

HOUSING ELEMENT SITES

All sites listed in the table below are eligible for rezoning by the Board of Supervisors. Sites recommended for rezoning by the Planning Commission on the hearing of July 20 are depicted in the PC recommendation column.

Any future development on property rezoned by the project is controlled by the owner of the property. Amendments to land use and/or rezoning of the property do not require future development on the property. If existing legal uses on the property are not permitted under proposed zoning, existing uses would be allowed to continue on the property as legal non-conforming uses. For more information about this project, or to request an accommodation for review of the file, please contact the project planner, Eric Gage at (707) 565-1391.

Map ID	Address	APN	Current Land Use	Current Zoning	New Land Use	New Zoning	PC Recommended to Rezone
Planning Area 2 – Cloverdale/N.E. County							
GEY-1	21837 Geyserville Ave	140-180-035	LC	LC, AH	UR 20	R3 20	Yes
GEY-2	No Address	140-150-022, 140-150-023 140-150-024, 140-150-025 140-150-026, 140-150-027	UR 4.8	R1 4.8	UR 10	R2 10	No
GEY-3	21413 Geyserville Ave	140-150-004	UR 4.8	R1 4.8	UR 20	R3 20	Yes
GEY-4	21421 Geyserville Ave	140-150-001	UR 4.8	R1 4.8	UR 20	R3 20	Yes
Planning Area 4 – Russian River							
FOR-1	6555 Covey Rd	083-073-017	LI	MP, AH	UR 20	R3 20	Yes
GUE-1	14156 Sunset Avenue	070-070-040	UR 4	R1 4	UR 20	R3 20	No
GUE-2	16450 Laughlin Road	069-270-002	UR 2	RR 2	UR 20	R3 20	No
GUE-3	16500 Cutten Court	069-280-043	UR 4	R1 4	UR 20	R3 20	No
GUE-4	16050 Laughlin Road	069-230-007	UR 2	RR 2	UR 20	R3 20	Yes
FOR-3	6194 Forestville Street	084-020-004	UR 2	R1 2	UR 20	R3 20	Yes
FOR-4	6090 Van Keppel Road	083-073-010	UR 2	RR 2	UR 20	R3 20	Yes
FOR-5	6475 Packing House Road	084-020-003	UR 2	R1 2	UR 20	R3 20	No
FOR-6	6250 Forestville Street	084-020-011	LI	M1	UR 20	R3 20	No
Planning Area 5 – Santa Rosa							
LAR-1	5146 Old Redwood Highway	039-320-051	LC, UR 11	LC	UR 20	R3 20	Yes
LAR-2	201 Wikiup Drive	039-040-040	LC	CO	UR 20	R3 20	No
LAR-3	1 Airport Boulevard	039-025-060	LC	CO, AH	UR 20	R3 20	Yes
LAR-4	245 Airport Blvd	039-025-026	UR 9	R2 9	UR 20	R3 20	Yes
LAR-5	175 Airport Boulevard	039-025-028	UR 9	R2 9	UR 20	R3 20	No
LAR-6	145 Wikiup Drive	039-040-035	LC	CO	UR 20	R3 20	No
LAR-7	5495 Old Redwood Highway	039-380-018	UR 5	R1 5	UR 20	R3 20	Yes

