



Regular Meeting Agenda
Planning Commission

Juan Miguel Munoz-Morris - Chairman
Mohammad Habib - Vice Chairman
Joseph Mueller - Planning Commissioner
Wayne Tanda - Planning Commissioner
Laura Gonzalez-Escoto - Planning Commissioner
Malisha Kumar - Planning Commissioner
Liam Downey - Planning Commissioner

Tuesday, September 24, 2019 7:00 pm

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

ROLL CALL ATTENDANCE

DECLARATION OF POSTING AGENDA

Pursuant to Government Code Section 54954.2

PLEDGE OF ALLEGIANCE

OPEN PUBLIC COMMENT PERIOD

Members of the public are entitled to address the Planning Commission concerning any item within the Morgan Hill Planning Commission's subject matter jurisdiction. Public comments are limited to no more than three minutes. Except for certain specific exceptions, the Planning Commission is prohibited from discussing or taking action on any item not appearing on the posted agenda. (See additional noticing at the end of this agenda)

ORDERS OF THE DAY

MINUTES APPROVAL

1. APPROVE THE AUGUST 13, 2019 MEETING MINUTES

Recommendation:

Approve Minutes.

2. APPROVE THE AUGUST 27, 2019 MEETING MINUTES

Recommendation:

Approve Minutes.

PUBLIC HEARINGS

None

OTHER BUSINESS

3. DISCUSSION OF 2019 HOUSING LEGISLATION/IMPACTS

Recommendation:

Planning Commission to receive information on the following:

1. 2019 Housing Legislation Update and Impacts to Morgan Hill Housing Development Guidelines and Enforcement,
2. Residential Development Control System, and
3. Development Processing and Work Program

DIRECTOR'S REPORT/ANNOUNCEMENTS

ADJOURNMENT

NOTICE

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act that are distributed to a majority of the legislative body less than 72 hours prior to an open session, will be made available for public inspection at the Office of the City Clerk at Morgan Hill City Hall located at 17575 Peak Avenue, Morgan Hill, CA, 95037 at the same time that the public records are distributed or made available to the legislative body. (Pursuant to Government Code 54957.5)

PUBLIC COMMENT

Members of the Public are entitled to directly address the Commission concerning any item that is described in the notice of this meeting, before or during consideration of that item. If you wish to address the Commission on any issue that is on this agenda, please complete a speaker request card located in the foyer of the Commission Chambers, and deliver it to the Minutes Clerk prior to discussion of the item. You are not required to give your name on the speaker card in order to speak to the Commission, but it is very helpful. When you are called, proceed to the podium and the Mayor will recognize you. If you wish to address the Commission on any other item of interest to the public, you may do so during the public comment portion of the meeting following the same procedure described above. Please limit your comments to three (3) minutes or less.

Please submit written correspondence to the Minutes Clerk, who will distribute correspondence to the Commission.

Persons interested in proposing an item for the Commission agenda should contact a member of the Commission who may plan an item on the agenda for a future Commission meeting. Should your comments require Commission action, your request may be placed on the next appropriate agenda. Commission discussion or action may not be taken until your item appears on an agenda. This procedure is in compliance with the California Public Meeting Law (Brown Act) Government Code §54950.

City Council Policies and Procedures (CP 03-01) outlines the procedure for the conduct of public hearings. Notice is given, pursuant to Government Code Section 65009, that any challenge of Public Hearing Agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to the Public Hearing on these matters.

The time within which judicial review must be sought of the action by the Commission, which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

For a copy of Commission Policies and Procedures CP 97-01, please contact the City Clerk's office (408) 779-7259, (408) 779-3117 (fax) or by email cityclerk@morganhill.ca.gov.

AMERICANS WITH DISABILITIES ACT (ADA)

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (408)779-7259, (408)779-3117 (fax) or by email cityclerk@morganhill.ca.gov. Requests must be made as early as possible and at least two-full business days before the start of the meeting.

