



Sonoma County Planning Commission STAFF REPORT

FILE: PLP23-0018
DATE: October 19, 2023
TIME: At or after 1:05
STAFF: Eric Gage, Project Planner
Katrina Braehmer, Supervising Planner

A Board of Supervisors hearing on the project will be held at a later date and will be noticed at that time.

SUMMARY

Applicant: County of Sonoma
Supervisory District(s): All
Description: Housing Action Plan: Implementation of Housing Element Programs 4 and 15
CEQA Review: Housing Element 2023-2031 Certified Program Environmental Impact Report

SUMMARY OF RECOMMENDED/REQUESTED ACTIONS

Staff requests that the Planning Commission accept the staff report and presentation; open and close the public hearing to accept public comments; and adopt a resolution recommending that the Board of Supervisors adopt:

1. Amendments to the General Plan Land Use Map to change land use designations for applicable parcels identified in the Adopted Housing Element and two additional parcels for planning consistency (Exhibit A);
2. Amendments to the Official Zoning Database to rezone specified parcels identified in the Adopted Housing Element and two additional parcels for planning consistency (Exhibit B);
3. Addition of redesignated parcels to the Housing Element Site Inventory; and
4. Amendments to Sonoma County Code Chapter 26 (Zoning) as set forth in Exhibit C to achieve consistency with State housing laws.

EXECUTIVE SUMMARY

The adopted Housing Element includes implementation programs that must be completed before January 31, 2024 in order for the Housing Element to maintain consistency with State law. Staff requests that the Planning Commission recommend adoption of the following legislative components that implement subprograms 4a, 4b and 15b to the Board of Supervisors:

Subprogram 4a. Rezone GRA-2 (APN 130-090-009) to the High Density Residential (R3) zone at 20 units per acre.



Subprogram 4b. Rezone SAN-18, SAN-19, SAN-20 (APNs 036-111-009, 036-111-010, 036-111-016), and APNs 036-111-002, 036-111-011) to Medium Density Residential (R2), High Density Residential (R3), and Retail Business and Service (C2) to align with the Santa Rosa rezoning, and establish a new Local Area Development Guidelines combining district, incorporating the City’s development standards for consistency with the City’s Specific Plan.

When the parcels are eventually annexed into the City, the RHNA responsibility will be transferred from the County to the City pursuant to State law.

Program 15. Amendments to the zoning code ensure compliance with State law and reduce constraints on housing development including several Zoning Code revisions to update definitions, allowed uses and development standards for consistency with current State laws. A State-mandated update to the ADU ordinance includes changes to standards to allow for a maximum of two ADUs on eligible lots.

DISCUSSION

The Board of Supervisors adopted the Housing Element at a public hearing on August 22, 2023. The 2023-2031 Housing Element update will facilitate and encourage housing development over the 8-year planning period beginning February 1, 2023 and ending in early 2031. The County submitted its Adoption Draft Housing Element to the State Department of Housing and Community Development (HCD) on August 30, 2023. HCD will provide its formal review comments on the Housing Element to the County by October 27, 2023. While the HCD review is ongoing, the implementation programs for consistency with State laws must continue.

The adopted Housing Element update includes a total of 32 implementation programs with numerous subprograms as part of the County’s Housing Action Plan to address the housing issues, barriers, and inconsistencies with State housing law that were identified through staff analysis, public outreach and demographic analysis. In addition to the programs adopted with the Housing Element, the Board rezoned 34 sites that were determined to be adequate to be included in the adopted Housing Element’s site inventory.

This item includes text amendments to Sonoma County Code Chapter 26, and amendments to General Plan Land Use Map designations, the rezoning sites included in subprograms 4a and 4b, and zoning text amendments included in 15b.

Housing Element Program 4: Actions to meet RHNA.

This program describes separate required actions that the County will take to meet the County’s 6th cycle RHNA obligation of 3,824 units. The County will rezone sufficient sites to establish an adequate inventory of sites.

