

PC RESOLUTION NO. 2023-XX

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF HEALDSBURG RECOMMENDING CITY COUNCIL
APPROVE GENERAL PLAN AMENDMENT 2023-01 FOR THE
6TH CYCLE 2023-2031 HOUSING ELEMENT**

WHEREAS, Section 65580 of the California Government Code finds and declares that the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order; and

WHEREAS, State Housing Element Law requires that each city and county identify and analyze existing and projected housing needs within their jurisdiction and prepare goals, policies, programs, and quantified objectives to further the development, improvement and preservation of housing; and

WHEREAS, the Housing Element is one of seven mandatory elements of the General Plan, and State law requires it to be updated periodically; and

WHEREAS, Healdsburg's current Housing Element was last updated and adopted on November 17, 2014 and certified on January 8, 2015 and covers the period of 2015-2023; and

WHEREAS, A Housing Element Work Group (HEWG) consisting of nine members was convened at the January 3, 2022 City Council meeting to work through and provide guidance on Policies and Programs. The group met on January 19th, January 31st, February 28th, March 14th, April 11th, July 11th, August 8th, and November 14th of 2022. An informational update was also held on March 13, 2023. HEWG meetings were noticed and open to the public; and

WHEREAS, in preparation of the City of Healdsburg 2023-2031 Housing Element, public meetings were held before the City Council on January 3rd and June 6th of 2022 and before the Planning Commission on April 26th and October 11th of 2022 to obtain feedback from the community and stakeholders prior to submitting the document to the California Department of Housing and Community Development (HCD); and

WHEREAS, the City of Healdsburg conducted public outreach throughout the process to garner input from the public, including community and stakeholder surveys and a project website; and

WHEREAS, a Public Review Draft was circulated for a 30-day public review period on September 30, 2022 and distributed to residents, community stakeholders, and all other parties that had previously expressed interest throughout the Housing Element process. Feedback from the public, Planning Commission, City Council was incorporated into the document, and the Initial Draft of the Healdsburg 2023-2031 Housing Element was submitted to HCD on November 15, 2022 for review; and

WHEREAS, a Revised Draft was circulated for a 7-day public review following informal feedback from HCD and prior to the close of the 90-day review period concluding on February 13, 2023; and

WHEREAS, the City received formal comments from HCD on February 13, 2023 and responded to the comments received from HCD resulting in the Adoption Draft Housing Element; and

WHEREAS, Pursuant to Section 15301 of the CEQA Guidelines, the proposed plan would have no possibility for causing a significant effect on the environment. The Guidelines state in that section that “A project is exempt from CEQA if the activity is covered by the common-sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.” In addition, exceptions to the applicability of a Categorical Exemption, as specified in Section 15300.2(a) through (f) of the CEQA Guidelines, do not apply to the proposed plan. As such, the proposed plan meets all criteria for an exemption under CEQA Guidelines Section 15061(b)(3) and, pursuant to this exemption, “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.”; and

WHEREAS, California Government Code section 65358(b) limits the amendment of any mandatory element of the Healdsburg General Plan to not more than four times per year absent certain exceptions stated in that section, and this Resolution is presented as the second General Plan amendment of 2023; and

WHEREAS, the Planning Commission held a noticed public hearing on the City of Healdsburg 2023-2031 Adoption Draft Housing Element on April 11, 2023. At the public hearing, the Planning Commission considered all pertinent documents, including the project description and staff report, and received public comments before making its decision on the subject application; and

WHEREAS, prior to acting on the General Plan Amendment, at a duly noticed public hearing on April 11, 2023, the Planning Commission considered all oral and documentary evidence presented and incorporated all testimony and documents into the record by reference; and

NOW, THEREFORE BE IT RESOLVED, the Healdsburg Planning Commission hereby recommends that the City Council approve GPA 2023-01 to adopt the City of Healdsburg 2023-2031 Adoption Draft Housing Element based upon the findings below:

1. *The proposed General Plan amendment is deemed to be in the public interest.*

The General Plan Amendment to update the Housing Element is in the public interest as it identifies and analyzes existing and projected housing needs within Healdsburg, and includes goals, policies and programs to further the development, improvement and preservation of housing. Additionally, the Housing Element is required by the State to

be updated prior to January 31, 2023. Therefore, the General Plan Amendment to adopt the City of Healdsburg 2023-2031 Housing Element is in the public interest.

2. *The proposed General Plan Amendment is consistent and compatible with the other policies and programs in the General Plan.*

The General Plan Amendment to update the Housing Element is consistent and compatible with other policies and programs in the General Plan. It specifically furthers Guiding Principle 2.C. of the General Plan to promote a mix of housing types and affordable housing distributed throughout the community as well as Guiding Principle 2.E. to maintain a jobs/housing balance. The City of Healdsburg 2023-2031 Housing Element is not in conflict with any existing General Plan policies or programs.

DULY AND REGULARLY ADOPTED by the Healdsburg Planning Commission on the 11th day of April 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Approved:

Attest:

Phil Luks, Chair

Scott Duiven, Secretary