



County of Sonoma

State of California

Date: September 14, 2021

Item Number: _____

Resolution Number: _____

4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Adopting A Mitigated Negative Declaration And Approving A General Plan Amendment, Zone Change, And Use Permit As Requested By Springs Investor Group LP, For Property Located At 135, 155, and 175 West Verano Avenue, APN 127-071-005, -012, -013. Supervisorial District No. 1.

Whereas, the applicants, Springs Investors Group LP, filed an application with the Sonoma County Permit and Resource Management Department requesting: 1) General Plan Amendment from Recreation Visitor-serving Commercial to Urban Residential at a density of 20 dwelling units per acre, and change the residentially zoned portion of the site from Urban Residential allowing 8 units per acre to 20 dwelling units per acre, 2) Zone Change from Recreation and Visitor Serving Commercial, Medium Density Residential, Floodplain, and Riparian Corridor Combining Districts to High Density Residential, Floodplain, and Riparian Corridor District, 3) Use Permit for new hotel use on 5.9 acres located at 135, 155, 175 West Verano Avenue, 127-071-005, -012, -013. Supervisorial District No. 1 (“the Project”); and

Whereas, a Mitigated Negative Declaration was prepared for the Project and noticed and made available for agency and public review in accordance with the California Environmental Quality Act (“CEQA”) and the State and County CEQA Guidelines, circulated through the State Clearinghouse on June 15, 2021

Whereas, the Design Review Committee reviewed the project on July 17, 2019 and June 3, 2020; and

Whereas, the Sonoma Valley Citizens Advisory Committee reviewed the project on February 26, 2020.

Whereas, in accordance with applicable provisions of law, the Planning Commission held a public hearing on July 15, 2021, at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Mitigated Negative Declaration and the Project. All interested persons were given an opportunity to hear and be heard regarding the Mitigated Negative Declaration and the Project; and

Whereas, the Planning Commission passed a resolution recommending that the Board of Supervisors approve the project; and

Whereas, in accordance with applicable provisions of law, the Board of Supervisors held a public hearing on September 14, 2021 at which time the Board of Supervisors heard and received all relevant testimony and evidence presented orally or in writing regarding the Mitigated Negative Declaration and the Project. All interested persons were given an opportunity to hear and be heard regarding the Mitigated Negative Declaration and the Project.

Now, Therefore, Be It Resolved, that the Board of Supervisors of the County of Sonoma, makes the following findings:

1. The project is consistent with the intent of the Recreational and Visitor-Serving Commercial land use designation of the General Plan and Zoning District. This category applies to sites where commercial activities are geared toward visitors to the area. This category encourages a compatible blend of recreation and tourist-commercial uses to maintain and enhance Sonoma County's recreational resources.
2. This project is consistent with the intent of the Urban Residential land use designation of the General Plan. This category includes land planned for a full range of urban services for residential development. It accommodates a variety of housing types, such as stick built and manufactured homes, and all tenure types, depending upon the density allowed in the Land Use Element under State law. Uses may include detached single family, clustered, and attached dwellings, multi-family dwellings and affordable housing developments. Permitted densities range from one to twenty units per acre. The apartment housing on the northern portion of the property with this underlying land use designation would be consistent with this intent.

3. The proposed General Plan Amendment is in the public interest because it will facilitate the development of a project that is consistent with the policies of the General Plan and standards of the Zoning Ordinance and because the project will provide deed-restricted dwellings at minimum distribution of 15% of units for Very Low income levels and 85% of units for Low income levels. The amendment will facilitate a better mix of land uses for an underutilized urban site and will facilitate the provision of affordable housing which exceeds statutory requirements, and provides improvements and services that benefit the surrounding neighborhood.

4. The project is consistent with the High Density Residential Zone, the purpose of which is to implement provisions of the General Plan Land Use Element which provides for a mix of residential and commercial uses. High Density Residential allows a range of dwelling types at higher densities in appropriate locations and preserves the desirable characteristics of single-family neighborhoods while accommodating higher densities and to ensure adequate light, air, privacy, and open space for each dwelling unit. The proposed residential apartment development is consistent with the purpose and intent of the proposed zoning.

5. Based upon the information contained in the Initial Study included in the project file, it has been determined that there will be no significant environmental effect resulting from this project because Mitigation Measures have been incorporated into the project as Conditions of Approval. The Mitigated Negative Declaration has been completed in compliance with CEQA State and County guidelines, and the information contained therein has been reviewed and considered.

6. The establishment, maintenance or operation of the use for which application is made will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the area. The particular circumstances in this case are:

- a. The use, as conditioned, is consistent with the zoning district in which it is located.
- b. The use, as conditioned, will not have an adverse environmental impact.
- c. Based upon the information contained in the Initial Study included in the project file, all mitigation measures have been identified and incorporated into the project and/or the conditions of approval.
- d. The project includes the improvement of the public right of way with new sidewalks, improved sewer, storm drain lines, bio-swales and other low impact development measures.
- e. The project including 71 deed restricted affordable units, and one manager's unit.
- f. The project would pay school, parks, and traffic mitigation fees to help address area wide service needs.

NOW, THEREFORE, Be It Further Resolved, that based on the foregoing findings and determinations and the full record of these proceedings, the Board hereby declares and orders as follows:

1. The foregoing findings and determinations are true and correct, are supported by substantial evidence in the record, and are adopted as hereinabove set forth.
2. The Board certifies that the Mitigated Negative Declaration has been completed, reviewed, and considered, together with comments received during the public review process, in compliance with CEQA and State and County CEQA Guidelines, and finds that the Mitigated Negative Declaration reflects the independent judgement and analysis of the Board.
3. The General Plan Amendment, Zone Change, and Use Permit are granted for the Proposed Project as presented in the application package submitted on August 20, 2019, and as subsequently amended, and as described in the Conditions of Approval attached hereto as Exhibit A and incorporated herein.
4. Staff is directed to file and post a Notice of Determination of this action pursuant to the California Environmental Quality Act within five (5) days of the date of this resolution.

Be It Further Resolved, that the Board of Supervisors designates the Clerk of the Board as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Clerk of the Board, 575 Administration Drive, Room 100-A, Santa Rosa, CA 95043.

Supervisors:

Gorin: Rabbitt: Coursey: Gore: Hopkins:

Ayes: Noes: Absent: Abstain:

So Ordered.