

# Board of Supervisors Hearing

2150 W. Dry Creek Road (APN 089-190-034)

ZCE21-0012 (Z Removal)

Staff: Peter Kaljian



# Summary

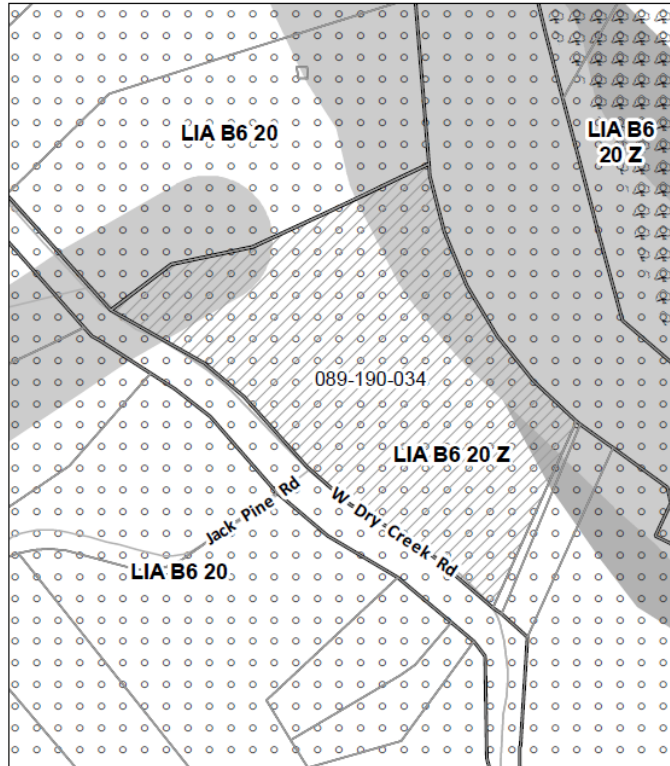
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- Request zone change to remove the Z (ADU Exclusion) Combining District
- The site meets zoning requirements to accommodate a future ADU (ADU not currently proposed)
- Staff recommendation: The Board of Supervisors find the project exempt from CEQA and approve the requested zone change removing the Z Combining District

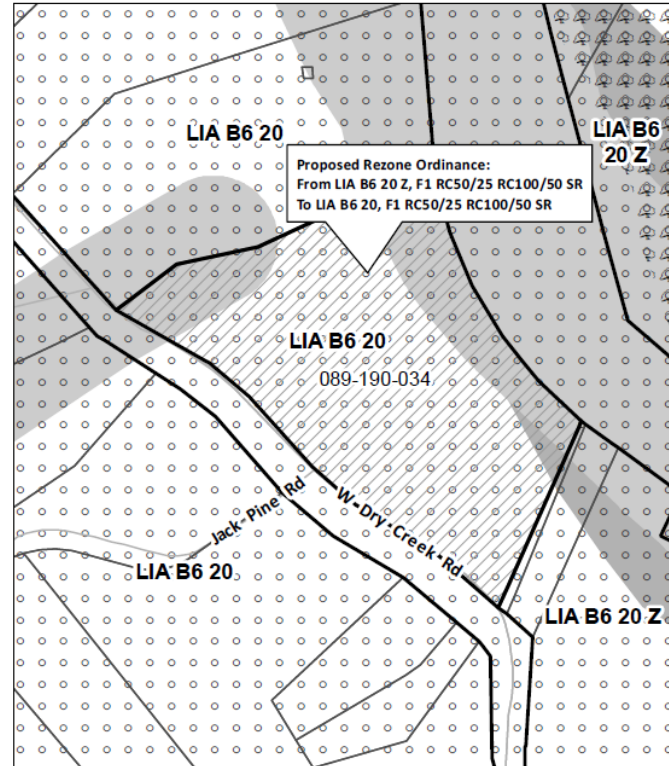


# Zoning Map

Existing Zoning



Proposed Zoning

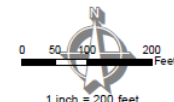


**Base Map Data**

- Subject Parcel
- Basezoning by Area
- Parcel
- Street

**Zoning Combining Districts**

- F1 Floodway
- RC Riparian Corridor
- SR Scenic Resource
- VOH Valley Oak Habitat



FILE: ZCE21-0012  
 APN: 089-190-034  
 Ordinance No. TBA  
 Sectional District Map No. TBA

Permit and Resource Management Department  
 Project Review Section  
 2550 Ventura Avenue, Santa Rosa, CA 95403  
 (707) 565-1965 Fax (707) 565-1103



# Aerial Imagery



- 1227 sq ft residence
- 1.9 acres of wine grapes

# Proposed Project

- Rezone site to remove Z (Accessory Dwelling Unit Exclusion Combining District) to remove prohibition on ADUs
  - ▣ Existing: LIA B6 20 Z, F1RC50/25 RC 100/50 SR
  - ▣ Proposed: LIA B6 20, F1RC50/25 RC 100/50 SR
  
- No ADU is proposed in this application

# Findings for Removal of Z Combining District

The “Z” District criteria for removal of the Z District Exclusion are met:

- Water supply;
  - ▣ Applicant is in a Class 1 - Major groundwater basin
  
- Sanitation;
  - ▣ Site has applied to replace the current septic with an expanded system.

# Findings for Removal of Z Combining District

- Traffic hazards or burden heavily impacted roads;
  - ▣ County does not consider West Dry Creek a heavily impacted road and ADU would not contribute to traffic hazards
- Areas with a significant fire hazard
  - ▣ Due to the remapping of fire hazards, fire martial evaluation was requested and it was determined that the site is located within a Local Response Area and does not represent a significant fire hazard.



# Staff Recommendation

## Adopting a resolution:

- 1) Finding the project exempt from CEQA 15305 (Minor Alterations to Land Use Limitations); and
- 2) Approve a zone change to remove the Z Accessory Dwelling Unit Exclusion Combining District from this property.

# Questions?



# General Plan Consistency

- Policy HE-3c: Review “Z” (Second Dwelling Unit Exclusion) Combining District restrictions on agricultural parcels of less than 10 acres county-wide, and consider removing the restrictions where appropriate.
- County land-use policy supports removal of unnecessary constraints to affordable housing
- ADUs are allowed under the base Land Use and Zoning of LIA (Land Intensive Agriculture)

# Parcel History and Z Combining District

- The Z was applied in 1990 under the AE Agricultural Exclusive Zone.
- Site rezoned to LIA in 1993 to match the General Plan Land use designation.
- Site was not included in the 2019 comprehensive Z removal ordinance due to the site identified as being within a high fire hazard Zone in the mapping tool
- Mapping was updated in 2022 and shows the site within a state high fire hazard zone however the site is within an area of local responsibility.
- The site has been found by the Fire Marital to not present an elevated fire hazard.

# Z Accessory Dwelling Unit Exclusion Combining District

Purpose: the purpose of this district is to provide for the exclusion of accessory dwelling units in the following areas:

(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 accessory dwelling 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.



End Presentation