

RESOLUTION NO. PC-2023-003

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND RECOMMENDING THAT THE CITY COUNCIL (1) ADOPT THE ADDENDUM TO THE GENERAL PLAN EIR AND (2) ADOPT A GENERAL PLAN AMENDMENT TO UPDATE THE HOUSING ELEMENT OF THE GENERAL PLAN FOR THE PERIOD OF 2023-2031, AFFIRMATIVELY FURTHER FAIR HOUSING, COMPLIANCE WITH STATE HOUSING ELEMENT LAW, AND (3) AUTHORIZE STAFF TO SUBMIT THE ADOPTED HOUSING ELEMENT TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR CERTIFICATION.

WHEREAS, the California legislature has found that “California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state’s environmental and climate objectives” (Gov. Code Section 65589.5); and

WHEREAS, the legislature has further found that “Among the consequences of those actions are discrimination against low-income and minority households, lack of housing to support employment growth, imbalance in jobs and housing, reduced mobility, urban sprawl, excessive commuting, and air quality deterioration” (Gov. Code Section 65589.5); and

WHEREAS, the legislature recently adopted the Housing Crisis Act of 2019 (SB 330) which states that “In 2018, California ranked 49th out of the 50 states in housing units per capita... California needs an estimated 180,000 additional homes annually to keep up with population growth, and the Governor has called for 3.5 million new homes to be built over 7 years”; and

WHEREAS, State Housing Element Law (Government Code Sections 65580 et seq.) requires that the City Council adopt a Housing Element for the eight-year period 2023-2031 to accommodate the City of Santa Rosa’s (City) regional housing need allocation (RHNA) of 4,685 housing units, comprised of 1,218 very-low income units, 70 low-income units, 771 moderate-income units, and 1,995 above moderate-income units; and

WHEREAS, to comply with State Housing Element Law, as part of a comprehensive General Plan Update, the City has prepared the Housing Element Update 2023-2031 (the Housing Element); and

WHEREAS, as provided in Government Code Section 65350 et. seq., the Housing Element constitutes a General Plan Amendment. General Plan Amendments are considered three times per year in accordance with existing General Plan policy. This General Plan Amendment package includes only the Housing Element; and

WHEREAS, as provided in Government Code Sections 65352 – 65352.5 on July 26, 2021 the City referred the Housing Element as part of the General Plan to all California Native American tribes on the contact list provided by the Native American Heritage Commission and to other entities listed; and

WHEREAS, the Federated Indians of Graton Rancheria requested consultation; and

WHEREAS, City staff consulted with the Federated Indians of Graton Rancheria and comments have been incorporated into the Housing Element. The consultation process is considered concluded for the Housing Element but will continue for the comprehensive General Plan Update; and

WHEREAS, the City has prepared the Housing Element in accordance with State Housing Element Law; and

WHEREAS, State law requires that the City take meaningful steps to promote and affirmatively further fair housing (Gov. Code Section 65583(c)(5)); and

WHEREAS, State law requires that the City make zoning available for all types of housing, including multifamily housing (Gov. Code Sections 65583.2 and 65583(c)); and

WHEREAS, the Housing Element must be adopted to comply with State law, accommodate the RHNA, affirmatively further fair housing, and facilitate and encourage a variety of housing types for all income levels, including multifamily housing (Gov. Code Sections 65583.2 and 65583(c)); and

WHEREAS, the preparation, adoption, and implementation of the Housing Element requires a diligent effort to include all economic segments of the community; and

WHEREAS, Government Code Section 65583(c)(9) requires that local jurisdictions make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the City conducted extensive community outreach between November, 2021 to December, 2022 including community workshops, stakeholder consultations, an online community survey, focus groups and study sessions with the City Council, Planning Commission, and Housing Authority; and

WHEREAS, Senate Bill 244 (2012) requires that jurisdictions identify and analyze the housing and infrastructure needs of disadvantaged unincorporated communities, which are inhabited areas of 10 or more dwellings located adjacent to or in close proximity to one another in which the median household income is 80 percent or less than the statewide median income. The Sonoma County Local Agency Formation Commission (LAFCO) has identified seven disadvantaged communities in Sonoma County, none of which are located within or adjacent to the Santa Rosa sphere of influence; and

