

Resolution Number

County of Sonoma
Santa Rosa, California

April 28, 2009
ORD09-0002

Jane Riley

RESOLUTION OF THE BOARD OF SUPERVISORS, COUNTY OF SONOMA, STATE OF CALIFORNIA, APPROVING THE APPLICATION FOR AN ALTERNATIVE EQUIVALENT ACTION UNDER SECTION 26-89-040.G. OF THE SONOMA COUNTY CODE FOR PROPERTY LOCATED AT 1027 WESTSIDE ROAD, HEALDSBURG; APN 110-010-005.

WHEREAS, the applicant [REDACTED], filed an application with the Sonoma County Permit and Resource Management Department for an Alternative Equivalent Action to designate an existing 1-bedroom rental home located at 702 Bellevue Avenue, Santa Rosa, as an affordable rental unit to very-low income households under a 30-year Affordable Housing Agreement to meet the affordable housing requirement for property located at 1027 Westside Road; APN 110-010-005; Zoned AR (Agriculture and Residential), B6-4 acre density; Supervisorial District 4.

WHEREAS, on June 7, 2005, the Board of Supervisors adopted amendments to Chapter 26 of the Sonoma County Code (the Zoning Ordinance) to implement the policies and programs of the adopted General Plan Housing Element; and

WHEREAS, said amendments included the adoption of a new Affordable Housing Program (Article 89) setting forth the requirements for participation in the County's Affordable Housing Program for all new development, including single-family residences; and

WHEREAS, among other things, subsection 26-89-040.G allows the affordable housing requirement to be met through "the acquisition and enforcement of rental . . . restrictions on existing market rate dwelling units in compliance with this Article"; and

WHEREAS, subsection 26-89-040.G, Alternative Equivalent Actions, sets forth that the Board, at its sole discretion, may approve an Alternative Equivalent Action to meet the affordable housing requirements when it makes certain findings of fact.

NOW THEREFORE BE IT RESOLVED that the Board of Supervisors makes the following findings:

1. This action is exempt from CEQA under Section 15061(b)(3) because it can be seen with certainty that it will not result in any significant negative impact on the environment, in that it allows the use of existing structures to meet ordinance requirements rather than requiring the construction of new structures.
2. The designation and use of an existing 1-bedroom home at 702 Bellevue Avenue, Santa Rosa, as affordable to very-low income households under a 30-year Affordable Housing Agreement is an appropriate alternative action to satisfy the affordable housing requirement for construction of a new 3,235 square foot single family residence at 1027 Westside Road, Healdsburg, APN 110-010-005, as it furthers affordable housing opportunities in the unincorporated county.
3. The designation and use of the 1-bedroom rental unit as an affordable unit provides a

greater affordable housing benefit than payment of the \$33,116 in-lieu fee required for construction of the 3,235 square foot addition to the existing residence.

BE IT FURTHER RESOLVED that the Sonoma County Board of Supervisors hereby approves the application to designate and use an existing 1-bedroom home at 702 Bellevue Avenue, Santa Rosa, as an affordable unit to low-income households, as an Alternative Equivalent Action under Subsection 26-89-040.G. of the Sonoma County Code, to satisfy the affordable housing requirement for construction of a new 3,235 square foot single family residence at 1027 Westside Road, Healdsburg, APN 110-010-005.

BE IT FURTHER RESOLVED that the Board of Supervisors designates the Clerk of the Board as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Clerk of the Board, 575 Administration Drive, Room 100-A, Santa Rosa, California 95403.

SUPERVISORS VOTE:

Brown: Kerns: Zane: Carrillo: Kelley:

Ayes: Noes: Absent: Abstain:

SO ORDERED.