Subprogram 4a. GRA-2 (APN 130-090-009) was included in the staff recommendation to the Planning Commission for rezoning as workforce housing. During their July 20, 2023 hearing, the Planning Commission revised staff’s recommendation to rezone the site as high density residential. To ensure that adequate public notice was provided for the rezoning of this site to high density residential, staff recommended during the hearing that the Commission include this site as a part of subprogram of 4a; which was carried forward by the Commission and adopted by the Board with the Housing Element.

Subprogram 4b. Includes the of parcels in an unincorporated island within the Santa Rosa city limits, located at Guerneville Road and Lance Drive (APNs 036-111-009, 036-111-010, 036-111-016). With a development capacity



of 641 units, these parcels are surrounded by incorporated lands with access to city services at the time of development. In addition to the previously identified sites, to avoid creating a small island of rural residential zoning surrounded by parcels zoned for much higher density, staff also proposes amendments to the General Plan land use designations and zoning designations of two long, narrow one-acre parcels (APNs 036-111-002, 036-111-011) that are largely surrounded by the three previously identified parcels for consistency with the City’s rezoning. Maps of the project area are attached to the staff report. Rezoning these parcels as part of this project could also help to facilitate more orderly and flexible development of the adjacent properties as a whole.

These unincorporated parcels serve County goals of community-centered growth and transit-oriented development, but were identified late in the Housing Element development process. The eventual development of these properties was envisioned in the City of Santa Rosa’s North Santa Rosa Station Area Specific Plan, with multifamily residential development as part of the larger transit-oriented community. The Housing Element process is an opportunity for the County to rezone these properties for residential use prior to annexation.

The North Santa Rosa Station Area Specific Plan designates the land use of these properties as Medium Residential, Medium High Residential, and Retail and Business Service. The properties are rezoned by the City for multifamily residential (R-3), with a 27-acre portion at the intersection of Guerneville Road and Lance Drive zoned for neighborhood commercial (CN), corresponding to the land uses provided for in the Specific Plan. The proposed action would change the County’s current Rural Residential land use designation and Agriculture and Residential (AR) zoning for these properties to multifamily residential and commercial to align with the City’s Specific Plan and pre-zoning. The project will also establish a new Local Area Development Guidelines combining district, Lance Drive, LG/LAN) in the County Zoning Code Article 90. This combining district will incorporate the City’s development standards to ensure that new development on the property will be consistent with the requirements of the City’s Specific Plan.

The rezoning implements the intent and policies of the North Santa Rosa Station Area Specific Plan applicable to the parcels, including but not limited to:

Specific Plan Policy LU-1.1. Intensify land uses and increase residential densities in the project area to support future transit improvements and ridership, and to provide a significant number of new residential units.

Specific Plan Policy AH-1.1. Utilize existing City programs and policies to encourage and facilitate development of affordable housing within the Specific Plan area.

Specific Plan Policy AH-3.1. Encourage the development of housing for all groups, including students and seniors, particularly near the SMART station and the pedestrian/bicycle bridge.

Since the parcels make up an unincorporated island that is expected to annex to the City in the future, it is necessary to ensure that future development be consistent with the City’s design and development standards. In addition to modifying the land use designation and rezoning the base zoning district of these parcels, the project establishes a Local Guidelines Combining District that incorporates the development standards and design guidance from the City’s North Santa Rosa Station Area Specific Plan. It is expected that these parcels would be annexed before construction of new development in order to connect to municipal water and wastewater service.

The RHNA methodology that was adopted for this Housing Element Cycle (2023-2031) assigned RHNA responsibility for the Lance Drive unincorporated parcels (and all areas outside the incorporated City but inside



its sphere of influence) to the County. At the time of annexation to the City, RHNA responsibility will be transferred to the City pursuant to Government Code §65584.07(d).

What does it mean to include a site in the Housing Element Sites Inventory?

