

ZCE23-0012

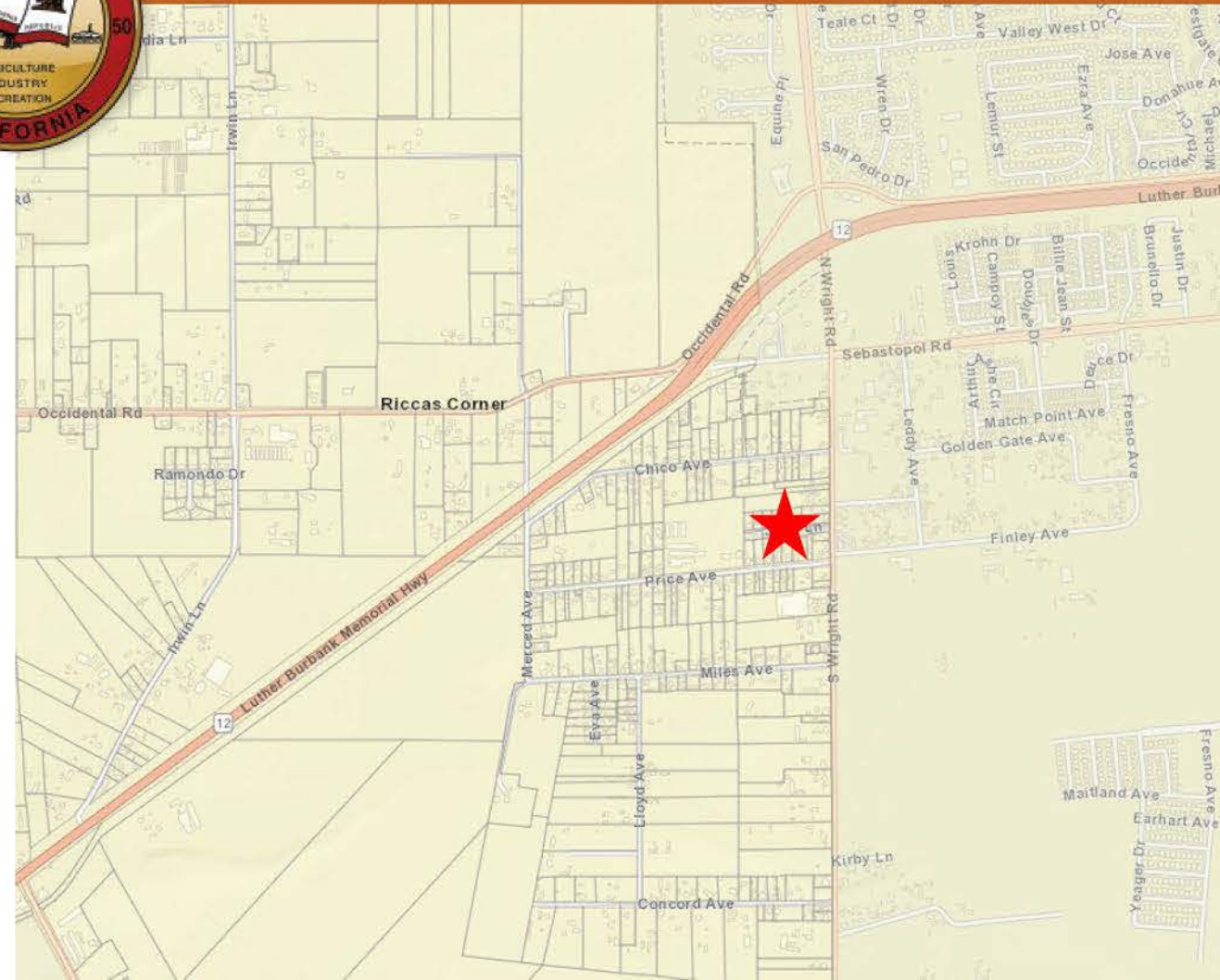
4008 Jobe Ln, Santa Rosa, CA



Levan King Cranston Project Planner

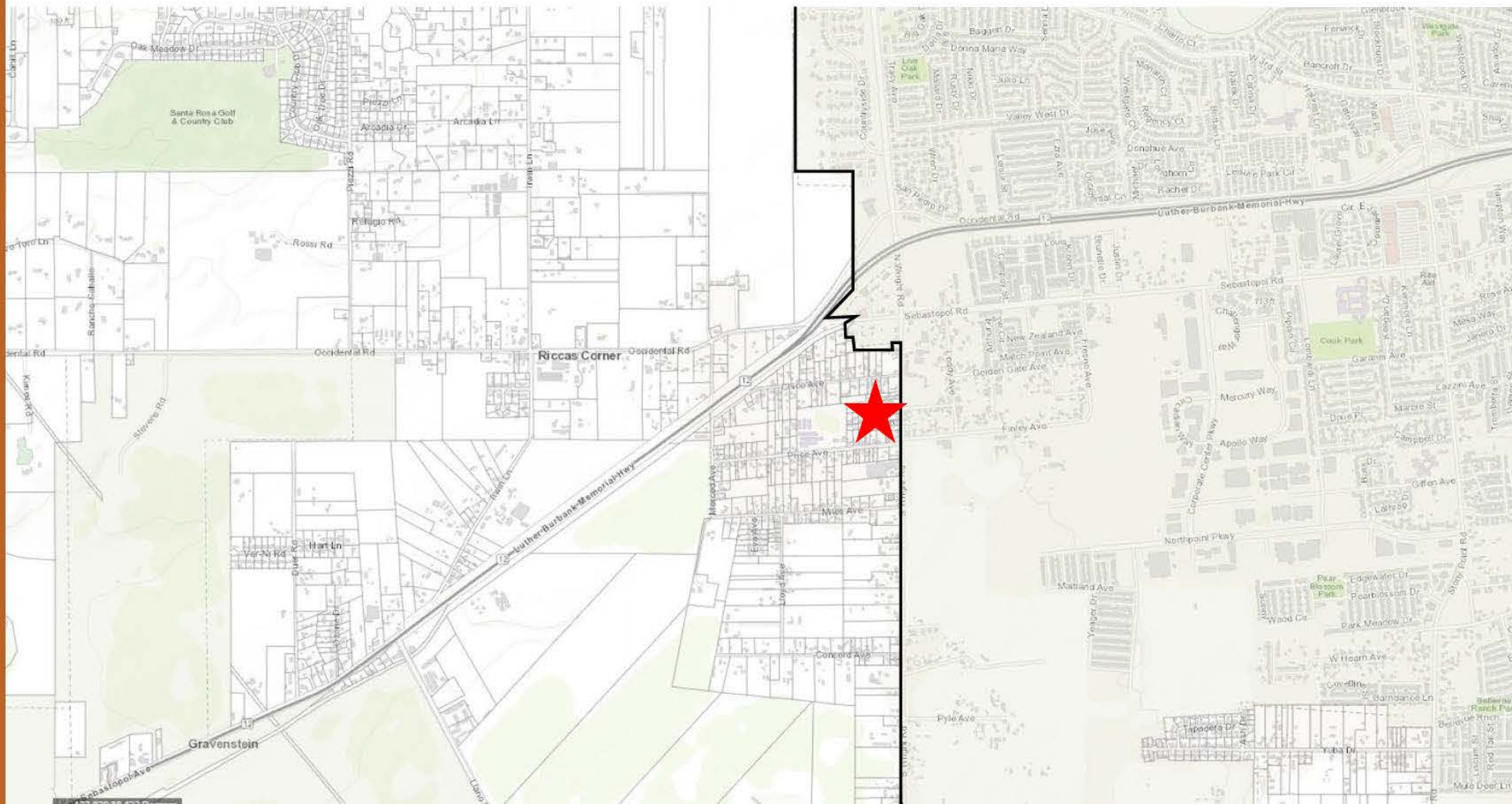
Project Request:

- Zone Change to remove the Z (Accessory Dwelling Unit Exclusion) Combining District.
- 0.50-acre parcel
- APN: 035-072-026





