



## Rezoning Sites for Housing

All cities and counties in California are required to plan for their projected growth, including having adequate sites zoned for housing to meet their identified housing need.

The Rezoning Sites for Housing effort will add sites to the County's Housing Element site inventory to comply with State law, and will implement current General Plan Policies and Programs that require the County to identify urban sites near jobs and transit which may appropriately accommodate additional housing. It will also identify appropriate sites on which to place the [Workforce Housing Combining Zone](#), which would allow the development of both jobs and housing on the same site or within walking distance from one another.

### SITE ELIGIBILITY

Sonoma County's General Plan focuses growth in cities and established unincorporated communities, so sites must be located within General Plan-designated Urban Service Areas where public utilities are available. Sites in Community Separators or agricultural areas will not be considered, and if a site is near an incorporated city, it must not be located outside of a city's Urban Growth Boundary.

In addition, the General Plan contains additional criteria for considering which sites to rezone for housing, including proximity to jobs, transit, services, and schools. This criteria ensures that housing is located where residents can walk to meet their daily needs, reducing the number of cars on the road.

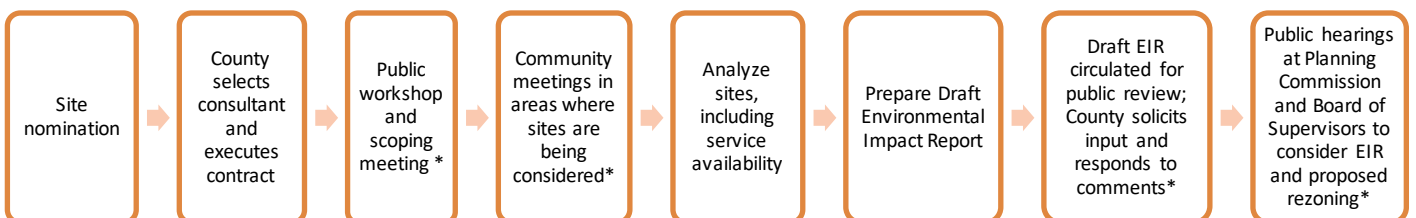
The [Workforce Housing Combining Zone](#) has additional eligibility criteria, so that housing is located within walking distance of jobs and/or transit.

### PUBLIC INPUT

In late 2018, the County [asked for the public's help](#) in identifying sites, and over 100 sites were nominated. The nomination period closed in April of 2019. County staff evaluated all nominated sites to determine if they met the basic eligibility criteria. The environmental review process is expected to refine the list of sites further.

There will be multiple opportunities for interested members of the public to examine and comment on sites that are being analyzed for possible rezoning, as shown in Process, below.

### PROCESS



*\*Opportunity for public input*

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

Updated October 21, 2019