Listing a site in the Sites Inventory means that the site has appropriate zoning to accommodate higher-density housing. It does not mean that the site will be developed with housing. It does not mean that the County is taking over control of the site, or that the County is requiring that high-density housing be built there. The property owner retains full control over the site and what happens to it; no development can occur without the written permission of the owner. If the property owner wishes to retain the listed site just as it is, they may do so without penalty.

If the owner does wish to develop an Inventory Site with housing, then certain rules would apply:

- If a housing development is proposed on the site, it must meet the minimum density provided by the zoning. (This is an existing requirement for all urban residential sites within the unincorporated County, including a site in Inventory does not change this requirement.)
- If the proposed housing development is approved with fewer units or less affordability than listed for the site in the Sites Inventory, the County may need to identify and/or rezone additional sites to make sure the County always has adequate sites to meet its remaining RHNA (this is called the “No Net Loss” rule).
- If a housing development application is submitted on an Inventory site, and the housing project both contains at least 20% affordable units and meets the County’s adopted, objective design criteria and development standards, in most cases State law requires that the project must be approved.

Housing Element Program 15: Review and Update Zoning Code and General Plan

This program describes a series of separate implementation actions necessary to ensure compliance with State law and to reduce constraints to the development of housing, especially for residents with special housing needs. Program 15a, to eliminate references in the Zoning Code to Growth Management Plan areas and permit allocations, was accomplished at the time the Housing Element was adopted. (See Ord. 6444, pending codification.)

Subprogram 15b. The current project implements Subprogram 15b, which includes numerous revisions to Chapter 26 (Zoning) of the County Code. The proposed text revisions include the following:

- Amendments to specify that Low Barrier Navigation Centers are a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses , and establishing basic standards consistent with State law (Zoning Code Sections 26-044-020, 26-08-030, 26-10-030, and 26-24-210);
- Amendments to provide that community care facilities that operate as residences and provide licensable services for individuals are subject to the same provisions as other residential dwellings of the same housing type in the same zone in all zones allowing residential uses (Zoning Code Section 26-24-240);
- Amendments to clarify that transitional housing is only subject to the same provisions as other residential dwellings of the same housing type in the same zone (Zoning Code Section 26-24-270);



- Amendments to maintain consistency with current State provisions for ADUs. These updates include additions and changes to definitions of terms, and changes to development standards including setbacks, floor areas, and building heights to align with relaxed provisions in State law. The State has also mandated that lots containing a single-family dwelling may develop one ADU not exceeding 1,200 square feet in area, and a second ADL not exceeding 800 square feet in area (Zoning Code Section 26-88-060);
- Amendments to update standards for emergency shelters to comply with State law requirements specifying that only certain objective standards may be applied (Zoning Code Section 26-88-127);
- Amendments to be consistent with the State Employee Housing Act (Zoning Code Sections 26-04-020, 26-06-030, 26-08-030, 26-10-030, 26-14-030, 26-24-260, 26-88-010(k)), reflecting existing State law that employee housing for up to six employees in a single-family dwelling, subject to State permit requirements, must be treated the same as any other single-family residential use where single-family dwellings are allowed. In addition, the Employee Housing Act requires local jurisdictions to treat agricultural employee housing, as defined within the statute, with up to 36 beds or 12 units, as an agricultural use in any zone where agricultural use is permitted.
- Amendments to resolve conflicts with State Density Bonus Law (Zoning Code Article 89). These changes remove portions of the County’s code that reiterate provisions of State density bonus law or related housing State law and add language to make clear that all density bonuses allowed by State law are allowed locally and must comply with the requirements in the Government Code. The intent behind removing code language that only reiterates State law is to prevent the need for regular updates to this section of the County Code to maintain consistency with State law, which changes frequently.

