

Resolution Number 23-02

County of Sonoma
Santa Rosa, California

January 19, 2023

ZCE22-0001 Douglas Bush

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, FINDING THE PROJECT EXEMPT FROM CEQA AND RECOMMENDING APPROVAL OF A ZONE CHANGE TO THE BOARD OF SUPERVISORS AS REQUESTED BY RICK UNVARSKY FOR PROPERTY LOCATED AT 1850 ALEXANDER VALLEY ROAD, APN 091-030-044.

WHEREAS, the applicant, Rick Unvarsky, filed an application with the Sonoma County Permit and Resource Management Department to: 1) rezone 2.88 acres from RRD B6 100 Z VOH to RRD B6 100 VOH on property located at 1850 Alexander Valley Road, APN 091-030-044; Supervisorial District No. 4; and

WHEREAS, this project has been found to be categorically exempt from CEQA Guidelines; and

WHEREAS, in accordance with the provisions of law, the Planning Commission held a public hearing on January 19, 2023, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission recommends that the Board of Supervisors find the project exempt from CEQA.

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

1. Removal of the Z (Accessory Dwelling Unit Exclusion) Combining District is consistent with the Resources and Rural Development (RRD) land use designation which permits Accessory Dwelling Units.
2. The removal of the Z (Accessory Dwelling Unit Exclusion Zone) Combining District is consistent with the Zoning Ordinance based on the following facts. The particular circumstances in this case are:
 - a. Removal of the Z combining district would allow for an accessory dwelling unit on the parcel. Accessory dwelling units are allowed in the RRD Zoning District (Sec. 26-06-030, Allowed land uses). The parcel meets the Zoning Ordinance requirements for an accessory dwelling unit including standards contained in County Code Section 26-88-060.
 - b. Adequate wastewater disposal is available. The parcel and the development facilitated by the project would be served by an existing septic system with sufficient capacity to serve a primary and accessory dwelling.
 - c. The parcel is not located in an area with existing traffic hazards and the addition of an accessory dwelling unit to this site would not increase the burden on streets, roads, or highways in the area as they are all operating acceptably and are not projected to become impacted in the foreseeable future.

- d. The parcel is in a moderate Fire Hazard Severity Zone as mapped by CalFIRE. The establishment of an accessory dwelling unit would not increase the fire risk and would be subject to applicable building and fire construction standards. Removal of the Z Combining District would not decrease public safety.
 - e. The parcel is in a Class 1 groundwater availability area and has a well with sufficient capacity to serve a primary and accessory dwelling unit, as demonstrated by a dry-weather well yield test.
3. The project is exempt from CEQA pursuant to:
- a. Public Resources Code section 21080.17, adoption of an ordinance by a city or county to implement the provisions of Government Code section 65852.2, regarding permitting of accessory dwelling units. The proposed rezoning would provide for the creation of an accessory dwelling unit in an area zoned to allow residential development; and,

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors find the requested rezoning exempt from CEQA, and that it approve the requested Zone Change.

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 _____, who moved its adoption, seconded by Commissioner _____, and adopted on roll call by the following vote:

Commissioner Cornwall	Aye
Commissioner Reed	Aye
Commissioner Ocana	Aye
Commissioner Koenigshofer	Aye
Commissioner Deas	Aye

Ayes: 5 Noes: Absent: Abstain:

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