

RESOLUTION NO. RES-2025-034

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AUTHORIZING THE MAYOR TO SIGN AN LETTER AGREEING TO A TRANSFER OF 641 REGIONAL HOUSING NEEDS ALLOCATION (RHNA) UNITS FROM THE COUNTY OF SONOMA TO THE CITY OF SANTA ROSA

WHEREAS, on July 31, 2012, the City Council certified an Environmental Impact Report (EIR) for the North Santa Rosa Station Area Specific Plan and, in anticipation of a future annexation, adopted Pre-Zoning for the properties located at 1601, 1680, 1696 and 1705 Lance Drive (Subject Properties) in northwest Santa Rosa, which were part of an unincorporated County of Sonoma island; and

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

WHEREAS, on August 22, 2023, the Sonoma County Board of Supervisors adopted the County of Sonoma's Housing Element, which included the Subject Properties 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 Subject 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 of 641 of the County's 6th Cycle RHNA, broken down into 163 lower income units, 238 moderate income units and 240 above moderate-income units, to the City related to the annexation of the Subject Properties; 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, thereafter, the City and County jointly drafted a RHNA transfer agreement letter, to be submitted to the Association of Bay Area Governments (ABAG), agreeing to transfer

641 of the County’s 6th Cycle RHNA to the City, with the units broken down as follows: 34 very low-income units and 607 above moderate-income units; and

WHEREAS, on December 18, 2024, the joint City/County letter was sent to 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, the Council considered the staff report and the attachments.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Santa Rosa authorizes the Mayor to sign a joint City of Santa Rosa and County of Sonoma RHNA transfer agreement letter, attached to this resolution as Exhibit A, agreeing to a transfer of 641 RHNA units, broken down into 34 Very Low-Income units and 607 Above Moderate-Income units, from the County of Sonoma to the City of Santa Rosa.

IN COUNCIL DULY PASSED this 4th day of March, 2025.

AYES: (7) Mayor Stapp, Vice Mayor Alvarez, Council Members Bañuelos, Fleming, MacDonald, Okrepkie, Rogers

NOES: (0)

ABSENT: (0)

ABSTAIN/RECUSE: (0)

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM: _____
City Attorney

Exhibit A – Draft RHNA Transfer Letter