Map ID	Address	APN	Current Land Use	Current Zoning	New Land Use	New Zoning	PC Recommended to Rezone
LAR-8	5224 Old Redwood Hwy	039-390-022	LC	CO	LC	CO WH	Yes
SAN-1	3525 Brooks Avenue	134-132-057	LI	RR	UR 20	R3 20	No
SAN-2	298 W Robles Avenue	134-111-068	GI	M2	LI	M1 WH	No
SAN-3	3569 Brooks Avenue	134-132-056	LI	RR	UR 20	R3 20	No
SAN-4	3345 Santa Rosa Avenue	043-153-021	GC	PC	LC	LC WH	Yes
SAN-5	3509 Brooks Avenue	134-132-034	LI	RR	UR 20	R3 20	No
SAN-6	3824 Dutton Avenue	134-072-040	GI	M1	GI	M1 WH	Yes
SAN-7	3280 Dutton Avenue	134-072-038	GI	M1	GI	M1 WH	Yes
SAN-8	3427 Moorland Avenue	134-111-020	UR 5	RR	UR 20	R3 20	Yes
SAN-9	150 Todd Road	134-171-059	LI	M3	LI	M3 WH	Yes
SAN-10	4020 Santa Rosa Avenue	134-192-016	LI, RR 3	M1, RR 3	LI, RR 3	M1 WH	No
Planning Area 6 - Sebastopol							
GRA-1	9001 Donald St	130-165-001	UR 5	R1 5	UR 20	R3 20	Yes
GRA-2	3400 Ross Road	130-090-009	GI	M1	UR 20	R3 20	Yes
GRA-3	3155 Frei Rd	130-180-079	RR 2	RR 2	UR 20	R3 20	Yes
GRA-4	3280 Hicks Road	130-146-003	UR 2	RR 2	UR 20	R3 20	No
GRA-5	8525 Graton Road	130-176-013	UR 2	RR 2	UR 20	R3 20	No
Planning Area 7 – Rohnert Park/Cotati							
PEN-1	10078 Main Street	047-174-009	GC	C2	LC	C2 WH	No
PEN-2	635 Goodwin Ave	047-152-020	UR 2	RR 1	UR 20	R3 20	Yes
PEN-3	10070, 10078, 11790 Main Street	047-174-008	GC	C2	LC	C2 WH	Yes
PEN-4	635 Goodwin Ave	047-152-019	UR 2	RR 2	UR 20	R3 20	Yes
PEN-5	No Address	047-173-028, 047-173-029	LC	LC	No Change	LC WH	No
PEN-6	355 Adobe Road	047-091-013	UR 1	RR 1	UR 20	R3 20	Yes
PEN-7	220 Hatchery Road	047-153-004	UR 2	RR 2	UR 20	R3 20	Yes
PEN-8	202 Main Street	047-166-023	GC	C3	GC	C2 WH	Yes
PEN-9	11830 Main Street	047-166-025	GC	C3	GC	C2 WH	No
Planning Area 9 – Sonoma Valley							
GLE-1	950 & 987 Carquinez Avenue 136651 & 13675 Arnold Drive	054-290-057	LC	LC	No Change	LC WH	No
GLE-2	No Address	054-290-084	LC	LC	No Change	LC WH	No
AGU-1	188 Academy Lane	056-531-005	UR 1	R1 1	UR 20	R3 20	No
AGU-2	211 Old Maple Ave	056-531-006	UR 1	R1 1	UR 20	R3 20	Yes
AGU-3	18621 Railroad Avenue	052-272-011	UR 5	R1 5	UR 20	R3 20	Yes
SON-1	20549 Broadway	128-311-015	RR 3	RR 3	UR 20	R3 20	Yes
SON-2	20559 Broadway	128-311-016	RR 3	RR 3	UR 20	R3 20	Yes
SON-3	20535 Broadway	128-311-014	RR 3	RR 3	UR 20	R3 20	Yes
SON-4	20563 Broadway	128-311-017	RR 3	RR 3	UR 20	R3 20	Yes

