

Board of Supervisors

July 16, 2024

ZCE24-0002 and ZCE24-0006

**Madrona Knolls, Carriger Road, and Trinity Oaks
Neighborhoods**

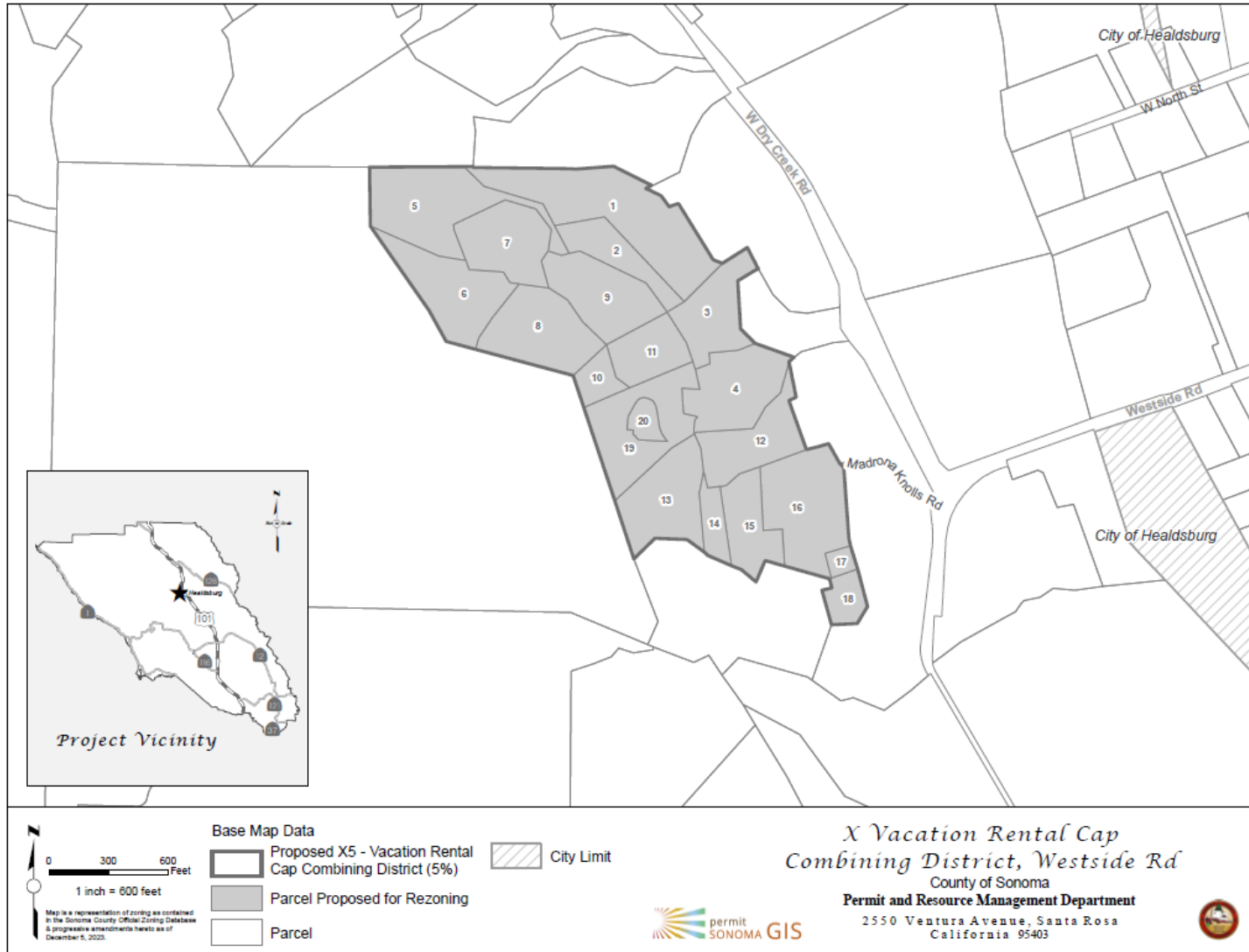
Azine Spalding, Project Planner



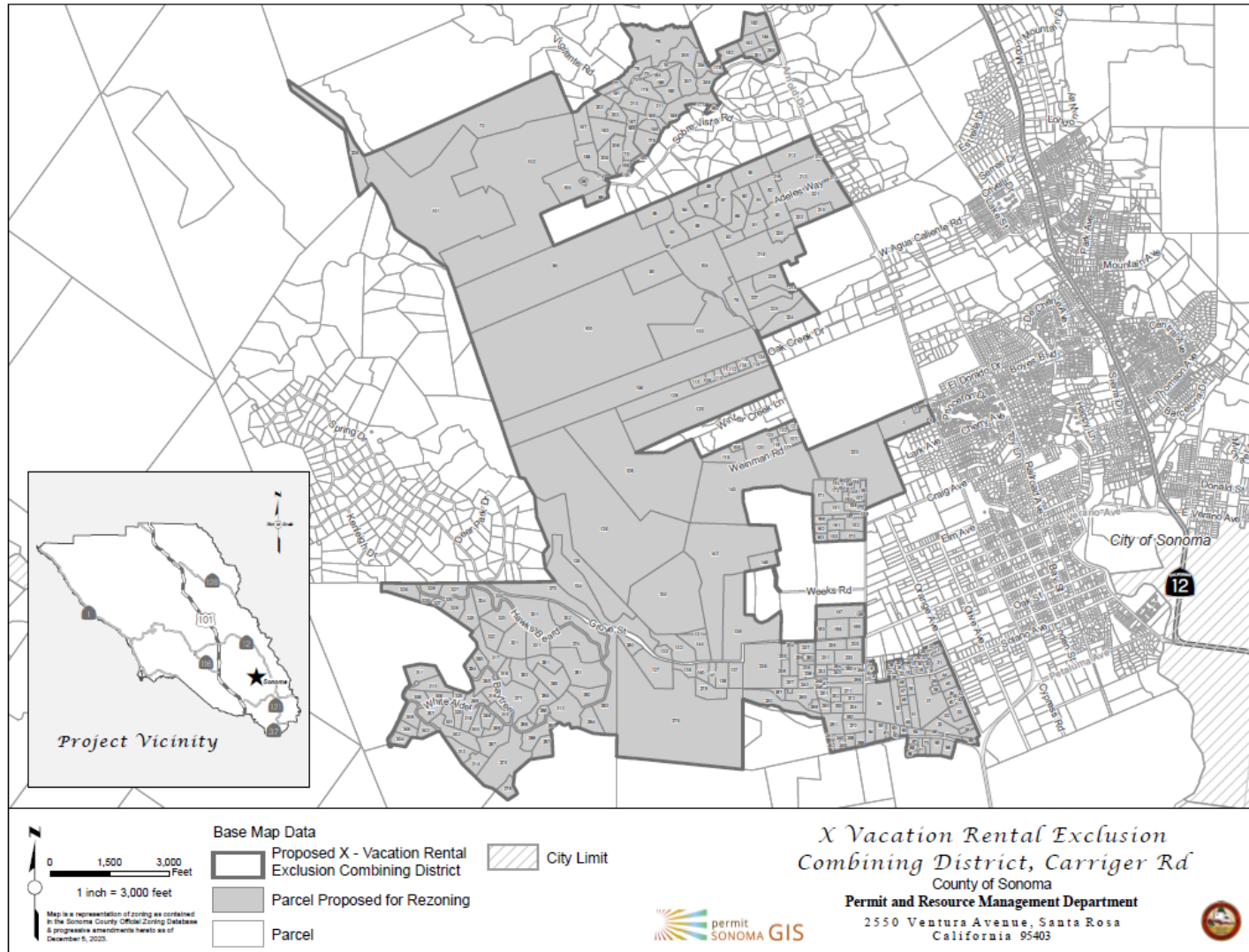
Project Proposals

- ZCE24-0002 (Madrona Knolls): Zone Change to add the Vacation Rental 5% Cap (X5) Combining District to 20 parcels in Supervisorial District 4 to limit future vacation rentals on the subject parcels.
- ZCE24-0006 (Carriger & Trinity Oaks): Zone Change to add the Vacation Rental Exclusion (X) Combining District to 388 parcels in Supervisorial District 1 to prohibit future vacation rentals on the subject parcels.

