

**NOTICE OF PUBLIC HEARING - SONOMA COUNTY BOARD OF SUPERVISORS
 AMENDMENTS TO GENERAL PLAN LAND USE MAP; ORDINANCE REZONING IDENTIFIED
 HOUSING SITES; ORDINANCE AMENDING SONOMA COUNTY CODE CHAPTER 26 (ZONING) TO
 IMPLEMENT THE 2023-2031 HOUSING ELEMENT AND COMPLY WITH STATE HOUSING LAWS
 AND
 PRE-ADOPTION SUMMARY OF ORDINANCES AMENDING SONOMA COUNTY CODE CHAPTER
 26 (ZONING) AND REZONING IDENTIFIED HOUSING SITES**

The Sonoma County Board of Supervisors will conduct a public hearing to consider the project described below.

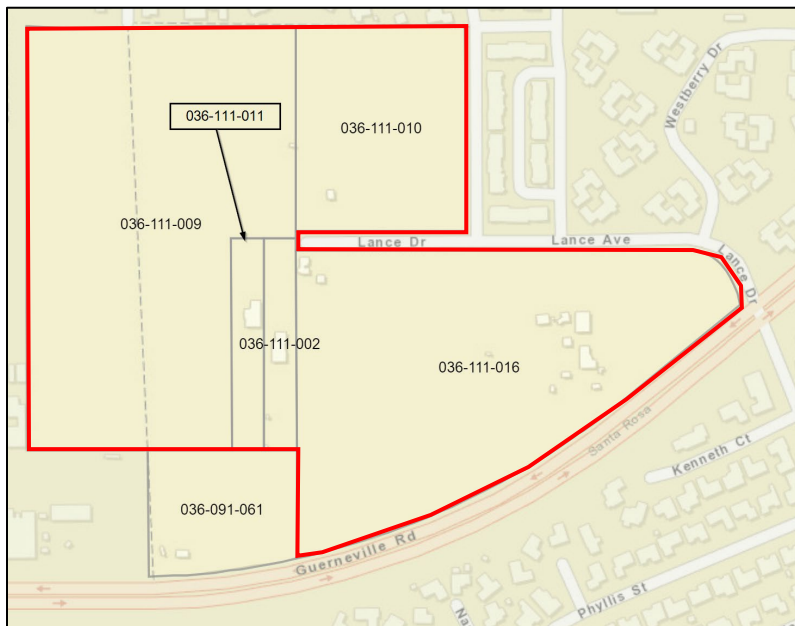
HEARING DATE & TIME: Tuesday, December 5, 2023, at or after 1:55 P.M.

HEARING LOCATION: Board of Supervisors Chambers, Room 102-A, Sonoma County Administration Building, 575 Administration Drive, Santa Rosa, CA 95403.

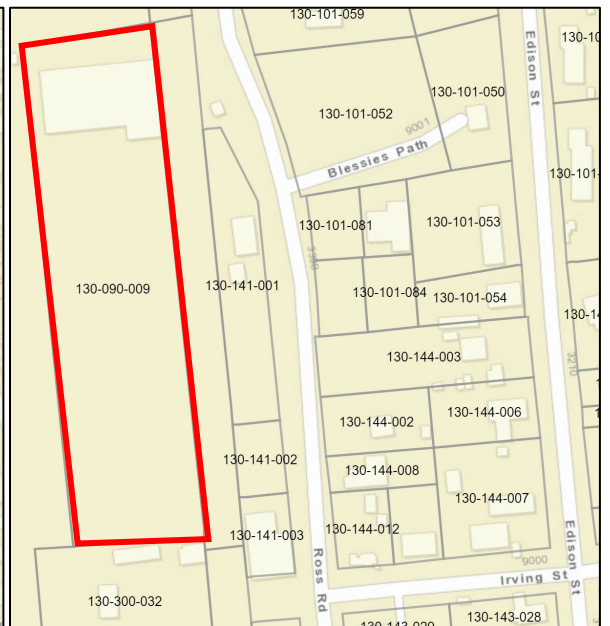
PROJECT: Implementation of 6th Cycle Housing Element, Permit Sonoma File No. PLP23-0018

PROJECT LOCATIONS: Amendments to Sonoma County Code Chapter 26 (Zoning): Countywide

General Plan Land Use and Zoning Amendments: 0, 1601, 1607, 1680, 1696, 1705 Lance Drive, Santa Rosa; 3400 Ross Road, Graton (see maps below)



Lance Drive



Ross Road

PROJECT ACTIONS: The Board of Supervisors will hold a public hearing to consider and act on the following proposed text amendments to Sonoma County Code Chapter 26 and amendments to the General Plan Land Use Map and Zoning Database:

- An ordinance amending Sonoma County Code Chapter 26 (Zoning Code) to implement Housing Element Programs #4 and #15 for consistency with state law, as follows:
 - Amend Article 89 to provide for ongoing consistency with State Density Bonus Law
 - Amend Article 26-88-060 to update development standards such as setbacks, height, and parking for consistency with State Accessory Dwelling Unit law
 - Amendments to provisions related to farmworker housing and other employee housing for consistency with the State Employee Housing Act
 - Amendments to allowable uses, definitions and standards for low-barrier navigation centers, residential community care facilities, supportive housing, transitional housing and other provisions, to comply with state law
 - Amendments to Articles 63 and 90 adopting a Local Guidelines Combining District for Lance Drive (LG/MTN) and standards for the LG/LAN Combining District
- Amendments to the General Plan Land Use Map designations and ordinance to rezone parcels as shown below in the table.