Vicinity Map





Project Site



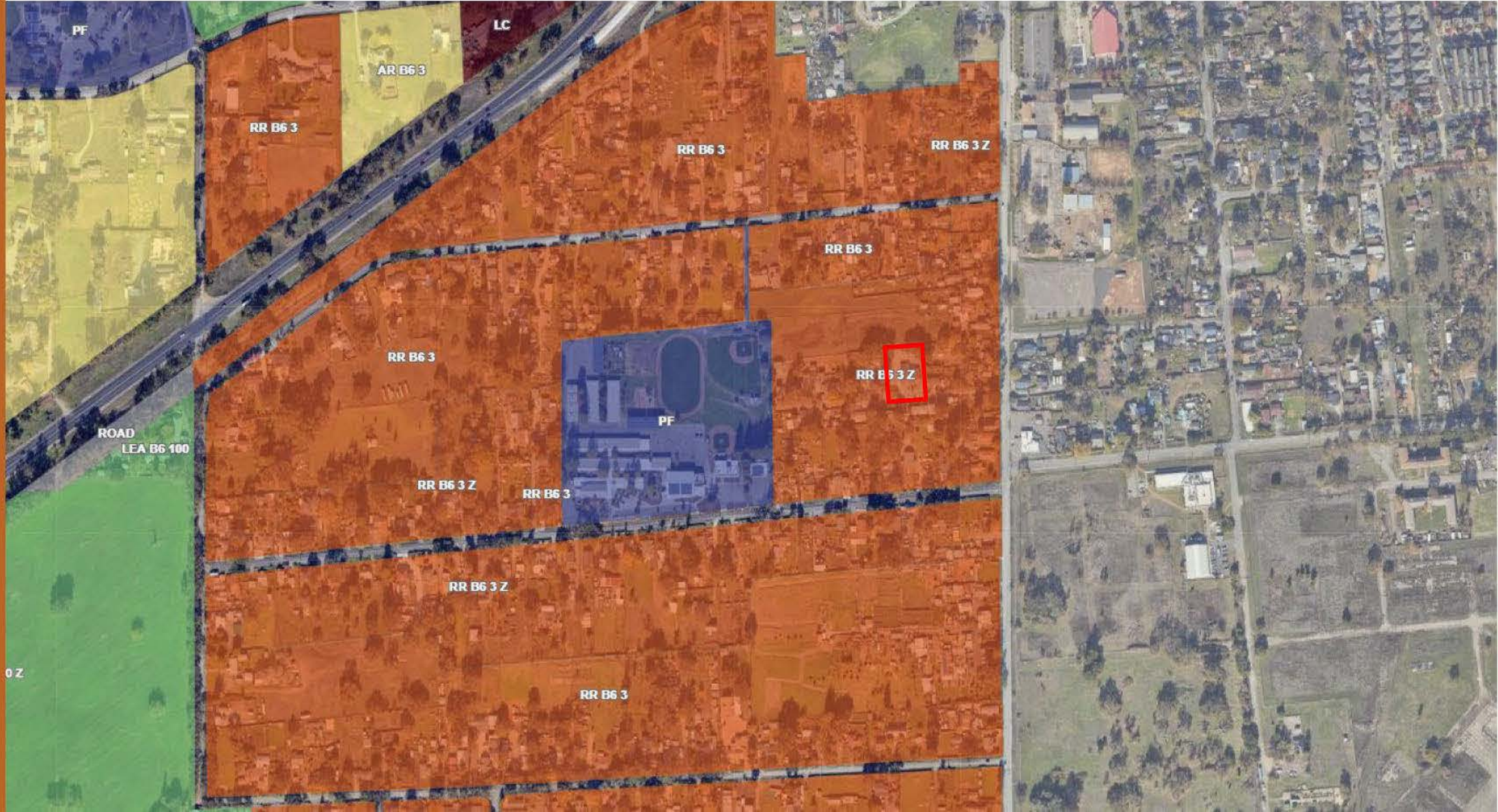


Land Use



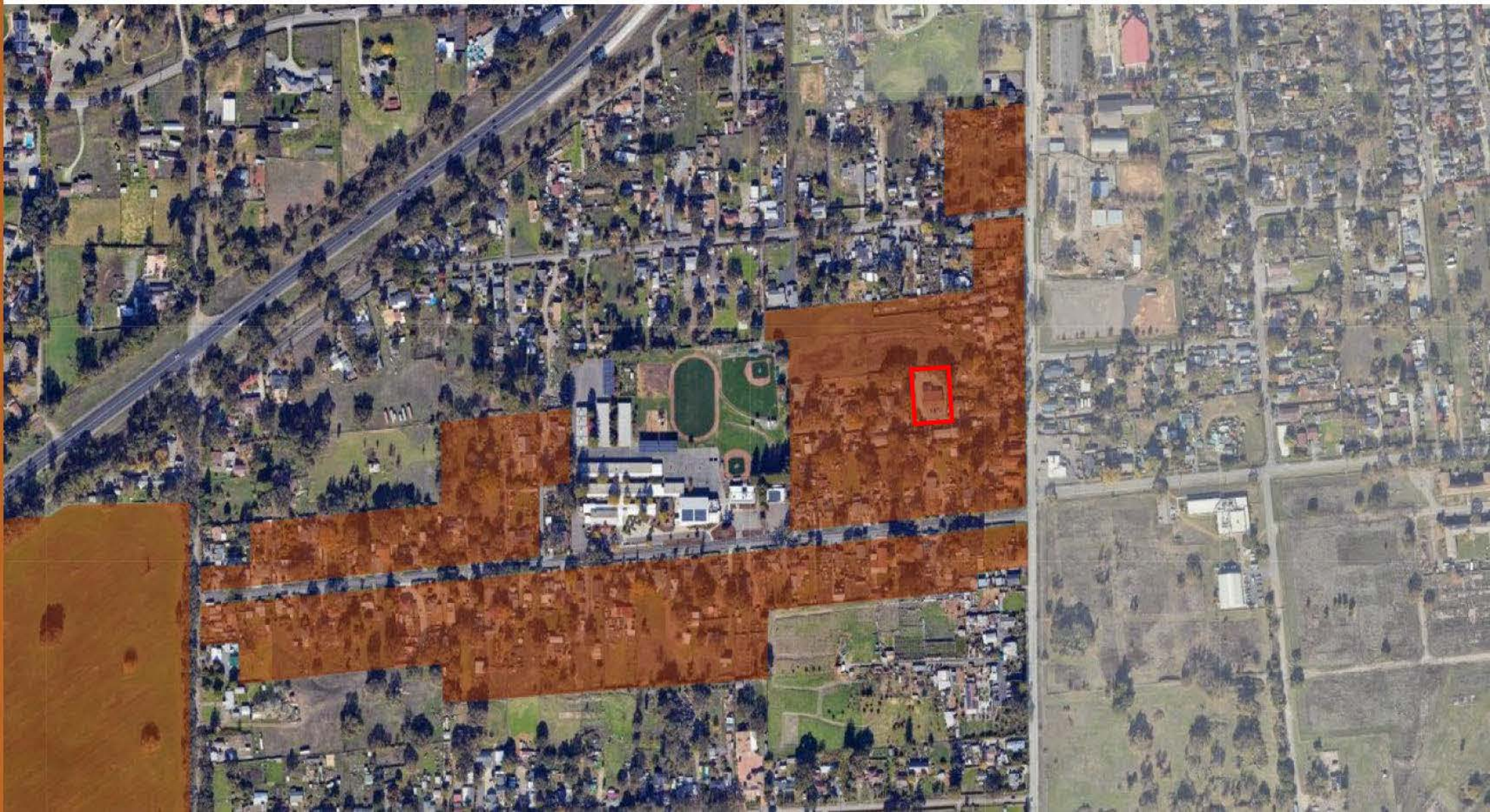


Zoning





Z Combining District





Project Description

- Zone Change to remove the Z Combining District
- No ADU is proposed under this application
- Subject property does not meet threshold criteria in Article 76 to be included in the Z – Combining District:
 - a) *Areas where there is an inadequate supply of water for drinking or firefighting purposes,*
 - b) *Areas where there are inadequate sewer services or danger of groundwater contamination,*
 - c) *Areas where the addition of second units would contribute to existing traffic hazards or increase the burden on heavily impacted streets, roads, or highways, and*
 - d) *Areas where, because of topography, access, or vegetation, there is a significant fire hazard.*





Parcel History and Z Combining District

- Zoned “RR” Rural Residential Zone, to match General Plan Land Use Designation (1989).
- Z Combining District added to parcels within septic waiver prohibition area.
- Board of Supervisors adopted Ordinance No.6458, amending the ADU and JADU Ordinance to implement the 2023-2031 Housing Element, consistent with state law. Removing barriers related to affordable housing. (2023)

Countywide Z Removal ORD #6285

- Countywide Z removal from approximately 1,924 parcels in LIA, LEA, and DA zoning districts
- Screening Criteria:
 - No environmental or safety concerns on property
 - An ADU on the parcel did not affect groundwater levels;
 - The property was not located in a Traffic Sensitive Combining Zone;
 - The property was not subject to a Land Conservation Act (Williamson Act) or other open space contract, or other recorded agricultural easements; and
