

# Housing Action Plan Round 1

## Board of Supervisors

December 5, 2023

PLP23-0018

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# Housing Element background

- The 6<sup>th</sup> cycle Housing Element was approved by the Board of Supervisors on August 22, 2023.
- The Housing Element includes a Housing Action Plan containing 32 implementation programs.
- Subprograms 4a, 4b, and 15b must be completed by the end of 2023, or January 2024.
- Program 4 consists of rezoning sites for housing.
- Program 15 consists of zoning code text revisions.

# Subprogram 4a: GRA-2 Rezoning

- Subprogram 4a: To meet RHNA obligation, rezone sites for the housing inventory.
- The site known as GRA-2 (APN 130-090-009) was proposed to be rezoned to add workforce housing.
- At the Planning Commission hearing of July 20, 2023, Commissioners directed staff to rezone the site for high-density residential use.
- The rezoning needed to be re-noticed for compliance with legal requirements.

# Ross Road (GRA-2) Area Aerial



# Subprogram 4b: Lance Dr Rezoning

- SP 4b: To meet RHNA obligation, rezone properties in the unincorporated island in Santa Rosa at Guerneville Road and Lance Drive (APNs 036-111-009, 036-111-010, 036-111-016)
- Two adjacent one-acre parcels (APNs 036-111-002, 036-111-011) will also be rezoned to be consistent with the City's prezoning and facilitate more orderly and flexible development



# Lance Drive Area Aerial



# Lance Drive Combining District

- Establish Local Area Guideline Combining District to implement the North Santa Rosa Station Area Specific Plan design and development standards.
- Support city-centered growth, rezoned for multifamily residential and commercial uses, with access to city services at the time of construction.
- Implements the intent and policies of the North Santa Rosa Station Area Specific Plan:
  - ▣ Facilitate development of affordable housing, and housing for students, seniors and other groups;
  - ▣ Increase residential densities in the area to support transit ridership.

# Subprogram 15b: Zoning Code Update

- SP 15b: Text revisions to Article 26 of the County Code for consistency with state requirements:
  - ▣ Update Low Barrier Navigation Center definition, standards, and allowable use tables;
  - ▣ Update Community Care Facilities standards;
  - ▣ Update Transitional Housing standards;
  - ▣ Update Emergency Shelters standards;
  - ▣ Update Zoning Code Article 89 State Density Bonus subsection.
- Amendments consist of minor revisions to Zoning Code definitions and standards for consistency with state law



# Subprogram 15b: Zoning Code Update

- SP 15b: Text revisions to ADU standards for consistency with state requirements:
  - ▣ Number of ADUs entitled on single-family residential parcels increases to two, consistent with state requirements;
  - ▣ Number of ADUs entitled on multifamily parcels increases to two detached ADUs;
  - ▣ Updates to definitions, development standards including height limits, floor area, parking;
  - ▣ Exception to front setback requirement to allow for an 800 s.f. ADU if no other feasible site on the property.

# Subprogram 15b: Zoning Code Update

- SP 15b: Text revisions to Zoning Code for compliance with State Employee Housing Act permit streamlining
  - ▣ Employee housing for six or fewer employees of any industry in a single-family dwelling must be permitted as a single-family residence;
  - ▣ Notwithstanding existing agricultural housing provisions in our code, the County must permit agricultural employee housing, up to 36 beds or 12 units, as an agricultural use in zones where agricultural use are allowed.

# General Plan Consistency

- Subprogram 4a: Rezoning of GRA-2
  - ▣ Housing Element EIR mitigation measures address consistency with policies pertaining to floodplain development and agricultural buffers.
- Subprogram 4b: Rezoning of Lance Drive parcels
  - ▣ Consistent with policies about city-centered, transit-oriented growth;
  - ▣ Inconsistent with population projections and policies regarding upzoning sites in Urban Service Areas before annexation;
  - ▣ Inconsistencies will be addressed in programmed future amendments.
- Subprogram 15: Zoning Code Text Amendments
  - ▣ Consistent with the adopted Housing Element because they will reduce constraints to housing development and achieve consistency with State housing laws.

# Environmental Determination

- **Subprogram 4a:** Within the scope of the Housing Element EIR
- **Subprogram 4b:** No additional CEQA required if the Board takes the following actions acting as a responsible agency under CEQA:
  - ▣ Independently consider and review the City-certified North Santa Rosa Station Area Specific Plan EIR, make findings, and adopt a statement of overriding considerations and Mitigation Monitoring Reporting Program; and
  - ▣ Determine that no additional CEQA analysis is required Pursuant To Public Resources Code § 21155.4 .
- **Subprogram 15: Exempt**
  - ▣ Action will have no significant effect on the environment (CEQA Guidelines §15061(b)(3)).
  - ▣ Amendments to Zoning Code Section 26-88-060 are statutorily exempt pursuant to Public Resources Code § 21080.17



# Staff Recommendation

- Adopt the resolution:
  - Certifying independent consideration and review of the North Santa Rosa Station Area Specific Plan EIR and adopting the findings required by CEQA Guidelines § 15091, a statement of overriding considerations, and a Mitigation Monitoring and Reporting Program;
  - Determining that adoption of amendments to land use, zoning and Sonoma County Code Chapter 26 (Zoning) for specified parcels on Lance Drive in Santa Rosa are exempt from further CEQA review pursuant to Public Resources Code § 21155.4 and CEQA Guidelines § 15182(b); and
  - Approving amendments to the General Plan Land Use Map and designations for the Lance Drive Parcels and 3400 Ross Road, Graton (APN 130-090-009)

# Staff Recommendation (cont.)

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- Adopt an ordinance amending the Official Zoning Database to rezone the Lance Drive Parcels and 3400 Ross Road, Graton; and
- Adopt an ordinance amending Sonoma County Code Chapter 26 (Zoning).

# Questions?





End Presentation