DRAFT



Meeting Minutes Planning Commission

<i>Juan Miguel Munoz-Morris</i>	-	<i>Chairman</i>
<i>Mohammad Habib</i>	-	<i>Vice Chairman</i>
<i>Joseph Mueller</i>	-	<i>Planning Commissioner</i>
<i>Wayne Tanda</i>	-	<i>Planning Commissioner</i>
<i>Laura Gonzalez-Escoto</i>	-	<i>Planning Commissioner</i>
<i>Malisha Kumar</i>	-	<i>Planning Commissioner</i>
<i>Liam Downey</i>	-	<i>Planning Commissioner</i>

Tuesday, August 13, 2019 6:00 pm

**Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037**

AMENDED

The July 25, 2019 Meeting Minutes were amended.*

***NOTICE**

The Planning Commission is scheduled to attend training from 6:00 p.m. - 8:00 p.m.
The regular scheduled meeting will begin immediately following the conclusion of the scheduled training.

SPECIAL/REGULAR MEETING

A special meeting is called at 6:00 p.m. for the purpose of conducting the Bi-annual Harassment Training.

6:00 p.m. Training

8:00 p.m. Regular Meeting

BI- ANNUAL HARASSMENT TRAINING

REGULAR MEETING

8:00 P.M.

Minutes Acceptance: Minutes of Aug 13, 2019 6:00 PM (Minutes Approval)

CALL TO ORDER

Chair Munoz-Morris called the regular meeting to order.

ROLL CALL ATTENDANCE

Attendee Name	Title	Status	Arrived
Juan Miguel Munoz-Morris	Chairman	Present	
Mohammad Habib	Vice Chairman	Present	
Joseph Mueller	Planning Commissioner	Present	
Wayne Tanda	Planning Commissioner	Present	
Laura Gonzalez-Escoto	Planning Commissioner	Present	
Malisha Kumar	Planning Commissioner	Present	
Liam Downey	Planning Commissioner	Present	

DECLARATION OF POSTING AGENDA

Minutes Clerk Luna declared the posting of the agenda.

PLEDGE OF ALLEGIANCE

Planning Commission Mueller led the Pledge of Allegiance.

OPEN PUBLIC COMMENT PERIOD

Chair Munoz-Morris opened the Public Comment Period at 8:08 p.m. Hearing no requests to speak, the Public Comment Period was closed.

ORDERS OF THE DAY

No Changes.

MINUTES APPROVAL

1. APPROVE THE JUNE 25, 2019 MEETING MINUTES

Recommendation:

Approve Minutes.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Liam Downey, Planning Commissioner
AYES:	Munoz-Morris, Habib, Mueller, Tanda, Gonzalez-Escoto, Kumar, Downey

2. APPROVE THE JULY 23, 2019 MEETING MINUTES

Recommendation:

Approve Minutes.

*These minutes were amended to include a note of Planning Commissioner Kumar's excused absence from the workshop.

Minutes Acceptance: Minutes of Aug 13, 2019 6:00 PM (Minutes Approval)

Planning Commissioner Tanda abstained due to his absence from the meeting.

RESULT:	ACCEPTED AS AMENDED [5 TO 0]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Laura Gonzalez-Escoto, Planning Commissioner
AYES:	Munoz-Morris, Habib, Mueller, Gonzalez-Escoto, Downey
ABSTAIN:	Tanda, Kumar

PUBLIC HEARINGS

3. UP2019-0002: TENNANT – TONI’S KITCHEN: CONDITIONAL USE PERMIT TO ALLOW A FOOD PRODUCTION FACILITY (WHOLESALE BAKERY) ON PROPERTY IDENTIFIED BY ASSESSOR PARCEL NUMBER 817-04-030 LOCATED ON THE NORTH SIDE OF TENNANT AVENUE, 275 FEET WESTERLY OF VINEYARD BOULEVARD.

Recommendation:

1. Open/close public hearing; and,
2. Adopt a Resolution approving a Conditional Use Permit for a food production facility.

Contact Planner Rich Buikema presented the staff report.

Chair Munoz-Morris opened the Public Hearing at 8:36 p.m. The following individual addressed the Planning Commission:

- Toni Julian

Hearing no further requests to speak, the Public Hearing was closed.

The Public Hearing was re-opened at 8:53 p.m. The following individual address the Planning Commission:

- Toni Julian

Hearing no further requests to speak, the Public Hearing was closed.

The meeting recessed at 9:12 p.m. and reconvened at 9:19 p.m.

MOTION:

Adopt a resolution approving the Conditional Use Permit with a modification to Section e. - The facility will operate up to seven days per week and add a condition that the Community Development Director shall evaluate any future changes to the approved food production use for general consistency with Conditional Use Permit findings including the evaluation of potential odor impacts on the surrounding area. The Community Development Director may refer any use permit amendment request to the Planning Commission for review and final decision.

