

Resolution Number

County of Sonoma
Santa Rosa, California

January 13, 2005
ZOR04-0001 Jane Riley

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, RECOMMENDING TO THE BOARD OF SUPERVISORS ADOPTION OF A NEGATIVE DECLARATION AND ADOPTION OF ORDINANCES AMENDING CHAPTER 26 (THE ZONING ORDINANCE) OF THE SONOMA COUNTY CODE TO IMPLEMENT CERTAIN POLICIES AND PROGRAMS OF THE GENERAL PLAN HOUSING ELEMENT

WHEREAS, the County of Sonoma adopted a Housing Element on January 29, 2002, which sets forth goals and objectives for the development of affordable housing within Sonoma County; and,

WHEREAS, the Housing Element contains numerous policies and programs to be undertaken to implement those stated goals and objectives; and,

WHEREAS, Permit and Resource Management Department staff prepared a report dated September 28, 2004, setting forth the proposed regulatory changes necessary to implement these policies and programs; and,

WHEREAS, an Initial Study and Negative Declaration was prepared for the proposed project and circulated to public agencies & made available for the public review on August 25, 2004, pursuant to the California Environmental Quality Act; and,

WHEREAS, a public workshop to introduce the proposed zoning ordinance amendments was hosted by PRMD staff on September 8, 2004; and,

WHEREAS, in accordance with the provisions of law, the Planning Commission held duly noticed public hearings held on September 23 and 30, 2004 and October 7 and 12, 2004, at which time all interested persons were given an opportunity to be heard; and,

WHEREAS, at the public hearings, the Planning Commission requested additional information and revisions to the proposed ordinances related to changes in state law; and,

WHEREAS, the Planning Commission held additional duly noticed public meetings on October 14, 19 and 28, 2004; November 18, 2004; and, December 9, 2004 to continue their discussion of the proposed zoning code amendments, and to consider a range of policy options for each proposed amendment, as outlined in the staff report; and,

WHEREAS, the Planning Commission re-open the duly noticed public hearing at their meeting of October 28, 2004, for continued discussion of the changes to Article 89 which were necessitated by SB1818, at which time all interested persons were again provided the opportunity to be heard; and,

WHEREAS, the Planning Commission, having considered all materials, file information, the negative declaration, all public and agency comments, and all reports from staff, does make the following findings:

1. The Negative Declaration dated August 25, 2004, based on an Initial Study dated August 10, 2004, was prepared, reviewed and circulated pursuant to the provisions of

- the California Environmental Quality Act (CEQA), and determined that the project has no potential to cause significant negative impacts to the environment; and,
2. The Sonoma County General Plan Housing Element sets forth policies and programs intended to promote the development of additional affordable housing within the County of Sonoma; and,
 3. In September 2004, SB 1818 was signed into law, amending Government Code Section 65915, necessitating changes to the state Density Bonus Program and the County's supplemental density bonus program, as outlined in Chapter 26 of the Sonoma County Code; and,
 4. The proposed ordinances are intended to implement the Housing Element policies and programs of the General Plan, including the policies for consideration of an Inclusionary Housing Program and Revised Standards for Mobile Home Parks. After consideration of policy options, changes to state laws since the adoption of the General Plan Housing Element, public testimony and input from various interest groups, and a more detailed level of analysis, the Planning Commission has determined that the proposed ordinance amendments best achieve consistency with the goals and objectives of the Housing Element and conformance with state law, and are therefore consistent with the General Plan Housing Element; and,
 5. The proposed ordinance amendments primarily support in-fill development in urban service areas where water, sewer, and adequate public services are available, which focused development is a central theme of the General Plan Land Use and Public Safety Elements; and which promotes and supports a jobs/housing balance and transit-oriented development, as outlined in the General Plan Circulation and Land Use Elements; and further, the proposed ordinance amendments support higher densities within urban areas in order to preserve open spaces in the outlying areas, consistent with the General Plan Open Space Element; and are therefore consistent with all elements of the Sonoma County General Plan; and,
 6. There exists within unincorporated Sonoma County a severe affordable housing crisis, as well as severe constraints to the further development of affordable housing related to regulatory, physical, and financial issues. The adoption of the proposed ordinances is intended to reduce or eliminate these constraints to the greatest extent feasible while protecting and promoting the public health, safety and welfare; and,
 7. The adoption of the proposed Ordinance amendments related to High-Density Development Standards, Mobile Home Park Standards, Lot Splits of Williamson Act Properties, Second Dwelling Units, and Home Occupations are necessary and appropriate measures to reduce constraints to the provision of affordable housing; and,
 8. The adoption of the proposed new Ordinances, including the Live-Work Ordinance, the Work-Live Ordinance, the Mixed Use Ordinance, and the Single Room Occupancy Ordinance, is a necessary and appropriate measure to expand opportunities for affordable housing in the County; and,
 9. The adoption of the proposed ordinance amendments to allow a fee deferral for affordable housing projects, along with the new and amended provisions contained in the proposed new Article 89, including the Affordable Housing Programs for Residential Development (Inclusionary Program) and for non-Residential Development (Workforce

Housing Program), the Density Bonus Program changes, and the expanded provision for Long-Term Affordability of housing units, is a necessary and appropriate measure to further encourage and promote the production of new affordable and special needs housing units within the County.

NOW, THEREFORE BE IT RESOLVED that the Planning Commission recommends that the Board of Supervisors adopt the Negative Declaration. The Planning Commission certifies that the Negative Declaration has been completed, reviewed, and considered, together with comments received during the public review process, in compliance with CEQA and State and County CEQA guidelines, and finds that the Negative Declaration reflects the independent judgment of the Planning Commission.

BE IT FURTHER RESOLVED, that the Planning Commission recommends that the Board of Supervisors adopt the proposed ordinances amending Chapter 26 of the Sonoma County Code, as attached and listed below:

- Exhibit A - Revised Standards for High Density Residential Development
- Exhibit B - Revised Standards for Second Dwelling Units
- Exhibit C - Revised Standards for Mobile Home Parks
- Exhibit D - Lot Splits in Agricultural Preserves for Farmworker Housing
- Exhibit E - Revised Standards for Home Occupations
- Exhibit F - Live/Work Uses
- Exhibit G - Work/Live Uses
- Exhibit H - Mixed Use
- Exhibit I - Single Room Occupancy Facilities (SROs)
- Exhibit J, K, L, M - Article 89, Affordable Housing Programs - Inclusionary Housing, Workforce Housing, Density Bonus, and Affordability Restrictions
- Exhibit N - Affordable or Special Needs Housing Deferral of Fee Payment
- Exhibit O - Definitions Related to Article 89 (Affordable Housing Programs)
- Exhibit P - Technical Corrections and Clerical Errors

BE IT FURTHER RESOLVED, that the Planning Commission designates the Secretary as the custodian of the documents and other material which constitute the record of the proceedings upon which the Commission's decision herein is based. These documents may be found at the Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, California 95403.

THE FOREGOING RESOLUTION was introduced by Commissioner _____, who moved its adoption, seconded by Commissioner _____, and adopted on roll call by the following vote:

Commissioner Alberigi:
Commissioner Cooke:
Commissioner Furch:
Commissioner Van Giesen:
Chair Feibusch:

Ayes: Noes: Absent: Abstain:

WHEREUPON, the Chairman declared the above and foregoing resolution duly adopted; and

SO ORDERED.