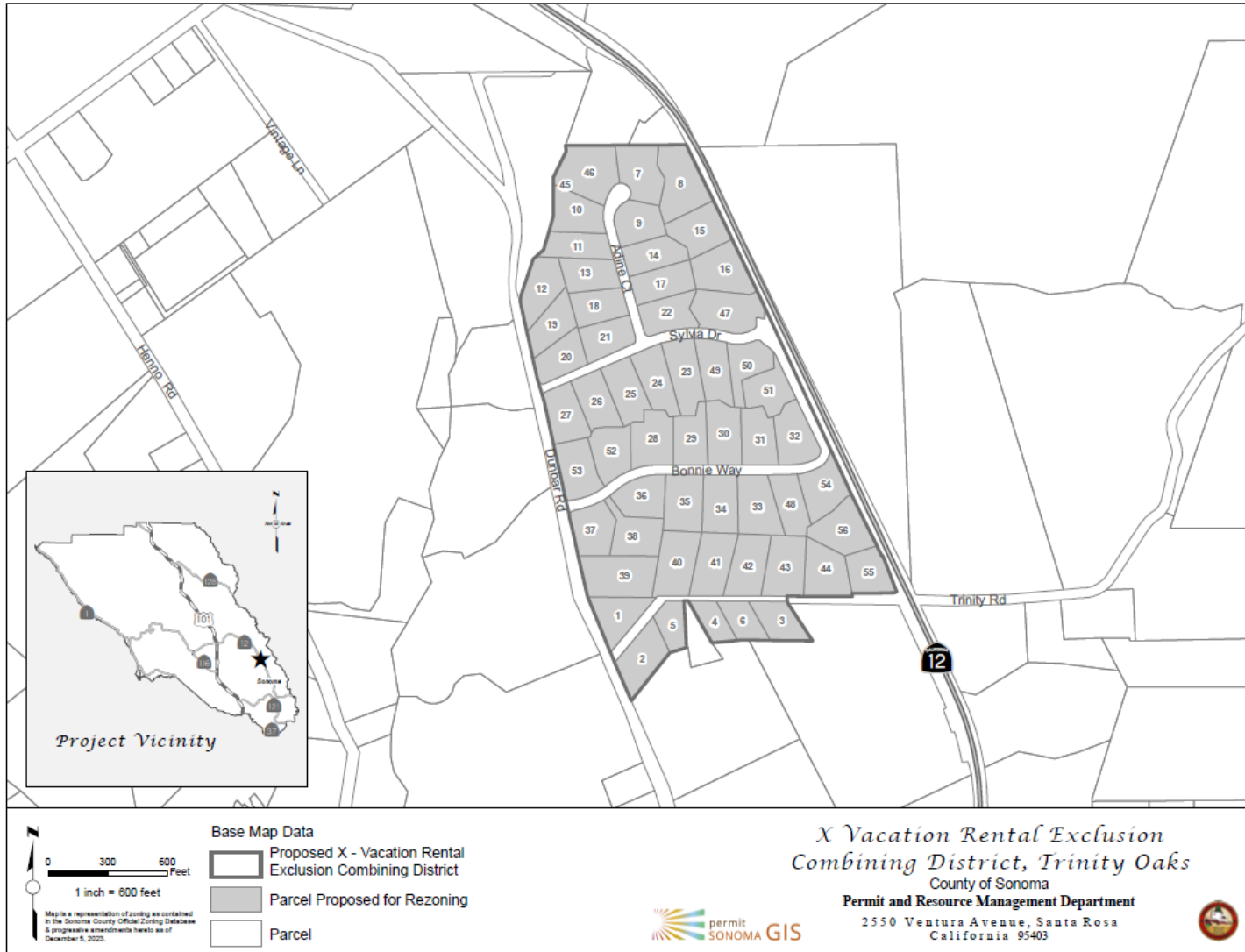
Madrona Knolls Project Area



Carriger Road Project Area



Trinity Oaks Project Area



Article 79 - Vacation Rental Exclusion (X) Combining District

Areas Where the X Zone May Be Applied:

- ❑ **Inadequate road access** or off-street parking
- ❑ Detrimental **prevalence** of vacation rentals
- ❑ **Housing stock needs protection** from conversion
- ❑ Significant **fire hazard**
- ❑ The **residential character** is preferred to be preserved
- ❑ **Other areas** where Board determines it is in the **public interest** to limit vacation rentals

General Plan and Zoning Consistency

- ✓ **Policy HE-2g:** “Curtail the loss of existing housing stock and urban housing sites to visitor serving uses...”
- ✓ **Housing Element Program 8a:** *Address loss of housing stock to short-term and vacation rental uses in the update to the Vacation Rental Ordinance to address loss of housing stock to short-term and vacation rental uses.*
- ✓ The project areas meet one or more criteria to add the Vacation Rental Exclusion (X) Combining District found in Zoning Code **Article 79**.

Findings for Approval

1. The projects are consistent with the General Plan
2. The projects are consistent with Zoning Code Article 79 to apply the X and X5:
 1. The subject areas have inadequate road access to support additional vacation rental uses
 2. The housing stock should be protected from conversion to visitor-serving uses
 3. The project area is in the Moderate to Very High Fire Hazard Severity Zones with moderate topography and fire prone vegetation
 4. The residential character is to be preserved or preferred
3. The projects are exempt from CEQA under CEQA Guidelines Section 15305

Planning Commission Recommendation

- ZCE24-0002 (May 16, 2024):
 - ▣ The Planning Commission recommended that the Board of Supervisors apply the X5 Combining District to the subject parcels

- ZCE24-0006 (June 6, 2024):
 - ▣ Recommended that the Board of Supervisors apply the X Combining District to the subject parcels, along with a pipeline provision for pending applications

Public Comment

- Property owners and neighbors notified of Planning Commission hearings and the Board of Supervisors hearing
- Comments received include concerns about the following:
 - Wildfire risk
 - Inadequate road access
 - Groundwater depletion
 - Preservation of preferred residential character

Staff Recommendation

Staff recommends that the Board of Supervisors find the ordinances exempt from CEQA under CEQA Guidelines Section 15305 and adopt ordinances to add the Vacation Rental 5% Cap (X5) Combining District to certain parcels in the 4th Supervisorial District and add the Vacation Rental Exclusion (X) Combining District to certain parcels in the 1st Supervisorial District

Questions?



Supporting Information

The following slides are for reference to answer potential questions from the Board of Supervisors