 - The property was not located in the Coastal Zone.





Zoning Consistency

- RR (Rural Residential)
 - ADUs do not contribute to General Plan or Land Use Density
 - Allows for Single Family Dwelling, ADU, and Junior ADU (JADU)
- Valley Oak Habitat (no impact)
 - No tress are proposed for removal as part of this request





Findings

- This request is exempt from CEQA pursuant to Section 15305 (Minor Alterations in Land Use Limitations).
- Adoption of the proposed ordinance is also exempt from CEQA pursuant to Public Resources Code section 21080.17, adoption of an ordinance by a city or county to implement the provisions of Government Code section 65852.2, regarding permitting of accessory dwelling units.
- The parcel does not meet criteria for Article 76 (ADU Exclusion) Combining District
 - Subject property has Class 1 Groundwater Availability. Addition of an ADU is not expected to cause impacts to groundwater availability.
 - The subject property is within a Waiver Prohibition Area. However, the property is connected to public sewer, and therefore the increase of wastewater generated by an ADU will not further intensify the risk of groundwater contamination.
 - Request will not contribute to traffic hazards.
 - The Z Combining District was not applied to the subject parcel for reasons related to Fire Hazards. The project site is not located within the Fire Hazard Severity Zone.





Staff Recommendation

- Board of Supervisors adopt an Ordinance to:
 - Find the project exempt from CEQA
 - Approve the requested zone change removing the Z (Accessory Dwelling Unit Exclusion) Combining District from the subject parcel.



Questions