Employee Housing Act Compliance

The draft ordinance includes amendments to Chapter 26 to comply with the state Employee Housing Act (California Health and Safety Code § 17000 et seq.). The Employee Housing Act requires counties and cities to limit permit review of employee housing for six or fewer employees in a single-family dwelling to the same requirements as a single-family residential use in the same district (Health and Safety Code § 17021.5). The Employee Housing Act also requires all counties and cities to limit permit review of agricultural employee housing (up to 36 beds or 12 units) only to the same permit requirements as any other agricultural use in districts where agricultural use is permitted (Health and Safety Code § 17021.6). Both types of employee housing require a permit to operate by the State Department of Housing and Community Development (HCD). The enforcement responsibility for Building Code compliance, investigation of violations, and annual monitoring also belong to HCD.

State-Regulated Small Employee Housing: The draft ordinance adds “State-regulated small employee housing” as a defined residential use in Article 24, and adds this as a permitted use in zoning districts where single-family dwellings are permitted. The State defines “employee housing” broadly and is not limited to any particular industry. The definition excludes other lodging, dormitory, boarding house, and any other use that is not a single-family residential use. The County is required to treat employee housing that meets the State criteria as a single-family residential use when it is located in a single-family home and occupied by six or fewer employees. It cannot be subject to any permit, requirement, fee or tax that does not apply to other family dwellings of the same type in the same zone.



Agricultural Employee Housing: The draft ordinance amends Zoning Code Section 26-88-010(k) to provide that agricultural employee housing that meets the State criteria in the Employee Housing Act shall not be subject to discretionary approval and is an agricultural use, notwithstanding any other provision in the Zoning Code. Currently, the County allows for a variety of housing options for agricultural employees, including but not limited to individual agricultural employee dwelling units, farm family dwelling units, and year-round and seasonal farmworker housing. These housing options are largely allowed by right and subject to certain development standards.

Housing Element Subprogram 15b requires the County to review its Zoning Code provisions for employee housing and make changes as necessary for conformance with the State Employee Housing Act. The proposed updates to the Code recognize and codify the allowances for employee housing provided by the State law. Additional updates to the Zoning Code will be undertaken in 2024 to clarify, consolidate, and centralize all employee housing provisions after outreach with the agricultural community.

Based on the implementation timelines in the adopted Housing Element, the project components must be collectively implemented by the end of 2023 to maintain the Housing Element in compliance with applicable State laws.

GENERAL PLAN CONSISTENCY

The project must balance the diverse goals, objectives, and policies of the General Plan. Staff evaluated the Housing Element Update Project for general conformity with the goals and objectives of the General Plan, and concluded that the project is generally consistent with the purpose and intent of those goals and objectives. Consistency is discussed below for each component of the project.

Amendments to Implement Housing Element Subprograms #4

- *Goal LU-3: Locate future growth within the cities and unincorporated Urban Service Areas in a compact manner using vacant "infill" parcels and lands next to existing development at the edge of these areas.*
- *Objective LU-3.3: Encourage "infill" development within the expansion areas of the cities and unincorporated communities.*
- *Objective LU-4.1: Assure that development occurs only where physical public services and infrastructure, including school and park facilities, public safety, access and response times, water and wastewater management systems, drainage, and roads are planned to be available in time to serve the projected development.*
- *Policy LU-11e: Encourage use of compact and mixed use development that minimizes the need to drive, re-uses existing infill and brownfield sites that have been reclaimed and remediated before using open land, and avoids sprawl.*
- *Policy CT-1k: Encourage development that reduces VMT, decreases distances between jobs and housing, reduces traffic impacts, and improves housing affordability.*

Subprogram 4a: Housing Site GRA-2 (3400 Ross Road, Graton). The consistency of rezoning GRA-2 was evaluated during the Housing Element Update process. While GRA-2 is partially within a 100-year floodplain, future



development on this site would be required to comply with General Plan Policy LU-7c, with site design placing permanent new structures outside of the floodway and raised above the 100-year flood elevation. Consistency with Policy AR-4c would be met through compliance with Mitigation Measure AG-1 in the EIR, to provide a minimum buffer between agricultural operations and residential developments. Mitigation measures identified in the Housing Element Environmental Impact Report will apply to future development on GRA-2.

