

Resolution Number 24-08

County of Sonoma
Santa Rosa, California

May 16, 2024
(File No. ZCE24-0002) Azine Spalding

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, RECOMMENDING THAT THE BOARD OF SUPERVISORS FIND THE PROJECT EXEMPT FROM CEQA AND ADOPT AN ORDINANCE TO ADD THE VACATION RENTAL FIVE PERCENT CAP COMBINING DISTRICT TO PROPERTIES LOCATED AT 347 WEST DRY CREEK ROAD, AND 1027, 1007, 1005, 1012, 1011, 1014, 1015, 1019, 1003, 1025, 1031, 1033, 1039, 1045, 1013, 1029, 1009, AND 1017 WESTSIDE ROAD; APNs 110-010-001, 110-010-005, 110-010-022, 110-010-059, 110-350-002, 110-350-003, 110-350-004, 110-350-005, 110-350-006, 110-350-007, 110-350-008, 110-350-011, 110-350-012, 10-350-013, 110-350-014, 110-350-015, 110-350-016, 110-350-017, 110-350-020, AND 110-350-021.

WHEREAS, the Russ Irwin (the Applicant) filed an application with Permit Sonoma to add the Vacation Rental 5% Cap (X5) Combining District to the zoning of approximately 64-acres located at 347 West Dry Creek Road, and 1027, 1007, 1005, 1012, 1011, 1014, 1015, 1019, 1003, 1025, 1031, 1033, 1039, 1045, 1013, 1029, 1009, and 1017 Westside Road; APNs 110-010-001, 110-010-005, 110-010-022, 110-010-059, 110-350-002, 110-350-003, 110-350-004, 110-350-005, 110-350-006, 110-350-007, 110-350-008, 110-350-011, 110-350-012, 10-350-013, 110-350-014, 110-350-015, 110-350-016, 110-350-017, 110-350-020, and 110-350-021, Supervisorial District No. 4;

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on May 16, 2024, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Commission regarding the Project.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission makes the following findings:

1. The proposed zone change is consistent with the Sonoma County General Plan because the Housing Element calls for the protection of housing stock by limited visitor serving uses in residential areas. Additionally, the Land Use Element discourages new commercial land use designations in High Fire Hazard Severity Zones, including visitor-serving uses like short term rentals.
2. The site conditions of the project area meet the criteria of the Vacation Rental 5% Cap (X5) Combining District as follows:
 - a. The subject area has inadequate road access because Madrona Knolls Road is a dead-end road with substandard road width.
 - b. The prevalence of vacation rentals is detrimental to the residential character of the neighborhood preferred by property owners;
 - c. The housing stock of the area should be protected from conversion to visitor-serving uses;

- d. The subject area has relatively significant fire hazard due to inadequate access and moderate to steep topography.
 - e. The majority of affected property owners prefer to preserve the residential character of their neighborhood.
3. The proposed rezone is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Minor Alterations in Land Use Limitations, because the project does not result in any changes in land use or density.

BE IT FURTHER RESOLVED, that the Planning Commission recommends that the Board of Supervisors find the project exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15305 and adopt an ordinance to add the Vacation Rental 5% Cap (X5) Combining District to the 20 subject parcels.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary of the Planning Commission as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

THE FOREGOING RESOLUTION was introduced by Commissioner Wiig who moved to accept staff recommendation, seconded by Commissioner Carr, and adopted on roll call by the following vote:

Commissioner Carr	Aye
Commissioner Reed	Aye
Commissioner Wiig	Aye
Commissioner Marquez	Aye
Commissioner McCaffery	Aye

Ayes: 5 Noes: 0 Absent: 0 Abstain: 0

WHEREUPON, the Chair declared the above and foregoing Resolution duly adopted; and

SO ORDERED.

Resolution Number 24-09

County of Sonoma
Santa Rosa, California

June 6, 2024
(File No. ZCE24-0006) Azine Spalding

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, RECOMMENDING THAT THE BOARD OF SUPERVISORS FIND THE PROJECT EXEMPT FROM CEQA AND ADOPT AN ORDINANCE TO ADD THE VACATION RENTAL EXCLUSION COMBINING DISTRICT TO 332 PROPERTIES ACCESSED VIA CARRIGER ROAD, GROVE STREET, SOBRE VISTA ROAD, AND OTHER NEARBY ROADWAYS IN SONOMA, AND 56 PROPERTIES IN THE TRINITY OAKS SUBDIVISION OFF OF HIGHWAY 12 IN GLEN ELLEN.

WHEREAS, at a regularly scheduled public hearing on April 30, 2024, the Board of Supervisors directed Permit Sonoma to bring forward a proposal to add the Vacation Rental Exclusion (X) Combining District to the zoning of approximately 3,502.32-acres comprised of 332 properties accessed via Carriger Road, Grove Street, Sobre Vista Rosa, and other nearby roadways in Sonoma, and 56 properties in the Trinity Oaks Subdivision off of Highway 12 in Glen Ellen, identified in Exhibit A, located in Supervisorial District No. 1;

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on June 6, 2024, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Commission regarding the Project.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission makes the following findings:

1. The proposed zone change is consistent with the Sonoma County General Plan because the Housing Element calls for the protection of housing stock by limited visitor serving uses in residential areas. Additionally, the Land Use Element discourages new commercial land use designations in High Fire Hazard Severity Zones, including visitor-serving uses like short term rentals.
2. The site conditions of the project area meet the criteria of the Vacation Rental Exclusion (X) Combining District as follows:
 - a. The subject area has inadequate road access because Carriger Road is a dead-end road north of Craig Avenue with substandard road width.
 - b. The prevalence of vacation rentals is detrimental to the preferred residential character of the neighborhood preferred by property owners;
 - c. The housing stock of the area should be protected from conversion to visitor-serving uses;
 - d. The subject areas have relatively significant fire hazard due to inadequate access and location within the High to Very High Fire Hazard Severity Zone;
 - e. Affected property owners prefer to preserve the residential character of their neighborhood; and
 - f. The Board of Supervisors, at their regular meeting time on April 30, 2024,

identified that it is in the public interest to prohibit vacation rentals in this area.

3. The proposed rezone is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Minor Alterations in Land Use Limitations, because the project does not result in any changes in land use or density.

BE IT FURTHER RESOLVED, that the Planning Commission recommends that the Board of Supervisors find the project exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15305 and adopt an ordinance to add the Vacation Rental Exclusion (X) Combining District to the 388 total subject parcels identified in Exhibit A attached to this resolution and incorporated herein by reference, and makes a further recommendation that the Board of Supervisors consider including a pipeline provision for pending complete applications in the ordinance..

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary of the Planning Commission as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

THE FOREGOING RESOLUTION was introduced by Commissioner Carr who to recommend the Board of Supervisors adopted the proposed ordinance; with additional recommendation to consider including a pipeline provision for pending complete applications, seconded by Commissioner Reed, and adopted on roll call by the following vote:

Commissioner Carr	Aye
Commissioner Reed	Aye
Commissioner Wiig	Aye
Commissioner Marquez	Aye
Commissioner McCaffery	Aye

Ayes: 5 Noes: 0 Absent: 0 Abstain: 0

WHEREUPON, the Chair declared the above and foregoing Resolution duly adopted; and

SO ORDERED.