

# Board of Supervisors

April 4, 2023

ZCE22-0001 (1850 Alexander Valley Rd)

Request for Zone Change

Staff: Doug Bush



# Summary

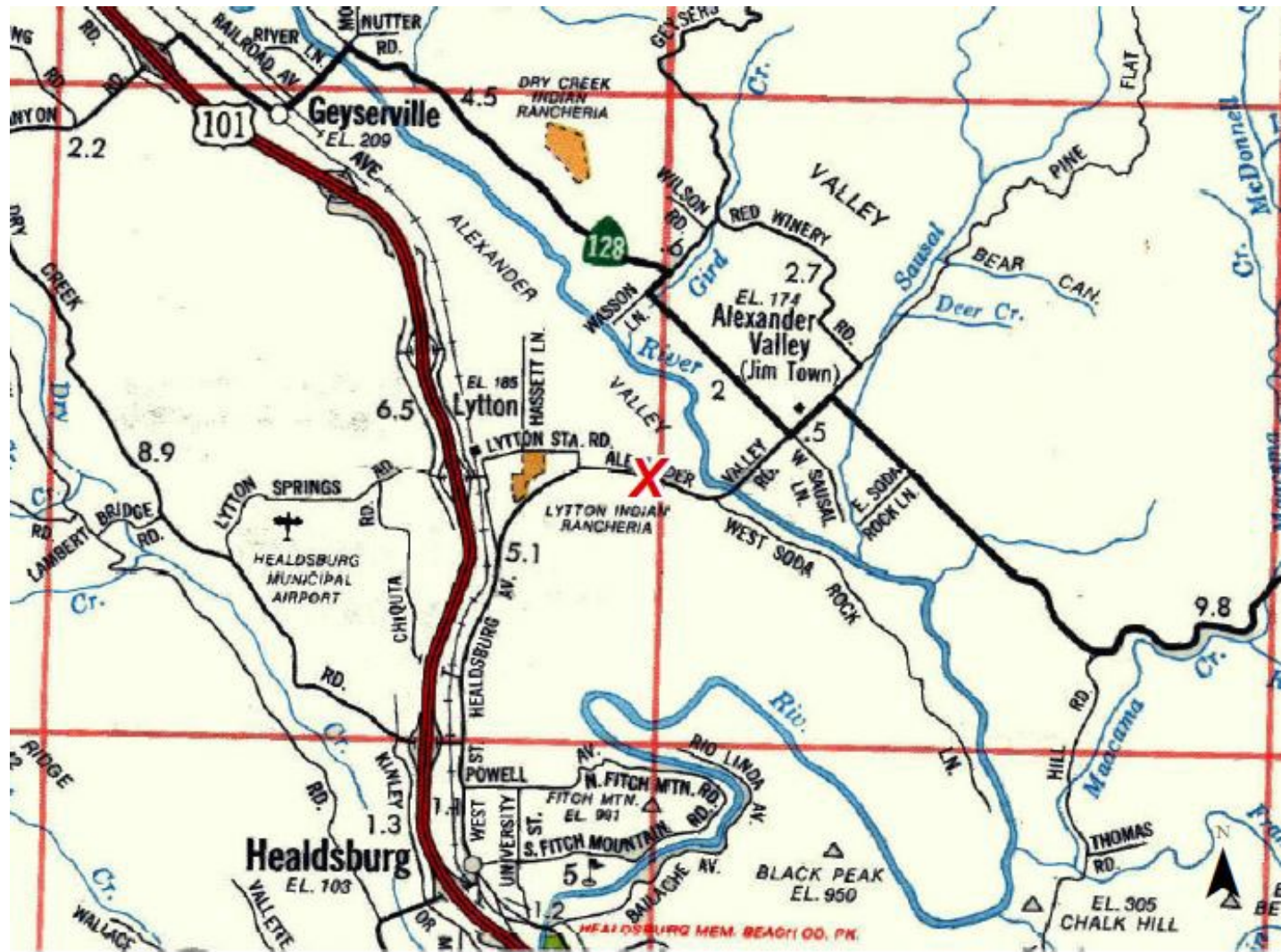
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- Owner requests rezone to remove ADU prohibition at 1850 Alexander Valley Road (APN 091-030-044)
- Staff finds the application is consistent with the General Plan and Zoning Code
- The Planning Commission recommends approval of the application

# Proposed Project

- Rezone site to remove Z (Accessory Dwelling Unit Exclusion Combining District) to remove prohibition on ADUs
  - ▣ Existing:               RRD B6 100 VOH Z
  - ▣ Proposed:             RRD B6 100 VOH
  
- No ADU is proposed in this application

# Vicinity Map

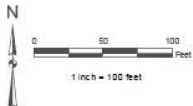


# Aerial Imagery



APN 091-030-044

Source: The dataset consists of tiled orthorectified imagery produced from nadir images captured by  
Photometry International, (Spring 2018)  
Credits: Photometry International and County of Sonoma CA 2018 Accutis Project  
Survey Information: Horizontal Datum - NAD83 (2011 Adjustment), California State Plane Zone II  
(FIPS 402); Vertical Datum - NAVD83, Geoid 128; Units - US Survey Feet  
Parcel Date: November 15, 2022