RESULT:	ADOPTED AS AMENDED [UNANIMOUS]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Laura Gonzalez-Escoto, Planning Commissioner
AYES:	Munoz-Morris, Habib, Mueller, Tanda, Gonzalez-Escoto, Kumar, Downey

DIRECTOR'S REPORT/ANNOUNCEMENTS

The Community Development Director Jennifer Carman gave the Director's Report.

ADJOURNMENT

There being no further business, Chair Munoz-Morris adjourned the meeting at 9:24 p.m.

Minutes Acceptance: Minutes of Aug 13, 2019 6:00 PM (Minutes Approval)

MINUTES PREPARED BY:
Jenna Luna, Minutes Clerk

Minutes Acceptance: Minutes of Aug 13, 2019 6:00 PM (Minutes Approval)

DRAFT



Meeting Minutes Planning Commission

Juan Miguel Munoz-Morris - *Chairman*
Mohammad Habib - *Vice Chairman*
Joseph Mueller - *Planning Commissioner*
Wayne Tanda - *Planning Commissioner*
Laura Gonzalez-Escoto - *Planning Commissioner*
Malisha Kumar - *Planning Commissioner*
Liam Downey - *Planning Commissioner*

Tuesday, August 27, 2019 7:00 pm

Council Chamber
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

Chair Munoz-Morris called the meeting to order at 7:00 p.m.

ROLL CALL ATTENDANCE

Attendee Name	Title	Status	Arrived
Juan Miguel Munoz-Morris	Chairman	Present	
Mohammad Habib	Vice Chairman	Present	
Joseph Mueller	Planning Commissioner	Present	
Wayne Tanda	Planning Commissioner	Present	
Laura Gonzalez-Escoto	Planning Commissioner	Present	
Malisha Kumar	Planning Commissioner	Excused	
Liam Downey	Planning Commissioner	Present	

Planning Commissioner Kumar was excused from this meeting due to a conflict of interest.

DECLARATION OF POSTING AGENDA

Minutes Clerk Luna declared the posting of the Agenda.

Minutes Acceptance: Minutes of Aug 27, 2019 7:00 PM (Minutes Approval)

PLEDGE OF ALLEGIANCE

Planning Commissioner Downey led the Pledge of Allegiance.

OPEN PUBLIC COMMENT PERIOD

Chair Munoz-Morris opened the Public Comment Period at 7:01 p.m. Hearing no requests to speak, the Public Comment Period was closed at 7:02 p.m.

ORDERS OF THE DAY

No changes made.

PUBLIC HEARINGS

1. ZA2019-0011: ZONING AMENDMENT AMENDING SECTION 18.92.090 OF CHAPTER 18.92 SUPPLEMENTAL STANDARDS OF TITLE 18 (ZONING) OF THE MUNICIPAL CODE OF THE CITY OF MORGAN HILL REGARDING THE INCORPORATION OF CANNABIS LAND USE STANDARDS

Recommendation:

1. Open/close the public hearing; and,
2. Adopt Resolution recommending City Council approval of the Zoning Amendment.

Development Director Jennifer Carman presented the Staff Report.

Chair Munoz-Morris opened the Public Hearing 7:15 p.m. The following individuals addressed the Planning Commission:

- Doug Chloupek
- Edesa Bitbadal

Hearing no further requests to speak, the Public Hearing was closed at 7:39 p.m.

The meeting recessed at 8:04 p.m.

The meeting reconvened at 8:14 p.m.

MOTION:

Adopt a resolution recommending City Council approve the Zoning Amendment with an amendment to add a Section 7 that would read, "The Planning Commission recommend that the number of retail outlets be 1 per 10,000 population rounding down", and the following modifications to the Ordinance are as follows:

- Adding cultivation and micro business to the uses in both the title and the purpose of the ordinance,
- Adding clarification to the code that is reference on page 6 by adding the Conditional Use Permit definition,
- Clarifying Section b.14 by adding a definition for the Bureau of Cannabis Control,
- Adding a definition for the Youth Center,
- Adding a definition for daycare,
- An addition for MUF in the retail zones,
- Staff will be looking into the ancillary retail for manufacturing - whether or not that would be allowed in the industrial zones and where or not that creates a micro business,
- Adding the terms - unless the state licensing authority or the City specifies a different radius via the Conditional Use Permit findings under 3 (a), (b), and (c), and
- Adding the word "shall" to Section G.5.