Planning Area 2 – Cloverdale/N.E. County

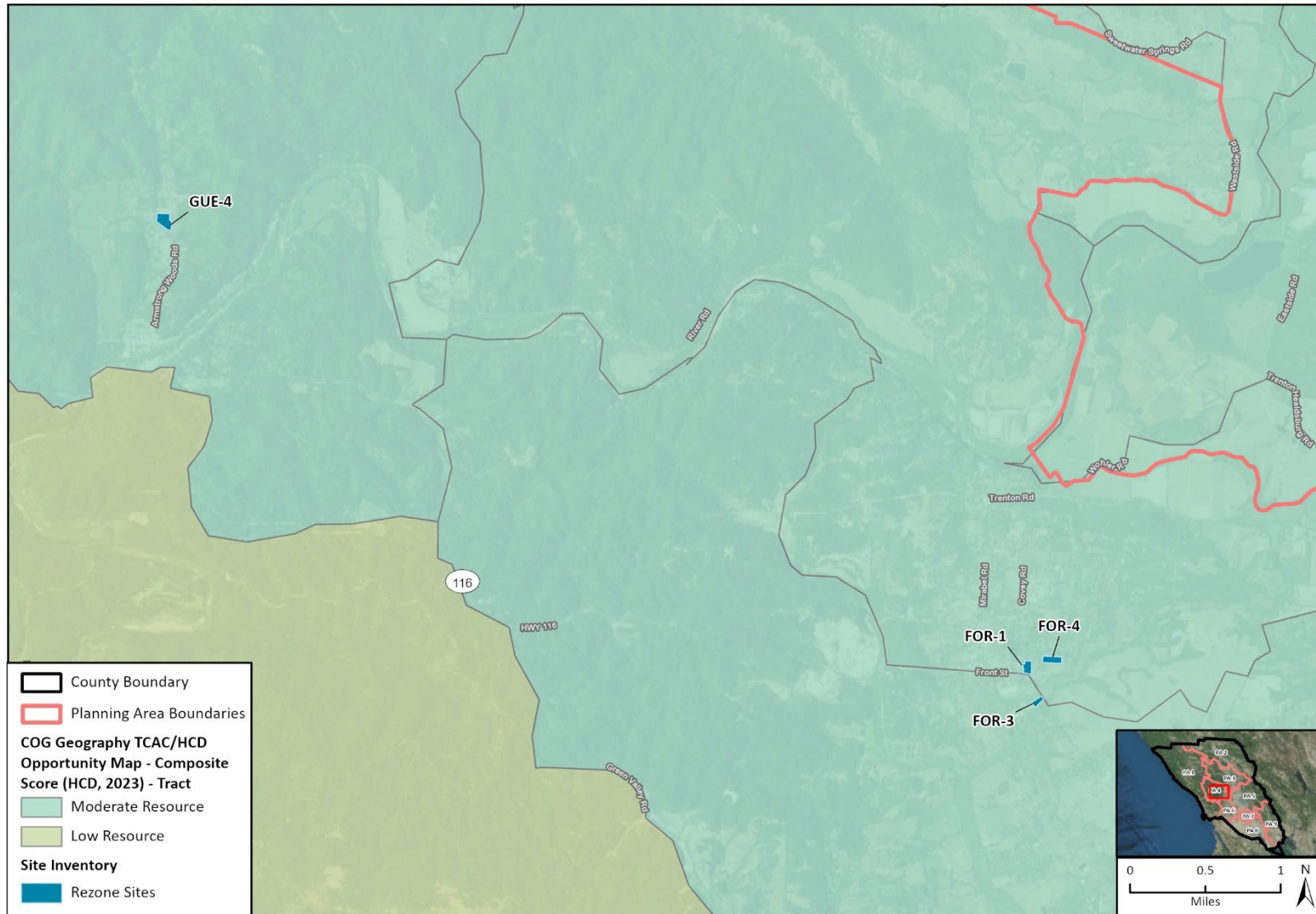
(Refer to the table above for PC recommendation whether to rezone a site)



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Additional data provided by County of Sonoma, 2023; HCD, 2023.

19-08587_Rezoning Pipeline
Site Inventory - PA2_Cloverdale/N.E. County

Planning Area 4 – Russian River (Refer to the table above for PC recommendation whether to rezone a site)



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19-08587_Resoning Pipeline
 Site Inventory - PA4_Russian River