- *Policy LU-7c: Prohibit new permanent structures within any floodway. Require that any development that may be permitted within the flood plain to be raised above the 100 year flood elevation.*
- *Policy AR-4c: Protect agricultural operations by establishing a buffer between an agricultural land use and residential interface. Buffers shall generally be defined as a physical separation of 100 to 200' and/or may be a topographic feature, a substantial tree stand, water course or similar feature. In some circumstances a landscaped berm may provide the buffer. The buffer shall occur on the parcel for which a permit is sought and shall favor protection of the maximum amount of farmable land.*

Subprogram 4b: Lance Drive Parcels. The proposed General Plan land use amendments, and associated rezonings, implement Program 4, subprograms (a) and (b) of the adopted 6th cycle Housing Element. These actions must be undertaken by January 31, 2024 to rezone additional identified sites to address the County's RHNA and maintain a 30% buffer in the County's Housing Element Site Inventory in compliance with No Net Loss laws.

The proposed amendments to General Plan Land Use designations, and associated rezonings, of parcels in the unincorporated island along Lance Drive in the City of Santa Rosa are consistent with the Land Use Element's overarching goal of city-centered growth and infill development. These changes align with the General Plan sustainability goals of encouraging compact and mixed use development that reduces vehicle miles traveled and greenhouse gas emissions, through the use of infill sites, as outlined above. Planning for urban residential land use and zoning for the unincorporated island parcels adjacent to a SMART station is planning for city-centered, transit-oriented growth with access to public services and infrastructure.

- *Objective LU-16.1: Avoid urban development within the Urban Service Boundary of Santa Rosa until annexation except where allowed by Specific or Area Plan as of 1986.*
- *Policy LU-16g: Unless otherwise provided in existing Specific or Area Plans, designate lands within the Santa Rosa Urban Service Area as "Rural Residential" in order to hold them for future annexation by the City. Maintain densities in these areas at the lower end of the range for this category.*

The rezoning of the Lance Drive parcels is inconsistent with General Plan Objective LU-16.1 or Policy LU-16g to avoid urban development within Urban Service Areas until annexation and to retain unincorporated lands as low density until annexation. The County anticipates that the unincorporated island will be annexed to the City prior to development, and the current proposal intentionally reflects the City's Specific Plan and pre-zoning for those sites.

The project is not consistent with the population growth projections throughout General Plan 2020, including those referenced in Goal LU-1 and Policy LU-1i



Plan 2020 projections. The inconsistency created by adoption of the Housing Element Update project with General Plan 2020 population projections will be addressed in programmed future amendments to the General Plan.

Amendments to Implement Housing Element Subprogram #15

The proposed Zoning Code text amendments are consistent with the newly adopted Housing Element because they will reduce constraints to housing development and achieve consistency with State housing laws.

Project Consistency Determination

On balance, the project implements the goals and intent of the General Plan and adopted Housing Element. The inconsistencies do not frustrate the General Plan’s goals and policies, and are outweighed by strong consistency with multiple goals and objectives of the General Plan.

Further, provisions of the General Plan and Area Plans that are inconsistent with the General Plan were identified at adoption, and amendments to the County’s General Plan and affected Area Plans that are necessary to maintain consistency are programmed to be drafted and brought forward for consideration by December of 2024 (Housing Element Program 15, Subprogram 15k). Staff recommends that the Planning Commission comment on future amendment of Policy LU-4i below to include the Lance Drive unincorporated island in the County’s coordination with the City on annexation.

- *Policy LU-4i: Encourage and work with the City of Santa Rosa to achieve a comprehensive approach to annexation of unincorporated islands in the southwest area, such as the community of Roseland, within its Urban Growth Boundary by 2018.*

ENVIRONMENTAL REVIEW

Subprogram 4a implementation: Within the scope of the Housing Element Update EIR. Staff has determined that the proposed General Plan land use amendment and rezoning of GRA-2, 3400 Ross Road in Graton, is within the scope of the EIR certified on August 22, 2023, for the Housing Element Update. Pursuant to CEQA Guidelines § 15162, no further CEQA documentation is required.