RESULT:	ADOPTED AS AMENDED [UNANIMOUS]
MOVER:	Laura Gonzalez-Escoto, Planning Commissioner
SECONDER:	Wayne Tanda, Planning Commissioner
AYES:	Munoz-Morris, Habib, Mueller, Tanda, Gonzalez-Escoto, Downey
EXCUSED:	Kumar

DIRECTOR'S REPORT/ANNOUNCEMENTS

The Community Development Director, Jennifer Carman gave the Director's Report.

ADJOURNMENT

There being no further business, Chair Munoz-Morris adjourned the meeting at 9:40 p.m.

MINUTES PREPARED BY:

Jenna Luna, Minutes Clerk

Minutes Acceptance: Minutes of Aug 27, 2019 7:00 PM (Minutes Approval)



PLANNING COMMISSION STAFF REPORT

MEETING DATE: September 24, 2019

PREPARED BY: Leslie Little, Assistant City Manager for Community Development
 APPROVED BY: Jennifer Carman, Community Development Director

DISCUSSION OF 2019 HOUSING LEGISLATION/IMPACTS

RECOMMENDATION(S)

Planning Commission to receive information on the following:

1. 2019 Housing Legislation Update and Impacts to Morgan Hill Housing Development Guidelines and Enforcement,
2. Residential Development Control System, and
3. Development Processing and Work Program

DISCUSSION:

The Planning Commission meeting of September 24, 2019 will be devoted to a discussion of pending legislative changes and the impacts the new legislation will have upon Morgan Hill. The 2019 State Housing Legislation will require numerous changes to Morgan Hill permitting and processing of all residential development projects, including accessory dwelling units. The effective date of any new rule change is January 1, 2020.

Much of the meeting will be dedicated to SB 330 (Skinner) "The Housing Crisis Act of 2019" which significantly amends the California Housing Accountability Act. Other bills to be discussed include AB 1763 (Chiu) amending density bonus law, SB 13 (Wieckowski), AB 881 (Bloom), and AB 68 (Ting), related to Accessory Dwelling Units (ADU's), AB 1487 (Chiu) creating authority for a 9 county regional agency to raise funds for and provide tools for housing protection, preservation and production and AB 1482 (Chiu et al) anti rent gouging and just cause eviction law.

The presentation will also include a discussion regarding the upcoming Development Services work program for the balance of the calendar year.

A power point presentation and several articles have been provided for Planning Commission review.

LINKS/ATTACHMENTS:

1. Presentation - 2019 Housing Legislative Update
2. 2019 SB 35 Status of cities RHNA progress within Santa Clara County
3. A Moratorium on Moratoriums: California's SB 330 Clears Obstacles to Housing (Weblink)
4. California Passes Statewide Rent Control (Weblink)
5. Housing Group Sues Whittier Over Granny Flats (Weblink)



2019 Housing Legislation Update



September 24, 2019 Item #1

Housing Crisis



- Housing growth not keeping up with population growth
- Current shortage of 2,000,000 units increasing to 3,500,000 units by 2025
- Strategies suggest building on vacant urban land, intensifying housing around transit, adding density to multifamily development, increasing supply of affordable housing through various methods

Housing Accountability Act



The Housing Accountability Act, among other things, prohibits a local agency from **disapproving, or conditioning approval** in a manner that renders infeasible, a housing development project for **very low, low, or moderate-income households** or an emergency shelter

Sets policy for all cities having a “fair share” of housing development obligations



City RHNA Accomplishments

Current 5th Cycle (2015 - 2023) Summary with Pledged Affordable Units

Morgan Hill	RHNA	Units Permitted	Units Pledged	Remaining / (Surplus)	% Complete
VLI	273	80	78	115	29%
LI	154	178	14	(38)	116%
Mod	185	385	320	(520)	208%
Above Mod	316	1251	TBD	(935)	396%
TOTAL	928	1894	419	(1385)	204%



New Compliance Pending

- SB 166 No net Loss zoning density – 180 days
- No net loss development unit accountability
- AB 1397 Site Inventory changes
- Replacement housing
- Housing Element – new minimum density for sites
- SB 828 Identification of 125% of RHNA need
- New RHNA rules & numbers: + 47% - + 300%