2018 Ortho Imagery

County of Sonoma

Permit and Resource Management Department

permit SONOMA GIS 2550 Ventura Avenue, Santa Rosa, California 95403



# Rezone Discussion

- County land-use policy supports removal of unnecessary constraints to affordable housing
- Applications to remove Z have been supported when:
  - ▣ applicant demonstrates Z criteria no longer apply; and
  - ▣ that the site can meet ADU requirements

# Z Combining District: Criteria and Responses

The “Z” District excludes ADUs from where there is:

- Inadequate water supply;
  - ▣ Applicant provided well-yield study demonstrating that site has adequate water for primary dwelling and ADU
  
- Inadequate sewer services or danger of groundwater contamination;
  - ▣ Site has septic system with sufficient capacity to accommodate an ADU, and is not within a groundwater contamination area

# Z Combining District: Criteria and Responses

- Areas where an ADU would contribute to existing traffic hazards or burden heavily impacted roads;
  - ▣ County does not consider this a heavily impacted road and ADU would not contribute to traffic hazards
  
- Areas with a significant fire hazard
  - ▣ The site is not in high or very high fire hazard severity zone



# Staff Recommendation

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**The Permit and Resource Management Department recommends that the Board of Supervisors 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 parcel located at 1850 Alexander Valley Road.**



