

- Coastal **Sea Level Rise Mapping & Adaptation** Planning
- Administrative Draft of the **Springs Specific Plan** and EIR
- **Hazard Mitigation Plan** Update with Emergency Services
- Preferred Alternative, **Airport Area Specific Plan**

# Work Plan: FY 18-19, 19-20, 20-21

- Maintain ongoing programs and priority projects
  - ▣ Many priority projects will be complete in Q1 2020
- Limited staff hours for additional initiatives
  - ▣ Staff hours per project vary - typically ~300hrs/comp. planning project, but may be increased, for example:
    - Additional community engagement
    - Expanded environmental review



# Work Plan:



## **EXISTING INITIATIVES**

Local Coastal Plan

Springs Specific Plan

Airport Specific Plan

Dev. Code Phase I/II

Scenic Resources Rezone

Z Combing Zone Removal

Winery Events

Housing Sites ID & Rezone



# Work Plan: FY 18-19, 19-20, 20-21

## EXISTING INITIATIVES

Local Coastal Plan  
 Springs Specific Plan  
 Airport Specific Plan  
 Dev. Code Phase I/II  
 Scenic Resources Rezone  
 Z Combing Zone Removal  
 Winery Events  
 Housing Sites ID & Rezone

## POTENTIAL INITIATIVES

### HOURS REQUIRED PER INITIATIVE:

	STAFF HRS AVAILABLE	
	FY 19/20	FY 20/21
	1640	2,265
<i>Geyserville Community Planning</i>	90	--
<i>X Combining Zone Refinements*</i>	160	--
<i>Dev. Code Phase II*</i>	240	--
<i>Coastal Zoning: Implement LCP</i>	250	120
<i>Phase 2 Cannabis Regulations</i>	380	200
<i>Sonoma Dev. Center Planning</i>	400	400
<i>SE Santa Rosa/SR Ave. Planning*</i>	335	400
<i>Lower Russian River Area Plan</i>	260	300
<i>Tree Ordinance Update*</i>	300	--
<i>GP Update – Scope, Work Plan</i>	650	650
<i>TOTAL Hours Required</i>	3,065	2,070

\* Denotes projects without an identified funding source

New Initiatives/Programs to Prioritize	METRIC	FY18/19	FY19/20	FY20/21	FY21/22	FY22/23	TOTAL
<b>ANTICIPATED AVAILABLE STAFF HOURS</b>	<b>HOURS</b>	<b>0</b>	<b>1,640</b>	TBD	TBD	TBD	<b>HOURS/COST</b>
Geyserville Community Planning Efforts	HOURS	110	90	-	-	-	200
<i>Estimated completion by FY22/23</i>	COST	\$16,500	\$13,500	\$-	\$-	\$-	\$30,000
X Combining Zone Revisions/Refinements	HOURS	20	160	-	-	-	180
<i>Estimated completion by FY22/23</i>	COST	\$3,000	\$24,000	\$-	\$-	\$-	\$27,000
Streamlining Planning Processes (Dev. Code Phase 2)	HOURS	130	240	-	-	-	370
<i>Estimated completion by FY22/23</i>	COST	\$19,500	\$36,000	\$-	\$-	\$-	\$55,500
Coastal Zoning to Implement LCP (Legal Requirement)	HOURS	-	250	120	-	-	370
<i>Estimated completion by FY22/23</i>	COST	\$-	\$37,500	\$18,000	\$-	\$-	\$55,500
Phase 2 Cannabis Regulations	HOURS	-	380	200	-	-	580
<i>Estimated completion by FY22/23</i>	COST	\$-	\$57,000	\$30,000	\$-	\$-	\$87,000
Sonoma Development Center Planning Efforts	HOURS	130	400	400	400	-	1,330
<i>Estimated completion by FY22/23</i>	COST	\$150,000	\$950,000	\$1,200,000	\$1,200,000	\$-	\$3,500,000
SE Santa Rosa/SR Avenue Planning Efforts	HOURS	-	335	400	400	-	1,135
<i>Estimated completion by FY22/23</i>	COST	\$-	\$200,000	\$300,000	\$300,000	\$-	\$800,000
Lower Russian River Area Planning	HOURS	20	260	300	300	-	880
<i>Estimated completion by FY22/23</i>	COST	\$3,000	\$172,000	\$285,000	\$290,000	\$-	\$750,000
Tree Ordinance Update	HOURS	-	300	-	-	-	300
<i>Estimated completion by FY22/23</i>	COST	\$-	\$45,000	\$-	\$-	\$-	\$45,000
General Plan Update – Work Plan, Scoping, Contract	HOURS	440	650	650	650	650	3,040
<i>Estimated completion by FY22/23</i>	COST	\$550,000	\$725,000	\$725,000	\$750,000	\$750,000	\$3,500,000

BLUE TABLE CELL SHADING indicates the anticipated timeline to completion.