SB 330 – Housing Crisis Act of 2019



Suspended for 5 years:

1. Imposed growth caps
2. Limitations on annual permits or allocations
3. Referendum and Initiative
4. Moratorium unless approved for all land use and reviewed by HCD



SB 330 - Limitations

Prohibits City from imposing any condition which would cause project to be developed at lower density unless:

1. Specific adverse impact upon public health and safety
2. No satisfactory way to mitigate adverse impact
 - Use of Density Bonus not valid basis to find a project inconsistent or not in compliance
 - Limits public meetings/hearings to 5 per project

SB 330 – Development



- Allows development to General Plan if zoning inconsistent with General Plan
- No Zoning Amendment requirement
- Mixed-Use Flex – no Block Level Master Plan, or PD unless Developer requested

SB 330 – Fees Fixed



- At time prelim application deemed complete, plus:
 1. Annual COLA
 2. Costs necessary to mitigate under CEQA
- Term: 2 ½ years



SB 330 – Processing - 2025

- Requires objective criteria, no subjective judgements
- Within 30 days of submission of pre-application, agency determines whether complete (60 days > 150 units)
- If not complete, provide exhaustive list of required submittals per Gov. Code Section 65941.1(a)
- After that, agency not allowed subsequent request of any item NOT on list.

SB 330 – Project Review



Approve or Disapprove

1. 60-180 days from certification of EIR
2. 60 days of Negative Declaration
3. 60 days if 49% of units are affordable to very low and low, restricted for 30 years, and tax credit project
4. 60 days from exempt project determination
 - Residential project
 - Mixed use if 50% residential – “Neighborhood Commercial”

SB 330 - Tennant Protections for redevelopment of sites

- No net loss of units at lower income
- New project must increase density
- Relocation
- Long term notice (6 months)
- Right of first refusal
- Agricultural Land and Historic protected from conversion



SB 330 - Enforcement



- Applicant
- A person eligible to reside in dwelling or emergency shelter
- A housing organization
- Court ordered Judgement to compel within 60 days
- Award attorney fees to petitioner
- Fine up to \$10,000 per unit - from General Fund
- x5 if bad faith actions apply

SB 330 – Policies/Standards

Does not prohibit adoption of new policies/standards which:

- Allow greater density
- Facilitate development of housing
- Reduce costs of housing development
- Imposes/implements CEQA mitigation measures



AB 1482 – Rent/Tenant Protections

- Single family units exempt
- 15 years old and younger - exempt
- 2 units or more
- 10-year term
- 5% + CPI (inflation)
- No discrimination regarding source of income (section 8 vouchers)





AB 881/AB 68/SB 13 - ADU's

- City must update local ADU Ordinance
- No lot size/FAR requirement; 4ft side/rear yard
- 2 ADU's per single family lot occupied with a home and multifamily
- Must permit up to 1200 sq ft (attached if 2400 sq ft)
- 16' height permitted
- No replacement parking for converted garage or carport or new unit within ½ mile of transit
- No owner-occupancy requirement
- 60-day ministerial review on SF & MF sites
- Ministerial review of multiple ADU's inside multifamily structure
- No impact fees <750 sq ft; 25% >750 sq ft.
- HCD to audit in 1 year

AB 1763 - Density Bonus



- Defines affordable projects as 100% affordable with 20% affordable to lower income
- 100% affordable receives 80% density bonus; 4 incentives/concessions
- Within a ½ mile transit stop or transit corridor, unlimited density and 3 additional stories or 33 feet height increases

AB 1763 – Density Bonus & Parking



- Shall not impose any new more restrictive parking requirements
- New parking requirement near transit as follows:
- $\frac{1}{4}$ mile of rail/bus corridor - 0 per unit
- $\frac{1}{2}$ mile of rail/bus corridor - .5 per unit

AB 1487 – SF Bay Area: Housing Development Financing Agency



- Leadership: Executive Board MTC/ABAG
- Direct allocations to Big 3 cities and any city without 30% of total county housing allocation
- No sales tax
- Commercial linkage, business tax etc. - 50% to County of origin



SB 35 Determination for the Counties of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Barbara, Santa Clara, Solano, and Sonoma; and all cities within each county

These jurisdictions are in the First Half Reporting Period, including 4 years (2015-2018 APRs) of an 8-year planning period. Less than 50% permitting progress toward 5th Cycle regional housing needs assessment (RHNA) for an income category is considered insufficient progress. The next SB 35 Determination for these jurisdictions will be conducted at the Last Half Reporting Period, including 8 years (2014-2021 APRs) of an 8-year planning period, at which point they will need to demonstrate 100% permitting progress toward 5th Cycle RHNA.

