

RESOLUTION NO. 28530

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A GENERAL PLAN AMENDMENT TO UPDATE THE HOUSING ELEMENT OF THE GENERAL PLAN - FILE NUMBER GPAM13-005

WHEREAS, Santa Rosa General Plan 2035, including the Housing Element, was adopted on November 3, 2009 and the Housing Element was certified by the State Department of Housing and Community Development (HCD) on March 4, 2010. The Housing Element was revised with adoption of the North Station Area Specific Plan on September 18, 2012 and recertified by HCD on October 25, 2012; and

WHEREAS, State law requires every jurisdiction in California to adopt a comprehensive, long-term General Plan to guide its physical development. The Housing Element is one of seven mandated elements of the General Plan. California housing element law requires that each city and county develop local housing programs to meet its “fair share” of existing and future housing needs for all income groups. All Bay Area jurisdictions are required by State law to revise and adopt an updated Housing Element by January 2015; and

WHEREAS, in August 2013, the City of Santa Rosa commenced work on an update to the Housing Element of the General Plan, as required by State law; and

WHEREAS, the General Plan can be amended three times per year. The subject Housing Element update is one of three amendments considered as part of the Summer 2014 General Plan Amendment package; and

WHEREAS, the Draft Housing Element to address housing needs in Santa Rosa from 2015 to 2023 was released for public review on March 5, 2014 and sent to the California Department of Housing and Community Development (HCD); and

WHEREAS, the Draft Housing Element has been available on the City of Santa Rosa’s web page and at City Hall located at 100 Santa Rosa Avenue in Room 3; and

WHEREAS, after the Draft Housing Element was released for public review, City staff discussed changes to the Draft with HCD staff that would ensure compliance with State law and respond to public comments on the Draft. Exhibit A is a list of all proposed changes to the Draft that would ensure that the Housing Element is certified by HCD; 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; and

WHEREAS, on June 12, 2014, the Planning Commission conducted a public hearing noticed in compliance with Chapter 20-66 of the Zoning Code (Public Hearings) in consideration of a General Plan Amendment for the Housing Element update; and

WHEREAS, the Planning Commission found that 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; and

WHEREAS, a presentation was provided to the Planning Commission including an overview of the Housing Element process and document. During the presentation, two additional corrections to the Draft Housing Element were identified on pages 4-24 and 4-152; and

WHEREAS, the Planning Commission found that a General Plan Amendment is justified to achieve the objectives and policies of the General Plan and recommended that the Council approve the General Plan Amendment as identified in the Draft Housing Element dated March 5, 2014, as amended by Exhibit A, which includes the two additional changes on pages 4-24 and 4-152;

WHEREAS, on July 29, 2014, the City Council conducted a public hearing noticed in compliance with Chapter 20-66 of the Zoning Code (Public Hearings) in consideration of a General Plan Amendment for the Housing Element update; and

WHEREAS, the Council considered the staff report, Addendum to the General Plan 2035 EIR, and attachments to the staff report including Exhibit A, which identifies all of the recommended changes to the Draft Housing Element that would ensure accuracy and HCD certification; and

WHEREAS, the Council finds that 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; and

WHEREAS, the Council finds that a General Plan Amendment is justified to achieve the objectives and policies of the General Plan in that:

- A. The proposed amendment ensures and maintains internal consistency with the goals and policies of all elements of the General Plan;
- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City;
- C. The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested/anticipated land use developments; and

- D. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA); and

WHEREAS, the Council authorizes City staff to make minor typographical and editorial changes to the Housing Element as necessary for consistency.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Santa Rosa approves a General Plan Amendment to update the Housing Element as identified in the Draft Housing Element dated March 5, 2014 and as amended by Exhibit A.

IN COUNCIL DULY PASSED this 29th day of July, 2014.

AYES: (7) Mayor Bartley, Vice Mayor Swinth, Council Members Carlstrom, Combs, Olivares, Ours, Wysocky

NOES: (0)

ABSENT: (0)

ABSTAIN: (0)

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM:

City Attorney