Subprogram 4b implementation: Public Resources Code § 21155.4 exemption. Rezoning of the Lance Drive parcels, together with adoption of the proposed combining district regulations, qualifies for the statutory CEQA exemption provided in Public Resources Code § 21155.4. Section 21154.1 provides that:

- (a) Except as provided in subdivision (b), a residential, employment center, as defined in paragraph (1) of subdivision (a) of Section 21099, or mixed-use development project, *including any subdivision, or any zoning, change* that meets all of the following criteria is exempt from the requirements of this division:
 - (1) The project is proposed within a transit priority area, as defined in subdivision (a) of Section 21099.
 - (2) The project is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified.
 - (3) The project is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in either a sustainable communities strategy



or an alternative planning strategy for which the State Air Resources Board, pursuant to subparagraph (H) of paragraph (2) of subdivision (b) of Section 65080 of the Government Code, has accepted a metropolitan planning organization’s determination that the sustainable communities strategy or the alternative planning strategy would, if implemented, achieve the greenhouse gas emissions reduction targets.

- (b) Further environmental review shall be conducted only if any of the events specified in Section 21166 have occurred.

The project is proposed within a transit priority area, as defined in subdivision (a) of Section 21099. Public Resources Code Section 21099 defines “transit priority area” as an area within one-half mile of a major transit stop that is existing or planned. CEQA further defines "major transit stop" to include an existing rail transit station such as the North Santa Rosa SMART station. The Project site is located within the ½ mile radius of the North Santa Rosa station. Therefore, the Project satisfies this criterion of Public Resources Code Section 21155.4(a)(1).

The project is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified. As discussed above and in the staff presentation, the Project is undertaken to implement and is consistent with the North Santa Rosa Station Area Specific Plan, for which an EIR was certified. The project would redesignate and rezone the identified parcels to implement and be consistent with the North Station Area Specific Plan.

The project is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in a sustainable communities strategy implemented, achieve the greenhouse gas emissions reduction targets. The project is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in Plan Bay Area 2050, which is the sustainable communities strategy for the Bay Area region. The project site is within a Priority Development Area designated in Plan Bay Area 2050, which is a “growth geography” area. Plan Bay Area 2050 recognizes the North SR Station Area Specific Plan, and the project would adopt land use designations and zoning that implements and is consistent with the applicable provisions of the specific plan.

No further environmental review is required under Section 21155.4(b) because none of the events specified in Public Resources Code § 21166 have occurred. No new effects could occur and no new mitigation measures would be required compared to what was outlined in the North Santa Rosa Station Area Specific Plan. There is no new information of substantial importance relative to any impact since it was analyzed and addressed with mitigation measures in the EIR for the North Santa Rosa Station Area Specific Plan. Staff notes that the City made the same determination in a recent project approval under the North Santa Rosa Station Area Specific Plan.

Prior to considering this exemption, the Board of Supervisors will need to certify its review and consideration of the information contained in the EIR that was certified by the City of Santa Rosa for the North Santa Rosa Station Area Specific Plan, adopt responsible agency findings in accordance with CEQA and the CEQA Guidelines, make a statement of overriding considerations related to the significant and unavoidable impacts identified in the Specific Plan EIR, and adopt mitigation measures applicable to the project.

Subprogram 4a implementation: Within the scope of the Housing Element Update EIR. An Environmental Impact Report (EIR) was prepared to analyze the impacts of rezoning the Housing Element inventory sites for



residential use. The Draft EIR studied the environmental impacts of future development facilitated by the Housing Element Update project, including rezoning of up to 59 identified sites in designated Urban Service Areas to the state-required “default” density assigned to Sonoma County under State law, which is 20 units per acre. Site GRA-2, located at 3400 Ross Road in Graton, was one of the 59 sites analyzed in the Housing Element EIR for rezoning at a density of up to 24 dwelling units per acre.