The proposed amendments to General Plan land use and zoning for the Lance Drive parcels identified above will allow these sites to be added to the County’s Housing Element inventory of sites available to accommodate its Regional Housing Needs Allocation (RHNA) through the year 2031, as required by state law. The proposed land use, zoning, density and development standards implement and are consistent with the North Station Area Specific Plan land use and pre-zoning adopted by the City of Santa Rosa for these parcels. The noticed action rezoning the Lance Drive parcels includes adoption of the Local Guidelines Combining District – Lance Drive (LG/LAN) that will apply to these parcels to ensure consistency with the development standards in the North Santa Rosa Station Area Specific Plan and related zoning.

Rezoning of 3400 Ross Road, Graton (APN 130-090-009) (Housing Element Site ID: GRA-2) is also part of the proposed project. The site was initially proposed in the Housing Element site inventory for rezoning to add the Workforce Housing (WH) Combining District and was analyzed in the Housing Element EIR for residential development at up to 24 units/acre. However, based on the Planning Commission’s recommendation and its own consideration, the Board of Supervisors directed that this site should be re-noticed and brought forward for hearing and redesignation to General Plan land use of Urban Residential, 20 units per acre density (UR 20) and rezoning to High Density Residential, 20 units/acre density (R3 B6 20 DU) immediately following adoption of the Housing Element. This proposed land use, zoning, and density are fully consistent with the assumptions and analysis for this site in the Housing Element EIR.

Any future development on property rezoned by the project is controlled by the owner of the property. Changes to land use and zoning do not require future development on the property. Existing legal uses that are not permitted under new zoning would be allowed to continue as legal non-conforming uses.

Proposed Amendments to General Plan Land Use Designations and Zoning

Address	APN	Current County Land Use	Current County Zoning	Current City Land Use	Current City Pre-zoning	County Proposed Land Use	County Proposed Zoning
1680 Lance Dr., Santa Rosa	036-111-002	RR 5	AR B6 5, VOH	Med-High Residential	R-3-30-SA	UR 20	R3 B6 20 DU, VOH LG/LAN
0 Lance Dr., Santa Rosa (portion)	036-111-009	RR 5	AR B6 5, VOH	Med-High Residential	R-3-30-SA	UR 20	R3 B6 20 DU, VOH LG/LAN
0 Lance Dr., Santa Rosa (portion)	036-111-009	RR 5	AR B6 5, VOH	Med Residential	R-3-18-SA	UR 11	R2 B6 11 DU, VOH LG/LAN
1696 Lance Dr., Santa Rosa	036-111-010	RR 5	AR B6 5, VOH	Med Residential	R-3-18-SA	UR 11	R2 B6 11 DU, VOH LG/LAN
1705 Lance Drive, Santa Rosa	036-111-011	RR 5	AR B6 5, VOH	Med-High Residential	R-3-30-SA	UR 20	R3 B6 20 DU, VOH LG/LAN
1601, 1607 Lance Dr., Santa Rosa (portion)	036-111-016	RR 5	AR B6 5, VOH	Med-High Residential	R-3-30-SA	UR 20	R3 B6 20 DU, VOH LG/LAN
1601, 1607 Lance Dr., Santa Rosa (portion)	036-111-016	RR 5	AR B6 5, VOH	Retail and Business Service	CN-SA	LC	C2, VOH WH LG/LAN
3400 Ross Rd., Graton	130-090-009	GI	M1, F2	NA	NA	UR 20	R3 B6 20 DU, F2

UR = Urban Residential. RR = Rural Residential. More information about County zoning districts can be found online at [https://permitsonoma.org/zoningcodes/countyzones\(non-cc\)](https://permitsonoma.org/zoningcodes/countyzones(non-cc))

PRE-ADOPTION SUMMARY OF ORDINANCE:

The ordinances proposed for adoption by the Board would:

- Amend the Official Zoning Database to rezone up to 7 sites to allow increased residential development by applying the Medium Density Residential, High Density Residential, and the Retail Business and Service District base zoning and the densities specified in the table above.
- Amend the text of Sonoma County Code Chapter 26 (Zoning Code) for consistency with requirements of state law as follows:
 - Amendments to Sections 26-04-020, 26-08-030, 26-10-030, 26-24-210, 26-86-010 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;
 - Amendments to Section 26-24-240 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 uses of the same housing type in the same zone in all zones allowing residential uses;

