

# Rezoning Sites for Housing Program

North Valley Municipal Advisory Council

May 19, 2021



# The Project

A black and white photograph of a modern, single-story house with a covered porch. The house has large windows and a dark roof. In the foreground, there is a wooden bench and some potted plants. The background shows a lawn and trees under a cloudy sky.

- Rezone up to 59 sites in General Plan-designated Urban Service Areas throughout unincorporated Sonoma County, and, where necessary, to amend the General Plan and area plan land use and density for identified sites
  - Potential for 3,329 units (increase of 2,975)
- Goals:
  - Facilitate by-right housing development
  - Add sites to County's General Plan Housing Element site inventory for the upcoming 2023-2031 Housing Element cycle


# Background



Dec. 2018–Mar. 2019 – County asked for the public’s input in identifying underutilized sites.



May 2019 – Board of Supervisors authorized application & receipt of State SB-2 Planning Grant for the project  
Jan. 2020 – Consultant selected to prepare EIR



Mar. 2020 – Notice of Preparation issued, start of comment period (ending May 2020). All interested parties invited to comment on scope of EIR.  
Apr. 2021 – Draft EIR published, start of public review period. All interested parties able to review DEIR and comment on adequacy.

# Housing Element and RHNA

Bay Area regional housing need:  
441,176 new homes

*Assigned by CA Dept of Housing & Comm. Dev*

*Last cycle: 187,990*



14,562 homes  
assigned to  
Sonoma County  
and cities



Sonoma County's  
share (its RHNA):  
3,881

*Last cycle: 515*



*Draft allocations assigned by ABAG /  
Housing Methodology Committee*

# RHNA vs. Housing Site Inventory

---



RHNA

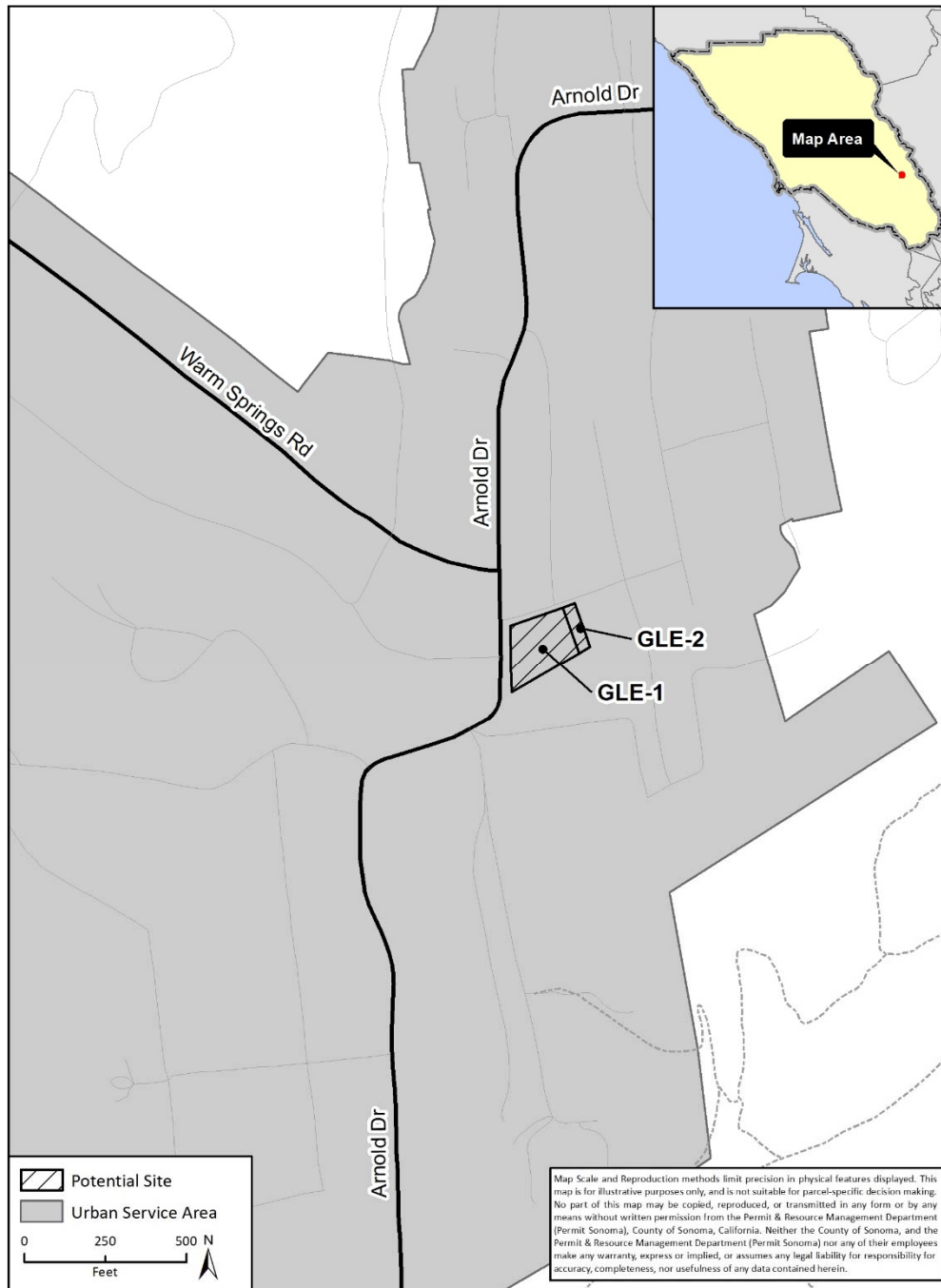


ELIGIBLE  
HOUSING  
SITES



# Glen Ellen sites





Source: Modified from data obtained with permission from the County of Sonoma, Permit & Resource Management Department (Permit Sonoma).  
 Data and/or analysis depicted may be altered from the original Permit Sonoma dataset source therefore not representative of Permit Sonoma data; Esri.



# Glen Ellen sites

| Site ID | Address             | Current Zoning | Proposed New Zoning (and Land Use) |
|---------|---------------------|----------------|------------------------------------|
| GLE-1   | 13651/13675/950/897 | LC, LG/GE1 SR  | LC, LG/GE1 SR<br>WH                |
| GLE-2   | Arnold Drive        |                |                                    |

- Potential zoning change to add Workforce Housing combining zone
  - Sites meet WH criteria
- No development proposed at this time
- All future development subject to design review and Glen Ellen Development and Design Guidelines



# Draft EIR




- May 20 Planning Commission public hearing to accept comments on Draft EIR
  - ▣ This presentation is just an informational item. Certification of the Final EIR to be considered by the Board of Supervisors in early 2022.
- Analysis of environmental impacts of potential rezoning—not of specific development
- Extensive mitigation measures to reduce impacts
- Significant and unavoidable impacts found in the areas of cultural resources, transportation, and wildfire

# Next Steps



Public outreach campaign on Rezoning Sites for Housing Program (Spring/Summer 2021)  
Planning Commission hearing on Draft EIR (May 20)



Preparation of the Final EIR (Summer 2021)



Possible certification of the Final EIR and draft ordinance:  
Planning Commission (Fall 2021)  
Board of Supervisors (early 2022)

# Questions?

More Information:

[http://sonomacounty.ca.gov/PermitSonoma/  
HousingSites](http://sonomacounty.ca.gov/PermitSonoma/HousingSites)

