



COUNTY OF SONOMA

575 ADMINISTRATION
DRIVE, ROOM 102A
SANTA ROSA, CA 95403

SUMMARY REPORT

Agenda Date: 7/11/2023

To: Board of Supervisors

Department or Agency Name(s): Permit Sonoma

Staff Name and Phone Number: Wil Lyons, Project Planner, (707) 565-7388

Vote Requirement: 4/5th

Supervisorial District(s): Four

Title:

1:35 PM -ZCE22-0008 Zone Change to remove the Z (ADU Exclusion) Combining District; 1506 Dry Creek Road, Healdsburg

Recommended Action:

The Permit Resource and Management Department (Permit Sonoma) recommends that the Board of Supervisors conduct a public hearing adopting an Ordinance to find the project exempt from the California Environmental Quality Act and approve a zone change to remove the Z Accessory Dwelling Unit Exclusion Combining District from the subject parcel at 1506 Dry Creek Road, Healdsburg, California; APN 089-040-002. (Fourth District) (4/5th Vote Requirement)

Executive Summary:

The project proposes approval of a Zone Change to remove the Z (Accessory Dwelling Unit Exclusion) Combining District on an 8.0-acre parcel zoned Land Intensive Agriculture (LIA), located at 1506 Dry Creek Road, approximately 1.5 miles west of the City of Healdsburg. The subject parcel developed with a single-family residence, vines, and agriculture structures.

The Planning Commission adopted Resolution 23-33 on May 18, 2023, which recommended your Board approve the Zone Change to remove the Z Combining District for the subject parcel.

Discussion:

The Z combining district was applied to the subject property during implementation of the 1989 General Plan, when many lands formerly designated Agriculture Exclusive were re-designated Land Intensive Agriculture (LIA) and zoned LIA Z.

In 2019 the Z was removed from approximately 1,924 parcels, including parcels over 10 acres, located in the Land Intensive Agriculture (LIA) Land Extensive Agriculture (LEA), and Diverse Agriculture (DA) zoning districts who passed the screening criteria for rezoning with the approval of the Countywide Z Removal Z.

Due to the sensitive nature of floodways and other environmental concerns, staff excluded parcels affected by these areas, finding it more appropriate to examine applications affected by such combining districts on a case-by-case basis. The subject parcel does not meet the criteria for inclusion in the Z ADU Exclusion District per Article 76 of the Sonoma County Code. The presence of a 0.61-acre portion of the parcel within the Floodway Combining District would not present a significant hazard to an ADU as no structures are allowed to be built

Agenda Date: 7/11/2023

within those designated areas.

The parcel does not meet the thresholds for qualifying agriculture to allow for the development of a new agricultural employee dwelling unit.

The project proposes a Zone Change to remove the Z Combining District to allow for an Accessory Dwelling Unit (ADU) to be developed on the subject parcel in the future.

Additional details on this proposal are available in the attached Planning Commission Staff Report dated May 2, 2023 (Attachment 2).

Planning Commission voted 5-0 on May 18, 2023, adopting a resolution finding the project exempt from CEQA and recommending approval to the Board of Supervisors for the requested zone change to remove the Z Combining District.

Strategic Plan:

Not Applicable

Racial Equity:

Was this item identified as an opportunity to apply the Racial Equity Toolkit?

No

Prior Board Actions:

Not Applicable

FISCAL SUMMARY

Not Applicable

Narrative Explanation of Fiscal Impacts:

Not Applicable

Narrative Explanation of Staffing Impacts (If Required):

Not Applicable

Attachments:

Att 1 ZCE22-0008 Ordinance

Att 2 ZCE22-0008 Planning Commission Staff Report

Att 3 ZCE22-0008 Planning Commission Actions and Resolution

Att 4 ZCE22-0008 Site Plan

Att 5 ZCE22-0008 Other Maps

Att 6 ZCE22-0008 Staff PowerPoint

Related Items "On File" with the Clerk of the Board:

Not Applicable