Staff has determined that the proposed General Plan land use amendment and rezoning of GRA-2, 3400 Ross Road in Graton, is within the scope of the EIR certified on August 22, 2023, for the Housing Element Update. All applicable mitigation measures identified in the EIR and adopted by the Board of Supervisors will apply to any future development of this site. Pursuant to CEQA Guidelines § 15162, no further CEQA documentation is required.

Program 15 implementation: Exempt. The proposed amendments to Chapter 26 are necessary to comply, and are consistent, with mandatory State housing laws that preempt inconsistent local ordinance and action. Therefore, adoption of the ordinance is exempt from CEQA pursuant to CEQA Guidelines § 15061(b)(3), because it can be seen with certainty that there is no possibility that the County’s action may have a significant effect on the environment. Amendments to Sec. 26-88-060 are also statutorily exempt pursuant to PRC § 21080.17 and CEQA Guidelines § 15282(h), which exempt ordinances implementing Government Code §§ 65852.2, State accessory dwelling units law. Alternatively, due to the preemption of local discretion described above, based on CEQA Guidelines § 15002(i)(1) and 15060(c)(1) this ordinance is not a project subject to CEQA.

No housing development is currently proposed for either the Lance Drive sites or the Graton (GRA-2, 3400 Ross Road) site. Any development application received in the future would be evaluated as required by CEQA and in the light of the applicable program EIR to determine whether an additional environmental document must be prepared. However, as noted, staff expects that the Lance Drive sites would annex to the City of Santa Rosa before development.

STAFF RECOMMENDATION

Consistent with the adopted Housing Element, staff recommends redesignating six parcels to add residential uses, and text revisions to Article 26 of the Sonoma County Zoning Code for consistency with State laws.

Staff requests that the Planning Commission take the following actions:

1. Accept the staff report and presentation;
2. Open and close the public hearing to accept public comments; and
3. Adopt the attached resolution recommending that the Board of Supervisors:
 - a. Amend the General Plan Land Use Map to change land use designations for project parcels as recommended by staff in Exhibit A;
 - b. Amend the Official Zoning Database to rezone project parcels, as recommended by staff and shown in Exhibit B;
 - c. Add redesignated parcels to the Housing Element site inventory; and



- d. Adopt amendments to Sonoma County Code Chapter 26 (Zoning) as recommended by staff and set forth in Exhibit C to the Draft Planning Commission Resolution.

ATTACHMENTS

1. Attachment 1 - Draft Planning Commission Resolution
 - a. Exhibit A – Draft General Plan Land Use Amendments
 - i. Exhibit A.1 – General Plan Land Use Table of Revisions
 - ii. Exhibit A.2 – Sectional District Maps
 - b. Exhibit B – Draft Ordinance for Parcel Rezoning
 - i. Exhibit B.1 – Draft Ordinance and Rezoning Table
 - ii. Exhibit B.2 – Sectional District Maps
 - c. Exhibit C – Draft Ordinance for Text Amendments to Sonoma County Code (Zoning)
2. Lance Drive Aerial Map
3. [Sonoma County Adopted 6th Cycle Housing Element and Appendices](#)
4. Draft EIR 6th Cycle Housing Element
5. [Final EIR 6th Cycle Housing Element](#)
6. North Santa Rosa Station Area Specific Plan
7. [North Santa Rosa Station Area Specific Plan Draft EIR](#)
8. North Santa Rosa Station Area Specific Plan Final EIR
9. City Council Resolution No. 28188, September 25, 2012
10. City Council Resolution No. 28187, September 18, 2012
11. City Council Ordinance No. 3993, September 25, 2012
12. Project Aerial

REFERENCES

[California Employee Housing Act](#)

[California Government Code §65583](#)