- Amendments to Sections 26-24-230, 26-24-270 to clarify that permanent supportive and transitional housing is only subject to the same provisions as other residential uses of the same housing type in the same zone;
- Amendments to Section 26-88-060 to maintain consistency with current State provisions for ADUs, including additions and changes to definitions, development standards to align with mandatory provisions in State law. The State has also mandated that lots containing a single-family dwelling may develop one ADU attached to a proposed single-family dwelling or within the existing space of a single family dwelling or accessory structure, and one detached ADU;
- Amendments Section 26-88-127 to update standards for emergency shelters to comply with State law requirements specifying that only certain objective standards may be applied;
- Amendments to Sections 26-04-020, 26-06-030, 26-08-030, 26-10-030, 26-14-030, 26-24-240, 26-88-010 for consistency with the State Employee Housing Act, that employee housing for up to six employees in a single-family dwelling must be treated the same as any other single-family residential use where single-family dwellings are allowed, and treat qualifying agricultural employee housing, as an agricultural use in any zone where agricultural use is permitted.
- Amendments to Sections 26-80-010, 26-89-030, 26-89-050, 26-89-090, for consistency with State Density Bonus Law. 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.
- Amend Sections 26-63-030, 26-90-020, 26-90-130 , to establish a combining district for Lance Drive design standards.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission heard the item on October 19, 2023 and passed a resolution recommending that the Board of Supervisors approve a resolution amending the General Plan Land Use map for sites tabulated below, approve a resolution to make corresponding zoning changes to sites, and approve an ordinance to update zoning code text to comply with state law.

CEQA: The environmental impacts of the proposed General Plan Land Use Map and zoning amendments to 3400 Ross Road, Graton (GRA-2) were disclosed and analyzed in the certified Housing Element Environmental Impact Report (EIR), which was certified by the Board of Supervisors on August 22, 2023. The action to amend the land use and zoning of 3400 Ross Road is within the scope of the Housing Element EIR, and no further CEQA analysis is required. Regarding the Lance Drive sites, the Board will, acting as responsible agency, independently consider the EIR certified for the North Santa Rosa Station Area Specific Plan by the City of Santa Rosa ("Specific Plan EIR") and adopt the Specific Plan EIR together with findings of fact, statement of overriding considerations, and mitigation monitoring and reporting plan for the project.

The Board will find that the Lance Drive land use and zoning amendments, together with amendments to Chapter 26 adding the LG/LAN combining district and associated development standards, are exempt from CEQA pursuant to Public Resources Code § 21155.4 and as provided in CEQA Guidelines § 15183, which exempts projects, including rezoning, that are undertaken to implement and are consistent with the specific plan. Consistent with Section 21155.4, the proposed land use and zoning amendments provide for residential, retail, commercial, and mixed uses consistent with the Specific Plan; the project parcels are located within .5 mile of the North Santa Rosa SMART Station, which is a major transit stop in a transit priority area; the project is consistent with the North Santa Rosa Station Area Specific Plan, for which the Specific Plan EIR was certified; and the project is consistent with Plan Bay Area 2050, which is the adopted regional transportation plan and sustainable communities strategy for the Bay Area. No supplemental or subsequent environmental review is required because there are no new or worsened significant impacts compared to what was analyzed in the certified EIR and documented in previously adopted addenda to the EIR.

The ordinance amending Chapter 26 to implement Housing Element Programs 4 and 15 is within the scope of the project analyzed by the Housing Element EIR and is exempt from CEQA pursuant to the common sense exemption, California Code of Regulations, Title 14, Section 15061(b)(3), because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. Adoption of the text amendments, other than those for the LG/LAN combining district, is required for compliance with mandatory provisions of state law.

GETTING INVOLVED:

Project materials are or will be available online at: <https://sonoma-county.legistar.com/Calendar.aspx>; at Permit Sonoma, 2550 Ventura Avenue, Santa Rosa CA 95403 during business hours; and digitally through the project planner.

Public comment prior to the Board meeting. You may submit public comment via email to the project planner, identifying the specific item and agenda number on which you are commenting. The Project Planner is Eric Gage at permitsonoma-housing@sonoma-county.org. Written comment can also be mailed to Permit Sonoma Attn: Eric Gage, 2550 Ventura Ave, Santa Rosa, CA 95403. All comments submitted to the Project Planner in advance of the hearing will be provided to the Board of Supervisors.

Public comment during the Board meeting: Members of the public who join the meeting, in person in the Board Chambers, will have an opportunity to provide oral comments during the hearing. Please refer to the meeting agenda for instructions on how to join the meeting. The agenda will be posted in advance of the meeting date on the Board of Supervisors website: <https://sonoma-county.legistar.com/Calendar.aspx>.

In compliance with the Americans with Disabilities Act of 1990, if you require accommodation to participate in this meeting, please contact the Clerk of the Board at (707) 565-2241 or bos@sonoma-county.org at least 72 hours before the meeting. To request an accommodation for review of the file, please contact the project planner.

If you challenge the decision on this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Sonoma County Board of Supervisors, directly or via Permit Sonoma, at or prior to the public hearing.

DATE: November 22, 2023, Press Democrat