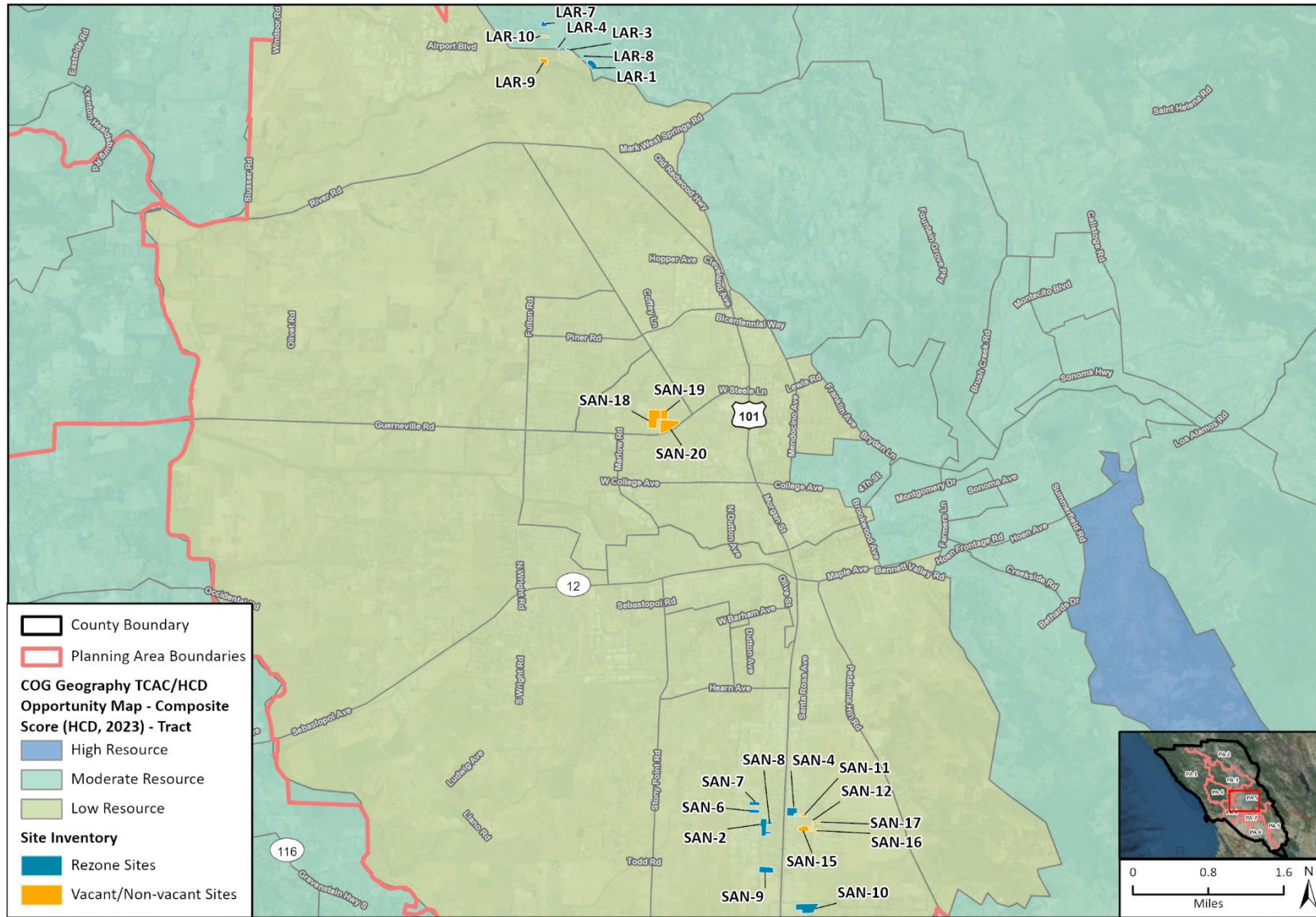
Planning Area 5 – Santa Rosa (Refer to the table above for PC recommendation whether to rezone a site)



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19-08587_Rezoning Pipeline
Site Inventory - PA6_Sebastopol

Planning Area 6 – Sebastopol (Refer to the table above for PC recommendation whether to rezone a site)

