



COUNTY OF SONOMA

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

SUMMARY REPORT

Agenda Date: 4/4/2023

To: Sonoma County Board of Supervisors

Department or Agency Name(s): Permit and Resource Management Department

Staff Name and Phone Number: Doug Bush (707) 565-5276

Vote Requirement: Majority

Supervisorial District(s): 4

Title:

2:00 PM -ZCE22-0001 A request for a zone change to remove the Z (Accessory Dwelling Unit Exclusion Combining District) at 1850 Alexander Valley Road (APN 091-030-044)

Recommended Action:

The Permit Resource and Management Department (Permit Sonoma) 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.

Executive Summary:

The subject parcel is zoned RRD (Resources and Rural Development) where an Accessory Dwelling Unit (ADU) is an allowed use. The zoning of the parcel also includes the Z (Accessory Dwelling Unit Exclusion Combining District) which modifies the allowed uses by prohibiting ADUs. The project is a request to rezone the subject parcel to remove the Z combining district to allow for an ADU in the future.

The Planning Commission held a public hearing for the project on January 19, 2023 and adopted Resolution 23-02 (Attachment 3), finding the project exempt from the California Environmental Quality Act and recommending that the Board of Supervisors adopt an ordinance (Attachment 1) to approve a Zone Change to remove the Z Combining District from the subject parcel.

Discussion:

The project site is 2.38 acres and is located on the west side of Alexander Valley, approximately 2 miles north of the City of Healdsburg (Attachment 5 and 6). The site is developed with a single-family residence with a mix of ornamental landscaping and native trees. The parcel is served by an existing well and septic system, both of which have capacity to serve an ADU.

The applicant requests rezoning the parcel to remove the Z Combining District. If rezoned, the base zoning (RRD) would allow one ADU and would not require planning permits. A future application for an ADU would be subject to standard building and construction related permits.

The County of Sonoma has historically used the Z Combining Zone to preclude ADUs where there the addition of an ADU may be unsafe or infeasible due to lack of water, high fire risk or other public health and safety issues. Permit Sonoma supports applications for rezoning to remove the Z combining zone, where an applicant has demonstrated that there are no unique health and safety

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issues on the lot and that all current ADU regulations can be met.

As discussed in the Planning Commission staff report (Attachment 3) the applicant has demonstrated that the site could feasibly accommodate an ADU. Granting the requested rezone would be consistent with the general plan and increase housing opportunity by removing regulatory barriers that unnecessarily constrain the production of housing like ADUs which can be used to house long term tenants. ADUs cannot be used as a vacation or hosted rental (County Code §26-88-060(n).

The Sonoma County Planning Commission held a noticed public hearing for the item on January 19, 2023. At the hearing there was no public comment or issues raised by the Planning Commission. The Commission voted 5-0 in support of the application and adopted Resolution 23-02 (Attachment1) finding the project exempt from CEQA and recommending that the Sonoma County Board of Supervisors adopt an ordinance approving the requested zone change to remove the Z Combining District.

Early neighborhood notification was sent to properties within 300 feet of the subject parcel. Additional public notice was sent in advance of this hearing. No public comment was received.

Strategic Plan:

N/A

Prior Board Actions:

N/A

FISCAL SUMMARY**Narrative Explanation of Fiscal Impacts:**

N/A

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

- Attachment 1 ZCE22-0001 Ordinance
- Attachment 1a ZCE22-0001 Sectional District Map
- Attachment 2 ZCE22-0001 Planning Commission Staff Report
- Attachment 3 ZCE22-0001 Planning Commission Resolution
- Attachment 4 ZCE22-0001 Application Proposal Statement
- Attachment 5 ZCE22-0001 Application Site Plan
- Attachment 6 ZCE22-0001 Project Maps
- Attachment 7 ZCE22-0001 Staff PowerPoint

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

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