

PLP23-0010

Zone Change and Certificate of Modification – 19651 7th Street East, Sonoma



Sonoma County Board of Supervisors
December 9, 2025

Mark Shurvinton
Project Planner



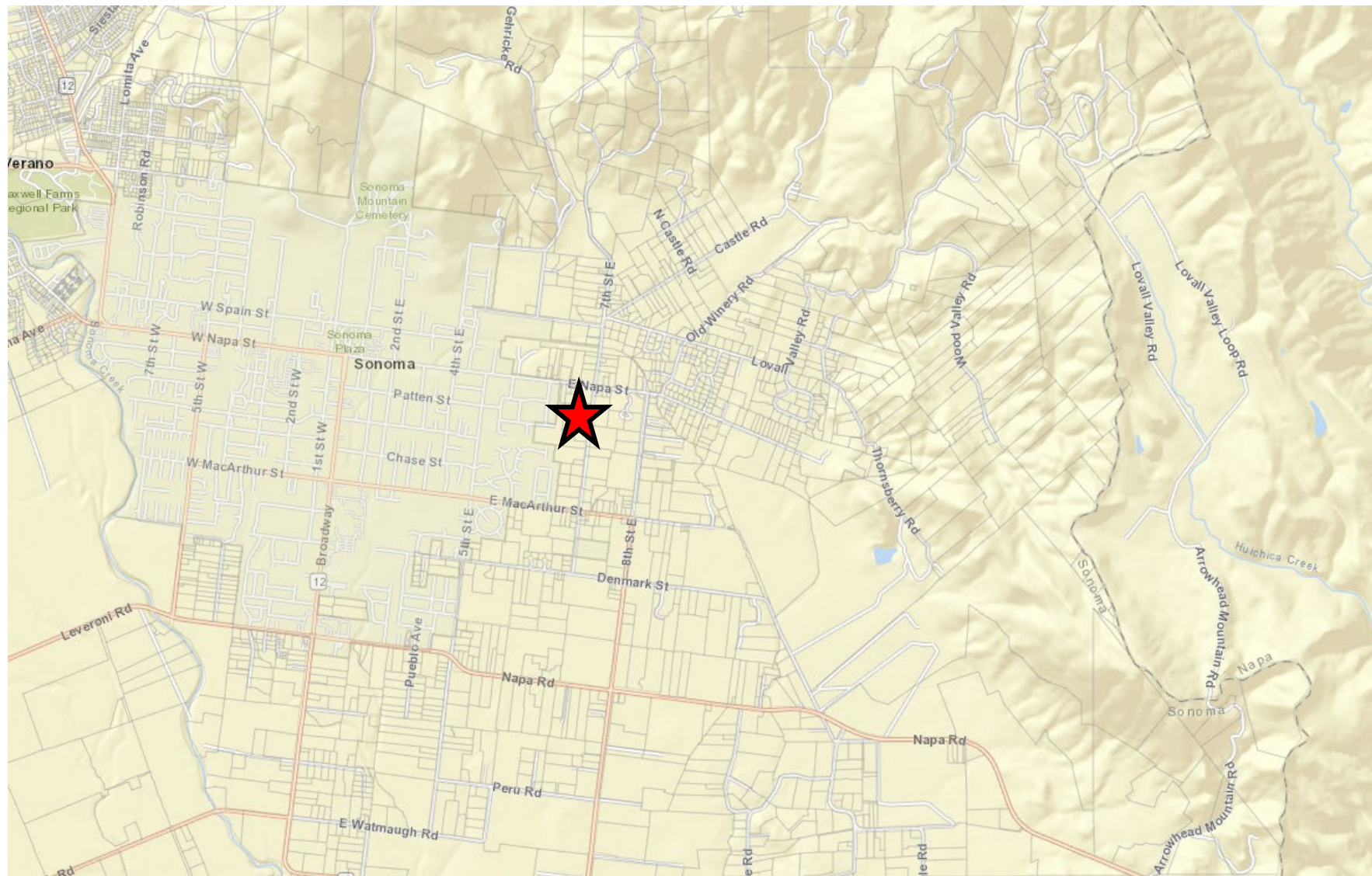
Proposed Project

- Zone Change to remove the Z (Accessory Dwelling Unit Exclusion) Combining District; and
- Certificate of Modification to remove Note 15 from Parcel Map PLP05-0102