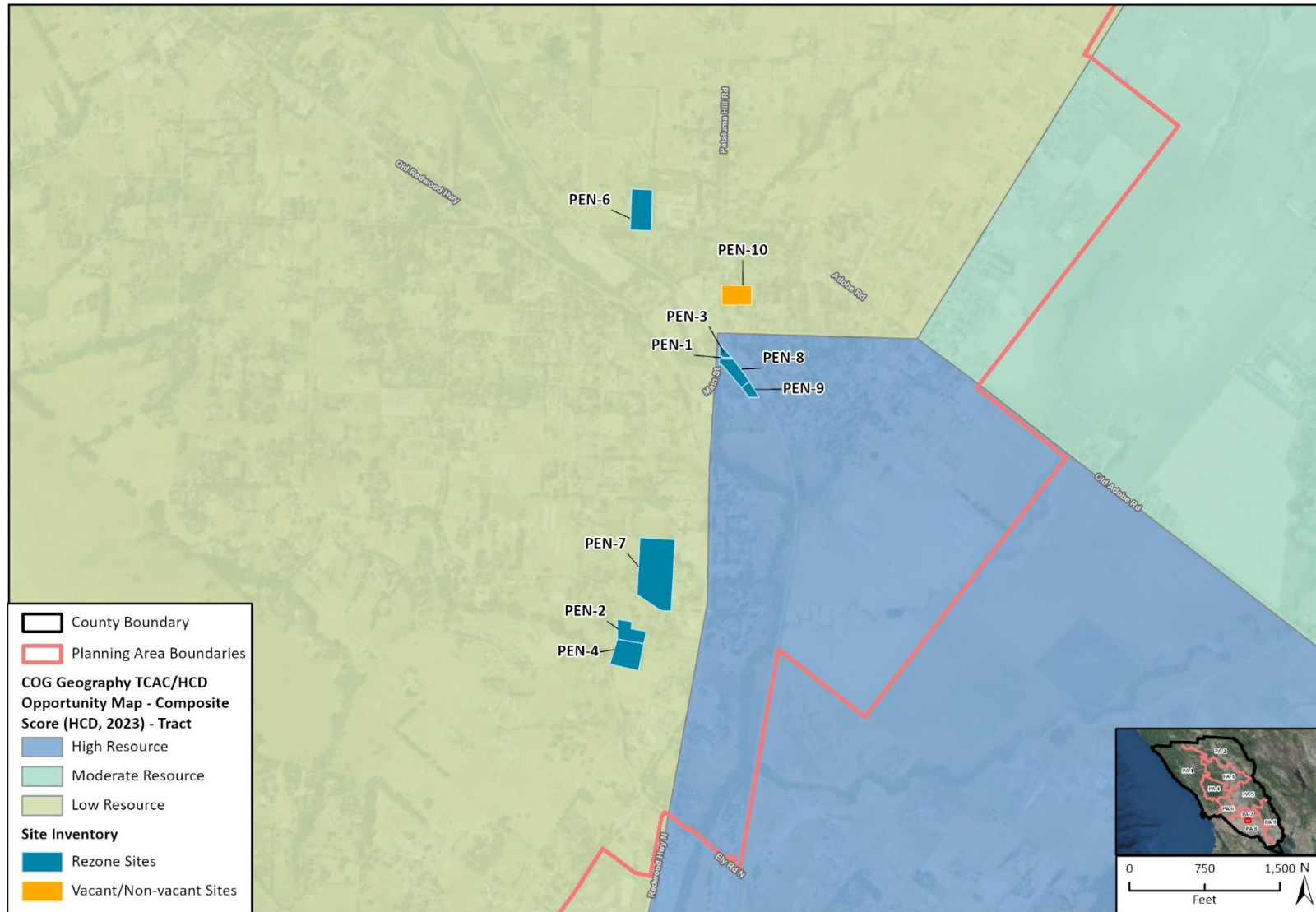


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19-08587_Rezoning Pipeline
Site Inventory - PA5_Santa Rosa

