



# **SEBASTOPOL PLANNING COMMISSION**

## **Regular Meeting - April 22, 2025**



# Regular Agenda Items

- 7.A. – Informational Item: Downtown Grant Update
- 7.B. – Informational Item: Housing Element Implementation
- 7.C. – Subcommittee Formation (Discussion and Direction)



# Downtown Grant Update

## Sustainable Transportation Grant (STG)

- Cal Trans initiated project
- **Awarded: August 2023 | Target completion: March 2026**

<b>Purpose</b>	<b>Enhance multimodal safety for the Downtown Core Area.</b>
<b>Funding</b>	<b>\$260,000 total. \$230,000 (Caltrans) and \$30,000 (local match).</b>
<b>Funding Source</b>	Caltrans Sustainable Transportation Grant + local match from Traffic Impact Fees fund







# Downtown Grant Update

## Sustainable Transportation Grant (STG)

- **Q1 2025 Updates –**
  - Gather input from Caltrans on prelim circulation options.
  - Circle back with stakeholders for additional input.
  - Community Meeting on May 22 (invitation to follow).

### REIMAGINING THE CORE: Our Vision for Downtown Mobility & Vitality

The City is leading a study to lay the foundation for a safer, thriving, and more welcoming Downtown Sebastopol. Come be part of the vision!





# Housing Element Implementation

## HCD Priorities

Priority Program	Deadline	Status
Program A-3.1; Objective Design Standards	Due 2025	Completed 2023; additional updates needed.
Program A-3.3; Missing Middle Housing	Due 2028	Ongoing.
Program A-3.4; Workforce Housing Overlay Zone	Due 2024	Past Due. Implementation of PDA Grant will help complete this task.
Program A-3.5; Opportunities for By Right Housing	Due 2024	Past Due.



# Housing Element Implementation HCD Priorities

Priority Program	Deadline	Status
Program A-4.2; Fee Mitigation and Transparency	Due 2029	Annual program/ongoing
Program B-1.2; Code Enforcement and Reasonable Accommodation Procedures	Due 2025	Ongoing.
Program D-2.2; Zoning Code Updates	Due 2023	Past Due.
Program D-4.1 ; Replacement Housing Requirement	Ongoing	Annual program/ongoing



# Housing Element Implementation

## Status of Priority Development Grant Program

Priority Development Area Grant Program	Status
<b>Purpose</b>	Implements Housing Element HCD priorities.
<b>Funding</b>	\$190,000; ABAG to retain all but \$40,000 to cover cost of consultant/ABAG scope of work.
<b>Funding Source</b>	ABAG/MTC
<b>Timeline</b>	ABAG to issue RFP for Consultant Fall 2025. Project completion estimated by end of calendar year 2026.



# Housing Element Implementation

## Other Program Updates

Program
Program A-1.1 No Net Loss of Residential Capacity to Accommodate RHNA
Program A-1.2 No Reduction of Density without Replacement Sites
Program A-1.3 Inventory Monitoring
Program A-2.1 Administrative List of Additional Sites
Program A-3.2 Support Efforts of Affordable Housing Developers
Program A-3.6 Encourage the Development of Accessory Dwelling Units
Program A-4.1 Density Bonus Incentives
Program A-4.3 Affordable Housing Funding
Program B-1.1 Monitor City Activities and Housing Program Implementation
Program B-2.1 Expedite Processing for Affordable Housing Projects
Program B-3.1 Monitor Housing Trends, Laws, and Issues





# Housing Element Implementation

## Other Program Updates

Program
Program C-1.1 Safeguard Affordable Housing Inventory
Program C-2.1 Rehabilitation Assistance
Program C-3.1 Provide Information and Promote Energy Conservation
Program D-1.1 Administer Housing Services and Provide Outreach and Education
Program D-1.2 Proactive Outreach Program
Program D-2.1 Landlord Education
Program D-3.1 First Time Homebuyer Program and Affordable Homeownership Resources



# Subcommittee Formation

- Task List
  - Housing Element Implementation
  - Zoning Fix-It List
  - Opt-in to AB 1033
- Discussion and provide direction to staff.