Jurisdictions with insufficient progress toward Above-Moderate RHNA are subject to SB 35 streamlining for developments with 10% affordability or above. Jurisdictions with insufficient progress toward Lower RHNA (Very Low and Low) are subject to SB 35 streamlining for developments with 50% affordability or above. As the definition of low-income is inclusive of very-low income, units permitted in excess of the very-low income need can be applied to demonstrate progress towards the Lower-income need.

(Note: Jurisdictions are automatically subject to SB 35 streamlining provisions when latest Annual Progress Report (2018) Not Submitted)

COUNTY	JURISDICTION	VLI % COMPLETE	LOWER% COMPLETE	MOD % COMPLETE	ABOVE MOD % COMPLETE
SAN MATEO	SAN MATEO	5.7%	10.0%	17.7%	91.6%
SAN MATEO	SAN MATEO COUNTY	0.7%	32.0%	16.7%	37.7%
SAN MATEO	SOUTH SAN FRANCISCO	14.2%	1.4%	10.5%	80.1%
SAN MATEO	WOODSIDE	100.0%	115.4%	20.0%	218.2%
SANTA CLARA	CAMPBELL	4.3%	2.9%	10.6%	94.9%
SANTA CLARA	CUPERTINO	5.3%	0.0%	25.5%	70.7%
SANTA CLARA	GILROY	26.7%	304.4%	6.5%	204.4%
SANTA CLARA	LOS ALTOS	1.2%	28.3%	1.8%	441.2%
SANTA CLARA	LOS ALTOS HILLS	17.4%	10.7%	9.4%	180.0%
SANTA CLARA	LOS GATOS	0.0%	1.8%	18.9%	43.7%
SANTA CLARA	MILPITAS	1.0%	0.0%	0.0%	267.6%
SANTA CLARA	MONTE SERENO	126.1%	138.5%	7.7%	150.0%
SANTA CLARA	MORGAN HILL	29.3%	115.6%	208.1%	395.9%
SANTA CLARA	MOUNTAIN VIEW	17.3%	34.6%	0.0%	273.6%
SANTA CLARA	PALO ALTO	6.2%	13.4%	15.1%	51.8%
SANTA CLARA	SAN JOSE	10.8%	4.3%	25.6%	83.1%
SANTA CLARA	SANTA CLARA	0.1%	0.1%	6.1%	212.3%
SANTA CLARA	SANTA CLARA COUNTY	290.9%	407.7%	30.4%	810.7%
SANTA CLARA	SARATOGA	0.0%	33.7%	5.8%	20.4%
SANTA CLARA	SUNNYVALE	5.4%	2.3%	17.9%	81.4%
SOLANO	BENICIA	1.1%	5.6%	5.4%	12.2%
SOLANO	DIXON	0.0%	225.0%	196.7%	158.1%
SOLANO	FAIRFIELD	0.0%	0.0%	78.9%	117.2%
SOLANO	RIO VISTA	0.0%	11.1%	322.9%	186.5%
SOLANO	SOLANO COUNTY	19.2%	366.7%	115.8%	137.2%
SOLANO	SUISUN CITY	0.0%	0.0%	0.0%	34.9%
SOLANO	VACAVILLE	16.7%	71.6%	308.1%	134.1%
SOLANO	VALLEJO	0.0%	0.0%	0.0%	21.2%
SONOMA	CLOVERDALE	64.1%	41.4%	16.1%	43.8%
SONOMA	COTATI	11.4%	72.2%	72.2%	57.6%
SONOMA	HEALDSBURG	48.4%	104.2%	215.4%	198.7%
SONOMA	PETALUMA	4.5%	17.5%	45.5%	207.5%
SONOMA	ROHNERT PARK	60.2%	118.7%	15.0%	194.4%
SONOMA	SEBASTOPOL	13.6%	41.2%	105.3%	38.7%
SONOMA	SONOMA	0.0%	30.4%	40.7%	44.4%