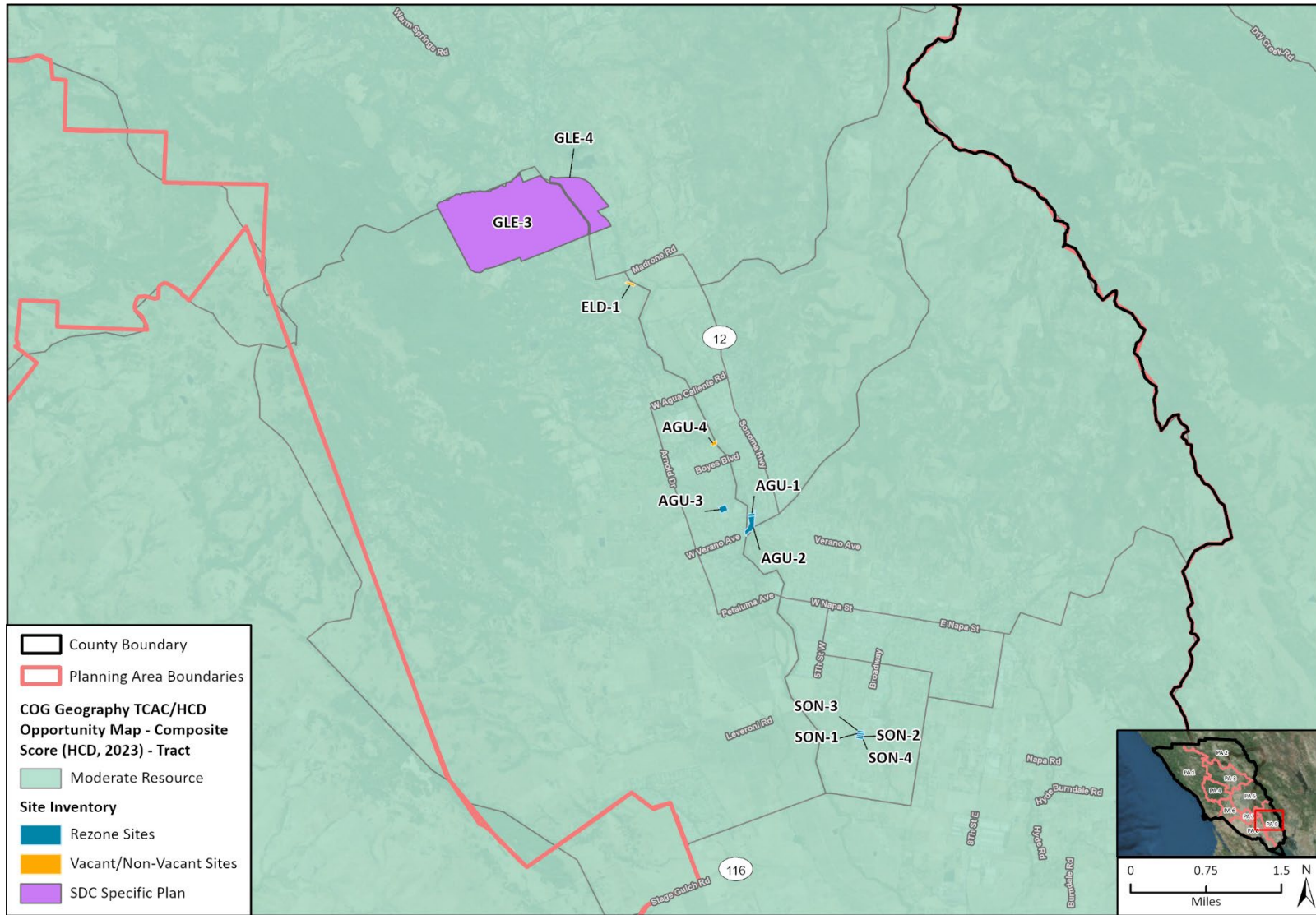
Planning Area 7 – Rohnert Park/Cotati/Penngrove

(Refer to the table above for PC recommendation whether to rezone a site)



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Planning Area 9 – Sonoma Valley (Refer to the table above for PC recommendation whether to rezone a site)



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19-08587_Resoning Pipeline
 Site Inventory - PA9_Sonoma Valley