



County of Sonoma
State of California

Date: March 12, 2024

Item Number: _____

Resolution Number: _____

4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, and Board of Commissioners of the Sonoma County Community Development Commission Authorizing (1)The Execution of a Disposition and Development Agreement with Burbank Housing Development Corporation for the Development of Property Located at 6751 Sebastopol Ave Sebastopol CA 95446, (2) The Execution and Recordation of all Documents Necessary to Accomplish The Execution of the DDA, and (3) The Posting of Notices of Exemption from CEQA

Whereas, On July 22, 2022, the CDC published a Request for Qualifications/Request for Proposals (RFQ/RFP) inviting developers to submit qualifications and proposals to acquire, convert and operate the property as a PSH development.

Whereas, on June 12, 2023 the Board authorized the Sonoma County Community Development Commission (Commission) to enter into an Exclusive Right to Negotiate with Burbank Housing Development Corporation (Burbank Housing) to negotiate the terms of the property transfer and DDA.

Whereas, CDC and Burbank Housing have negotiated a Disposition, Financing and Development Agreement that will govern the sale and development of the property, a copy of which is on file with the Clerk of the Board;

Now, Therefore, Be It Resolved that the Board of Supervisors of the County of Sonoma and the Board of Commissioners of the Sonoma County Community Development Commission

hereby find, determine, declare, and order as follows:

1. The Executive Director of the Commission is authorized and directed to execute, on behalf of the Commission and in the forms on file with the Clerk, the Disposition, Financing and Development Agreement for the Property.
2. The Executive Director of the Commission is authorized and directed, on behalf of the Commission to execute and record all documents necessary to accomplish the execution of the DDA.
3. California Environmental Quality Act. The transfer of ownership and conversion of the hotel to permanent supportive housing is exempt from review under the California Environmental Quality Act for the following reasons:
 - a. The Project is categorically exempt under California Public Resources Code Section 21080.50 because the activity is a conversion of a motel, hotel, residential hotel, or hostel into a supportive or transitional housing facility with minor interior or exterior alterations.

Supervisors:

Gorin: Coursey: Gore: Hopkins: Rabbitt:

Ayes: Noes: Absent: Abstain:

So Ordered.