WHEREAS, Government Code section 65302.10 requires that each city and county review and update the land use element of its general plan, based on available data, including,

but not limited to, the data and analysis developed pursuant to Section 56430, of unincorporated island, fringe, or legacy communities inside or near its boundaries; the City is currently engaged in such update as part of its comprehensive General Plan Update; and

WHEREAS, in accordance with Government Code Section 65585 (b), on August 3, 2022 the City submitted the draft Housing Element to the State Department of Housing and Community Development (HCD) for its review; and

WHEREAS, on October 13, 2022, HCD contacted the City with a number of questions and concerns about the adequacy of the draft Housing Element, and based upon those questions, City staff revised the draft Housing Element to include additional information and data; and

WHEREAS, on November 1, 2022 the City received a letter from HCD providing its findings regarding the draft Housing Element; and

WHEREAS, on December 22, 2022 the City published a revised draft Housing Element responding to HCD's findings and requested public comment on the draft; and

WHEREAS, on January 26, 2023 the Planning Commission conducted a duly and properly noticed public hearing, reviewed the Housing Element and all pertinent maps, documents and exhibits, including HCD's findings, the City's response to HCD's findings, the staff report and all attachments, and oral and written public comments; and determined the Housing Element to be consistent with State law and the General Plan of the City of Santa Rosa; and

WHEREAS, an Addendum to the General Plan 2035 Environmental Impact Report (EIR), certified on November 3, 2009, was prepared documenting that the EIR adequately addresses the potential physical impacts associated with implementation of the City's Housing Element update and that none of the conditions described in California Environmental Quality Act (CEQA) Guidelines Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred, therefore, no additional analysis is required.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Santa Rosa hereby finds and determines, based on substantial evidence in the record the foregoing recitals are true and correct and are incorporated by reference into this action.

- A. The proposed amendment, which is an updated Housing Element, ensures and maintains internal consistency with the goals and policies of all elements of the General Plan in that since the adoption of the Santa Rosa General Plan 2035 multiple sites from existing inventory have been developed, and all existing policies are complementary to the new Housing Element policy.
- B. The proposed General Plan Amendment to update the Housing Element maintains consistency between the General Plan and Zoning Ordinance because no sites are being rezoned as part of this effort and all policies and programs were reviewed for potential conflicts and the draft Housing Element will not result in any obstruction of attainment but rather harmonize and complement the existing policy documents.

- C. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City because the Housing Element was drafted in the best interest of the public pursuant to Government Code Section 65358(a).
- D. That the State Department of Housing and Community Development (HCD) staff reviewed the City's Draft Housing Element as required by Section 65585(b) of the Government Code, and the City's responses to HCD's comments have been included as part of the draft Housing Element; and the adopted draft Housing Element will be resubmitted for review and certification prior to its effectiveness.
- E. The draft Housing Element has been reviewed in compliance with the California Environmental Quality Act (CEQA). The Addendum to the General Plan 2035 EIR adequately documents that it is appropriate to rely on the EIR for the proposed General Plan Amendment in that adoption of the Housing Element would not result in new or more severe significant environmental impacts compared to the impacts previously disclosed and evaluated in the 2035 General Plan EIR. Consequently, no additional environmental review is required. In accordance with CEQA Guidelines Section 15164(c), an addendum need not be circulated for public review, but can be included in or attached to the Final EIR or adopted MND. Per CEQA Guidelines Section 15164(d), the decision-making body shall consider an addendum with the adopted Final EIR prior to making a decision on the project.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa recommends that the City Council approve the 2023 Housing Element Addendum, approve a General Plan Amendment to update the Housing Element, incorporated by reference, and attached hereto as Exhibit A, and authorize staff to submit the Housing Element to HCD for certification in accordance with the procedures set forth by State law.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 26th day of January 2023 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
KAREN WEEKS, CHAIR

ATTEST: _____
JESSICA JONES, EXECUTIVE SECRETARY

Exhibit A: Draft 2023-2031 Housing Element

Exhibit B: 2023 Addendum to the General Plan EIR for the Housing Element