Vicinity Map





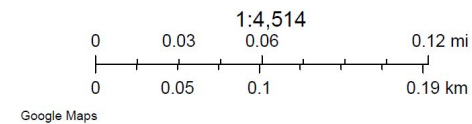


Project Site



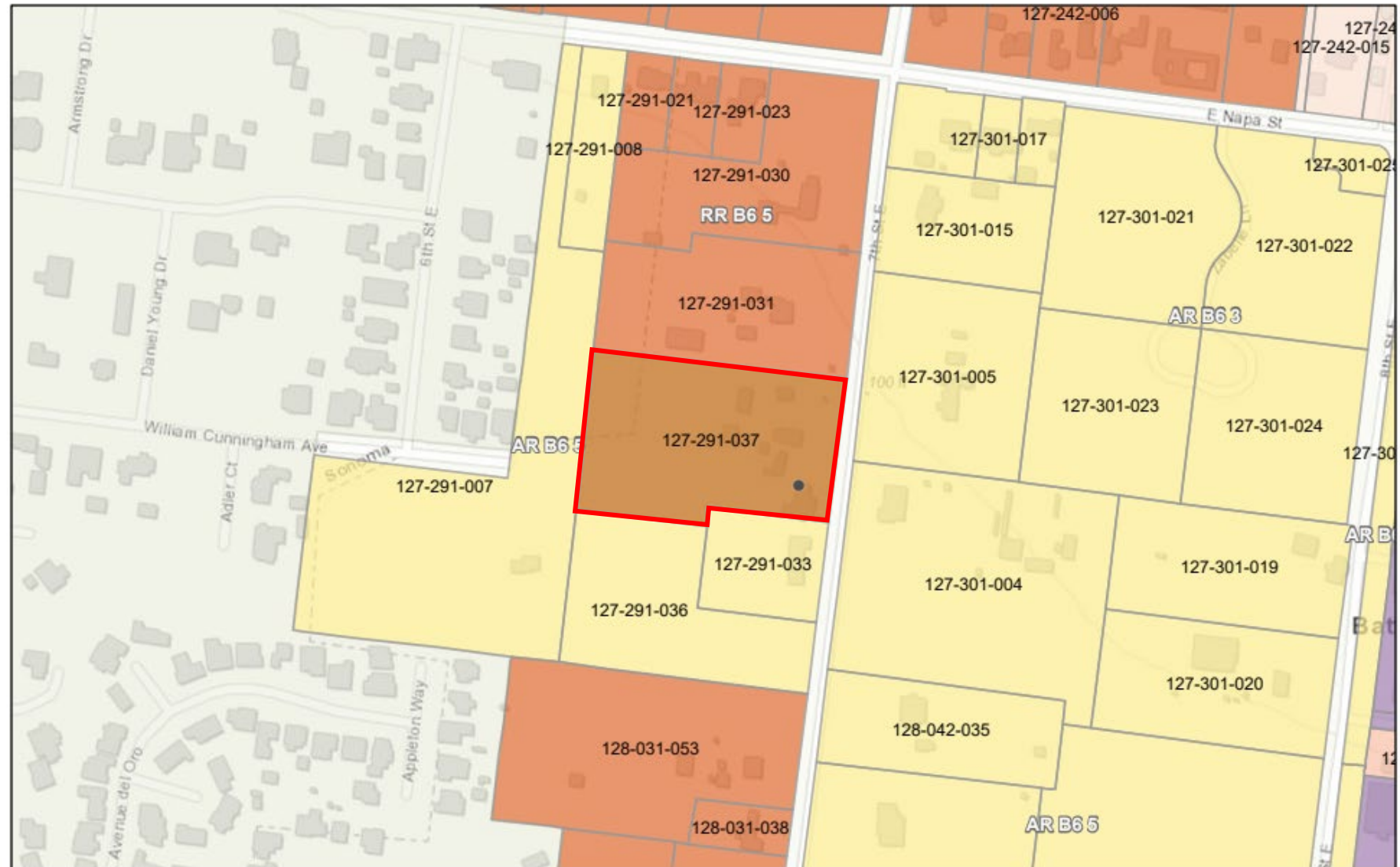
7/14/2025, 10:37:23 AM

-  Parcel
-  City Limit





Zoning Map



9/4/2025, 9:29:17 AM

Parcel

City Limit

Z - Accessory Dwelling Unit Exclusion

Base Zoning

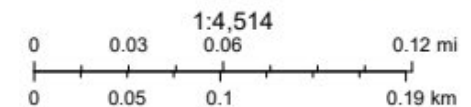
AR - Agriculture & Residential

C1 - Neighborhood Commercial

C2 - Retail Business & Service

M3 - Limited Rural Industrial

RR - Rural Residential



County of Marin, County of Napa, Sonoma County, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Permit Sonoma

County of Marin, County of Napa, Sonoma County, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | Airbus,USGS,NGA,NASA,CGIAR,NCEAS,NLS,OS,NMA,Geodatastyelsen,GSA,GSI and the GIS User Community | USGS





General Plan and Zoning Consistency

Land Use: Rural Residential (RR)

- Allows for low density residential development

Zoning: Agriculture and Residential (AR)

- Allows for ADU with Single-Family Dwelling
- Complies with allowed density

Subject property does not meet threshold criteria in Article 76 to be included in the Z-Combining District:

- *Inadequate water supply*
- *Inadequate sewer/danger of groundwater contamination*
- *Traffic hazards*
- *Significant fire hazards*





Subdivision Map Act – 66472: Findings

1. That there are changes in circumstances which make any or all of the conditions of such a map no longer appropriate or necessary.
2. That modifications do not impose any additional burden on the present fee owner of the property.
3. That the modifications do not alter any right, title or interest in the real property reflected on the map.
4. That the map as modified conforms to all the provisions of the Subdivision Map Act and local ordinances.





Environmental Review

Exempt from the California Environmental Quality Act (CEQA):

- CEQA Guidelines Section 15282(h)
 - Provides for the adoption of an ordinance by a city or county to implement the provisions of Government Code Section 65852.2 regarding Accessory Dwelling Units.
- CEQA Guidelines Section 15305
 - Minor Alterations in Land Use Limitations





Recommendation

Board of Supervisors adopt a resolution to:

- Find the project exempt from CEQA
- Approve the requested zone change to remove the Z-Combining District; and
- Approve a certificate of modification to remove Note 15 from Parcel Map PLP05-0102



Questions?

