



**CITY COUNCIL
STAFF REPORT**

DATE: November 19, 2019
TO: Mayor and City Council
FROM: John W. Donlevy, Jr., City Manager 
SUBJECT: SB 2 Planning Grant and Planning Funding Program

RECOMMENDATION:

That the City Council review and provide input to staff regarding the SB 2 Grant Application Outline and provide feedback to Staff.

Discussion:

Staff is proposing a \$395,000 planning process which will combine \$325,000 in grant funds with \$70,000 of City General Funds to achieve key policy goals for the City. See the attached budget for key projects and associated budgets and funding sources.

SB 2:

SB 2 (\$160,000) provides a very unique funding opportunity for the City of Winters to achieve a number of key planning goals which have been articulated by the community in recent months, while also helping the State achieve key policy goals to address the State Housing Crisis.

Attached is an outline for the development of a *Winters City Limit Specific Plan* which encompasses many key State policy goals while giving the City an opportunity to bring community participation into a planning process for key areas in the City.

The outline includes the review and development of key General Plan policies, review of zoning and densities, a programmatic environmental impact report to insure a comprehensive look at associated impacts, a review of impact and other housing fees along with a jump start on the City's housing element.

SB 2 Grant Application
Supplemental Agenda Report- November 19, 2019
Page 2

In order to access the funds, the City Council will need to pass the required resolution and the application must be submitted by November 30, 2019.

AB 101 is a State Budget Bill which is companion legislation to SB 2 to streamline housing production. Staff is proposing that the City utilize these funds for the completion of the Climate Action Plan.

SACOG Planning Grant:

The City has received \$100,000 in planning funds from SACOG which can be used for multiple uses. Staff is proposing that these funds go toward community outreach, environmental review/general plan review and the Specific Plan.

In all, the City will achieve the following outcomes:

- Community Outreach and engagement.
- General Plan Policy Updates.
- Specific Planning for undeveloped, unentitled and underdeveloped properties within the City limits.
- Climate Action Plan
- Housing Element

FISCAL IMPACT: \$395,000 spending program which includes \$325,000 in grant funding with \$70,000 in general funds.

Attachments:

1. SB 2 Grant Application Outline
2. Planning Activities and Funding Sources
3. City Limits Map and affected properties

Planning Activities Budget and Funding Sources

Project	Fiscal Year		SB 2	AB 101	SACOG	City GF		Budget Totals
City Limits Specific Plan	2020-21		60,000.00		20,000.00			80,000.00
Climate Action Plan	2020			50,000.00				50,000.00
Programatic EIR/Environmental	2021-23		80,000.00		70,000.00			150,000.00
Community Outreach	2020-23		20,000.00	15,000.00	10,000.00			45,000.00
Housing Element	2020-21					50,000.00		50,000.00
Contingency	2020-24					20,000.00		20,000.00
Totals			\$ 160,000.00	\$ 65,000.00	\$ 100,000.00	\$ 70,000.00		\$ 395,000.00

SB 2 Grant Application Outline

Project Description:

The **Winters City Limits Specific Plan** will cover all lands within the existing city limits that are:

- a) Undeveloped (see map)
- b) Unentitled (see map)
- c) Underdeveloped (to be determined)

The project will address the following Priority Policy Areas outlined in the SB 2 Notice of Funding Availability (NOFA):

- **A Specific Plan Coupled with CEQA streamlining.**
- **Objective design and development standards**
- **Accessory Dwelling Units and/or other low cost building strategies.**
- **Aide in Expedited Processing**
- **Review and address Housing related financing and fee reduction strategies**
- **Design, architecture and zoning strategies to permit *by right* housing construction**
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Scope of Work:

- **Community Outreach** -- Extensive community outreach and participation in establishing goals, opportunities and the framework for the specific plan.
- **Background and Update** -- Update and modernization of background, policies, and regulations to achieve conformance with statutory, legal and factual consistency, completeness and policy relevance.
- **Policy and Regulation** -- Develop a updated policy and regulatory framework to streamline processing in undeveloped areas of City;
- **Programmatic EIR** -- Appropriate CEQA compliance and streamlining including CEQA coverage for Climate Action Plan and Housing Element.
- **Accelerate Housing** -- Review opportunities for rezoning and improved densities. Create framework for "by right" zoning and development.
- **Jump Start Housing Element** -- Conformance to achieve the City's 2019 Regional Housing Needs Allocation.
- **Pre-Approved Designs and Plans** -- Community involvement is the development of objective design/development standards to streamline development.
- **Accessory Units** -- Encourage Accessory Dwelling Units and other creative residential options that are affordable by design
 - Fee reduction review.
 - Objective design/development standards
 - Pre-approved architectural/site plan designs
 - Other mechanisms to decrease planning and construction costs
- **Fee Reduction Strategies**
 - For ADU's, affordable housing, and other housing types.
 - Explore opportunities for less expensive quality housing to occur.

- Expedited Processing through:
 - Specific Plan development
 - CEQA streamlining and comprehensive programmatic environmental impact report that support tiering.
 - Objective design standards.
 - Fee review and streamlining.

Key Outcomes:

- 1) Background Report – that will also be used for Climate Action Plan, Housing Element, and EIR Setting and existing conditions
- 2) City Limits Specific Plan – that will also provide basis for later update of entire General Plan
- 3) Community Outreach Program – that will also be used for Climate Action Plan, Housing Element, and overall community involvement and bridge-building
- 4) Programmatic EIR – that will also cover the Climate Action Plan, the Housing Element, and later citywide General Plan update