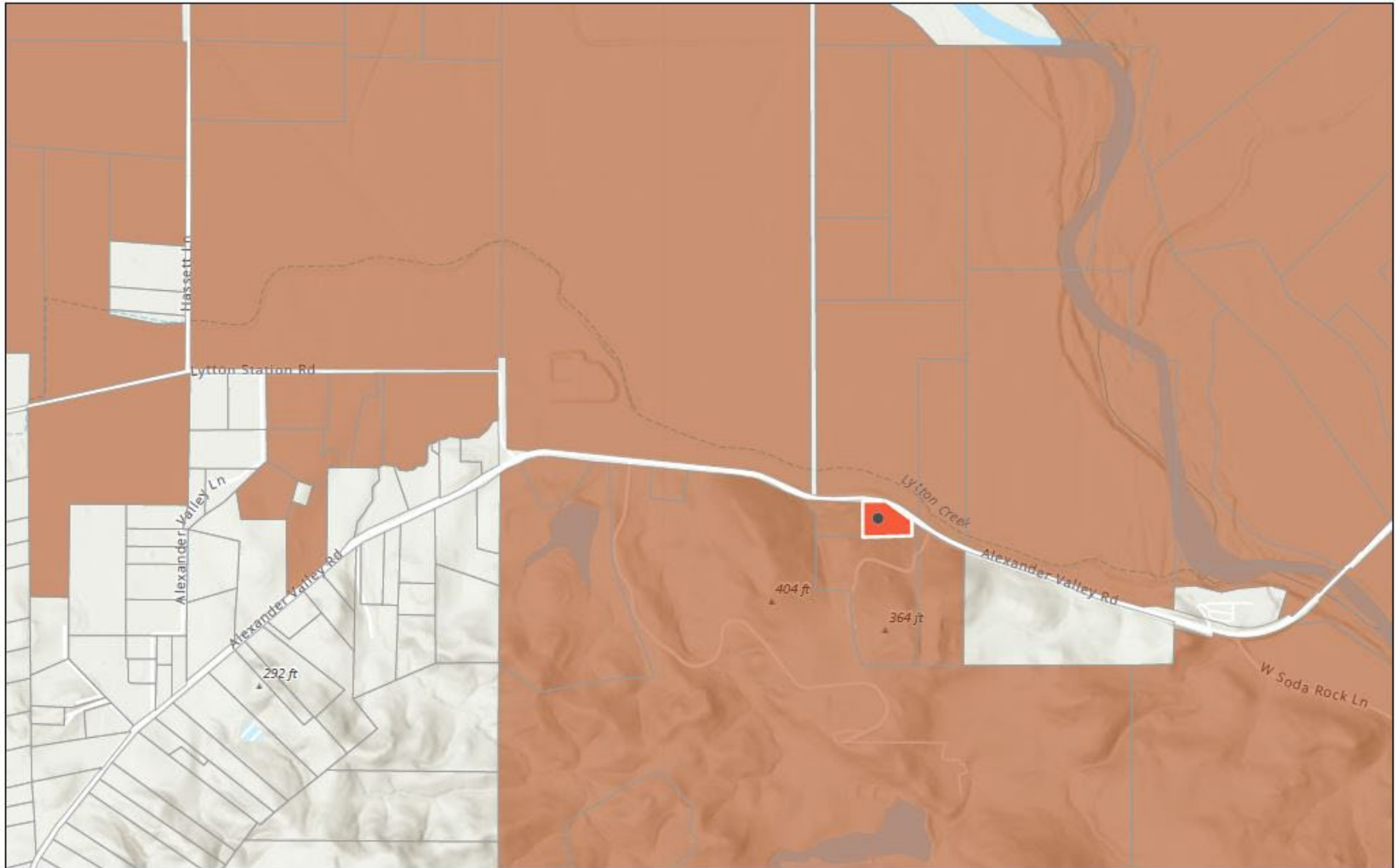
End Presentation

# 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.

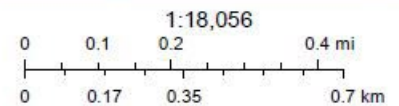
# Z Combining District



1/17/2023, 10:58:23 AM

 Parcel

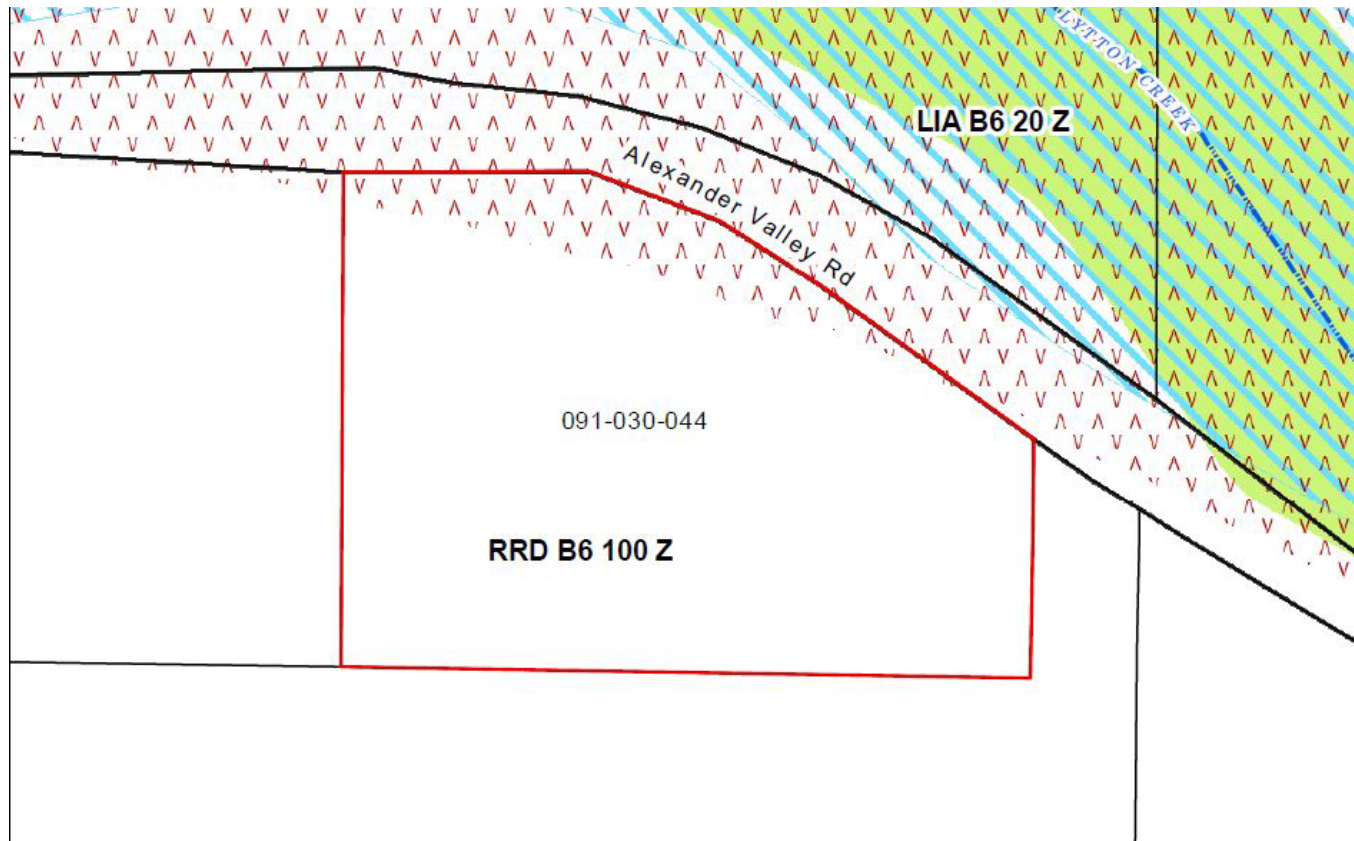
 Z - Accessory Dwelling Unit Exclusion



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies,

Doug Bush

# Zoning Map



## Zoning and Combining Districts

- Zoning by Area
- VOH Valley Oak Habitat
- F2 Floodplain
- RC Riparian Corridor
- 50' Width

## Base Map Data

- Subject Parcel
- Parcel
- Intermittent Stream

