

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: GABE OSBURN, DIRECTOR OF PLANNING AND ECONOMIC
DEVELOPMENT
SUBJECT: ZONING CODE TEXT AMENDMENT – CLERICAL EDIT TO
ORDINANCE

AGENDA ACTION: ORDINANCE INTRODUCTION

RECOMMENDATION

The Planning and Economic Development Department recommends that the Council introduce an ordinance to correct a clerical error to Section 8 of Ordinance No. ORD-2025-001, which was previously adopted by Council on January 28, 2025, to accurately cite an amendment to Zoning Code Section 21-31.040(C). This item has no impact on current fiscal year budget.

EXECUTIVE SUMMARY

On January 28, 2025, the City Council unanimously adopted Ordinance No. ORD-2025-001 amending Title 20 of the Santa Rosa City Code to modify Zoning Code Chapter 20-31 (Density Bonus and Other Incentives), Section 20-12.020 (Zoning Code Rules of Interpretation), Section 20-36.050 (Adjustments to Parking Requirements), and Section 20-42.130 (Accessory Dwelling Units). Section 8 of the Ordinance seeks to amend subsection C of Zoning Code Section 20-31.040; however, an error was made in the citing of the Code Section. Rather than citing Section 20-31.040, the Ordinance cites Section 21-31.010.

GOAL

While this item is a clerical correction, the originally adopted ordinance relates to Council Goal #5 - Plan for and Encourage Housing for All and Reduce Homelessness and is also a State mandate, as it relates to recently adopted housing legislation.

BACKGROUND/PRIOR COUNCIL REVIEW

On January 28, 2025, the City Council held a public hearing and unanimously adopted Ordinance No. ORD-2025-001 amending Title 20 of the Santa Rosa City Code to address recently adopted housing legislation.

ANALYSIS

Section 8 of Ordinance No. ORD-2025-001 seeks to amend subsection C of Zoning Code Section 20-31.040. However, an error was made in the citing of the Code Section. Rather than citing Section 20-31.040, the Ordinance cites Section 21-31.010.

Attachment 2 includes the following correction in strike-out and underline format:

“Section 8. Amend subsection C of Section ~~20-31.010~~ 20-31.040 of the Santa Rosa City Code to read and provide as follows:

‘C. Review authority. A request for a Density Bonus will be reviewed by the Director, or the same review authority as the Housing Development's other entitlements, if applicable. The reviewing authority shall not grant the Density Bonus and requested Incentive(s) or Concession(s) unless the findings in Section 20-31.090.B (Available Incentives and Concessions) are made.’”

FISCAL IMPACT

This motion does not have a fiscal impact on the General Fund.

ENVIRONMENTAL IMPACT

Pursuant to CEQA Guidelines Section 15378, the recommended action to correct a clerical error in the previously adopted ordinance is not a “project” subject to CEQA because it does not have a potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. Even if considered a project, it is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), the “common sense” exemption, because there is no possibility that the clerical correction may have a significant effect on the environment. In addition, the original ordinance amendments were determined to be exempt pursuant to CEQA Guidelines Section 15061(b)(3) and Section 15282(h) and Government Code Section 66333, as documented in the adopted ordinance.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

On December 12, 2024, the Planning Commission held a public hearing on the proposed Zoning Code Text Amendments and unanimously recommended approval to Council.

NOTIFICATION

Not applicable.

ATTACHMENTS

- Attachment 1 – Redline Revisions to Ordinance No. ORD-2025-001
- Attachment 2 – Correction Notice
- Ordinance

PRESENTER

Jessica Jones, Deputy Director – Planning