RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING THAT THE CITY COUNCIL APPROVE A GENERAL PLAN AMENDMENT TO MODIFY THE 2023-2031 HOUSING ELEMENT TO REFLECT A TRANSFER OF REGIONAL HOUSING NEEDS ALLOCATION (RHNA) UNITS RELATED TO THE ANNEXATION OF 34.93 ACRES INTO THE CITY, AND TWO CLERICAL EDITS TO CORRECT THE TITLE OF TABLE 5-2 AND CORRECT A MATHEMATICAL ERROR IN TABLE 5-11

WHEREAS, on February 14, 2023, the City Council adopted the 2023-2031 Housing Element, which included the City's obligation for the 6th Cycle Regional Housing Needs Allocation (RHNA); and

WHERAS, on August 22, 2023, the Sonoma County Board of Supervisors adopted the County of Sonoma's Housing Element, which included the properties located at 1601, 1680, 1696 and 1705 Lance Drive, in northwest Santa Rosa, in the County's Sites Inventory, with a total RHNA obligation of 641 units, broken down into 163 lower income units, 238 moderate income units and 240 above moderate-income units; and

WHEREAS, on August 7, 2024, the Sonoma Local Agency Formation Commission (LAFCO) approved an annexation of the Lance Drive properties, which was recorded by the Sonoma County Clerk's Office on September 25, 2024; and

WHEREAS, on October 18, 2024, pursuant to Government Code Section 65584.07(d), the City received a request from the County of Sonoma to initiate a transfer RHNA units from the County to the City related to the Lance Drive annexation; and

WHEREAS, on November 14, 2024, the Planning Commission approved a Tentative Map and Conditional Use Permit for a small lot subdivision for the Lance Drive Housing Development project, located on the Subject Properties. The project included a request to construct a 672-unit apartment complex, 98 single-family homes (Small Lot Subdivision), and 4,800-square-foot community-serving retail building and outdoor plaza on approximately 34.93 acres. The conditions of approval included a requirement to provide 34 of the units at the Very Low-Income affordability category; and

WHEREAS, on December 4, 2024, the Zoning Administrator approved Design Review for the multi-family residential and retail building portions of the Lance Drive Housing Development project; and

WHEREAS, on December 18, 2024, a joint City/County letter was sent to the Association of Bay Area Governments (ABAG) requesting a 90-day extension of the initial 90-day deadline to submit a mutually acceptable RHNA transfer agreement following annexation; and

WHEREAS, on February 3, 2025, ABAG approved the 90-day extension to March 24, 2025; and

WHEREAS, on March 4, 2025, the City Council adopted a resolution authorizing the Mayor to sign a joint agreement letter with the County outlining the agreed upon RHNA transfer; and

WHEREAS, this proposed Housing Element amendment is part of the First 2025 General Plan Amendment Package; and

WHEREAS, on March 13, 2025, the Planning Commission conducted a public hearing in compliance with Chapter 20-66 of the Zoning Code (Public Hearings) to consider making a recommendation to the Council related to the Housing Element Amendment; and

WHEREAS, the Planning Commission considered the staff report and the attachments including the attached Exhibit A which identifies recommended changes to the Housing Element; and

WHEREAS, the Planning Commission finds that a General Plan Amendment to modify the 2023-2031 Housing Element to reflect the transfer of RHNA units from the County of Sonoma to the City of Santa Rosa, as well as two clerical edits to correct the title of Table 5-2 and correct a mathematical error in Table 5-11, 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 in that the amendment reflects a transfer of RHNA units from the County of Sonoma to the City of Santa Rosa as a result of a September 2024 annexation of a 34.93 acre site into the City of Santa Rosa, as well as two clerical edits, and no goals or policies within the General Plan or Housing Element are proposed for amendment.

B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that the amendment consists of minor text changes to the City's Housing Element to reflect the agreed upon RHNA transfer units, as well as two clerical edits. No other changes are proposed.

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 in that the changes apply citywide and impacts on specific sites would be negligible because the text changes reflect existing policy.

D. The proposed Housing Element amendment has been reviewed in compliance with the California Environmental Quality Act (CEQA). It has been determined that the proposed action falls within the scope of the Addendum to the General Plan EIR that was prepared for the 2023-2031 Housing Element Update. The Addendum concluded 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. Similarly, the proposed minor amendments would not result in new or more

sever significant impacts. As a result, no additional environmental review is required. It has been further determined that the proposed action is statutorily exempt from CEQA pursuant to CEQA Guidelines section 15283, Housing Needs Allocations, as CEQA does not apply to regional housing needs determinations made by a city or country pursuant to Government Code Section 65584.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Santa Rosa is recommending that the City Council amend the 2023-2031 Housing Element to reflect the transfer of RHNA units to the City and two clerical edits to correct the title of Table 5-2 and correct a mathematical error in Table 5-11, as identified in the attached Exhibit A.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 13th day of March, 2025, by the following vote:

AYES: ( )

NOES: ( )

ABSTAIN: ( )

ABSENT: ( )

APPROVED:_____
KAREN WEEKS, CHAIR

ATTEST:_____
JESSICA JONES, EXECUTIVE SECRETARY

ATTACHMENTS:
Exhibit A – Housing Element Redline Revisions (affected pages only)