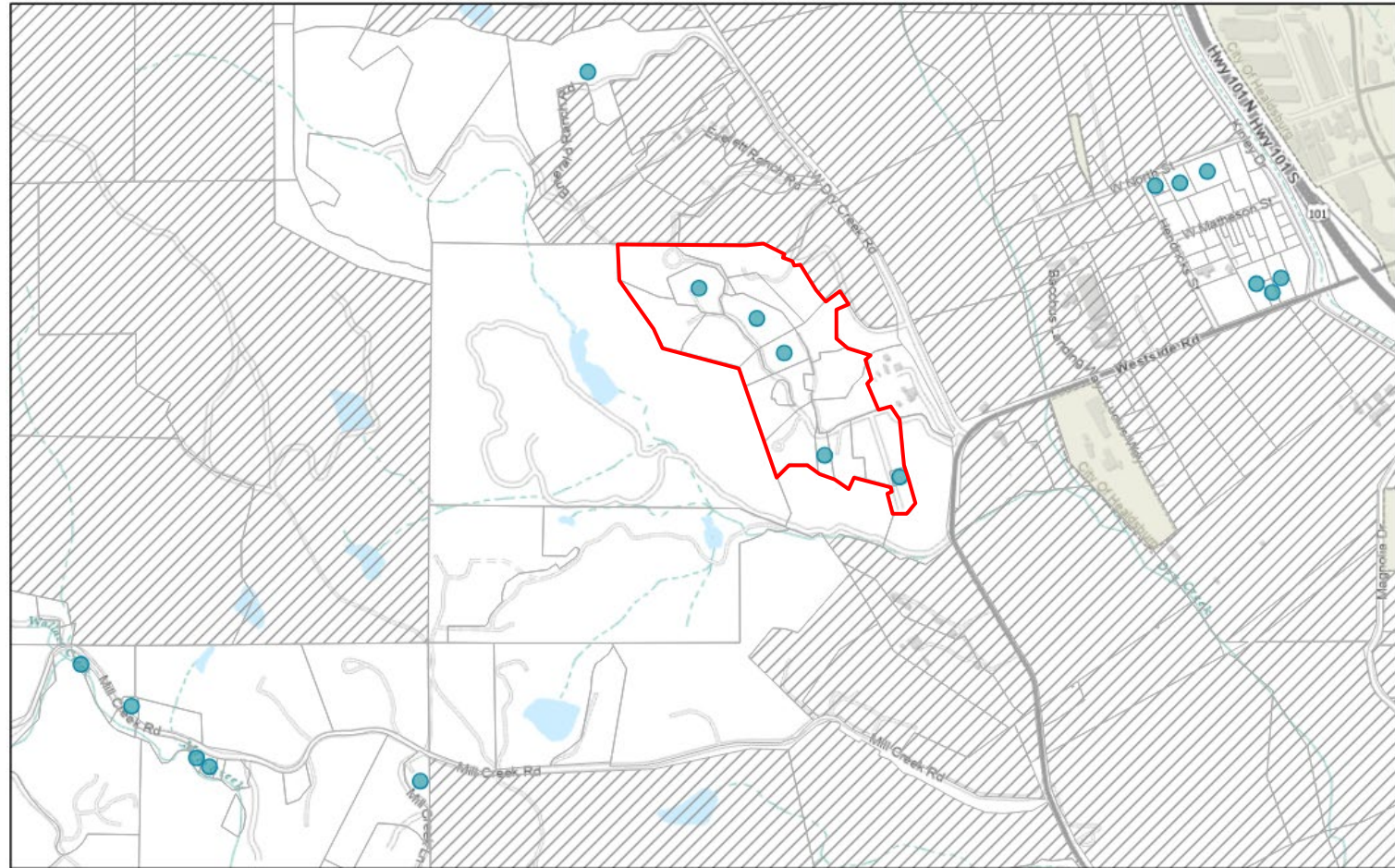
Vacation Rental Exclusion Zone Background

Date	Prior Board Actions	Ordinance
11/09/2010	Adoption of Vacation Rental Ordinance	5908
03/15/2016	Adoption of Article 79, Vacation Rental Exclusion (“X”) Combining District Ordinance	6145
05/08/2018	Added the X Combining District to 64 parcels in Glen Ellen	6221
08/02/2022	Adoption of update to the Vacation Rental Ordinance and X Combining District that enabled a cap option and prohibited vacation rentals in the R1 zoning district.	6386
04/24/2023	Added Vacation Rental Exclusion and Cap Combining Districts to certain parcels in the 1 st , 4 th , and 5 th supervisorial districts	6423

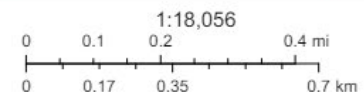
X, X5, X10, and Ineligible Areas

- Vacation Rental Exclusion (X) Combining District
- Vacation Rental 5% (X5) Cap Combining District
- Vacation Rental 10% (X10) Cap Combining District
- Vacation Rentals Ineligible in:
 - R1 (Low Density Residential)
 - R2 (Medium Density Residential)
 - R3 (High Density Residential)
 - LIA (Land Intensive Agriculture)

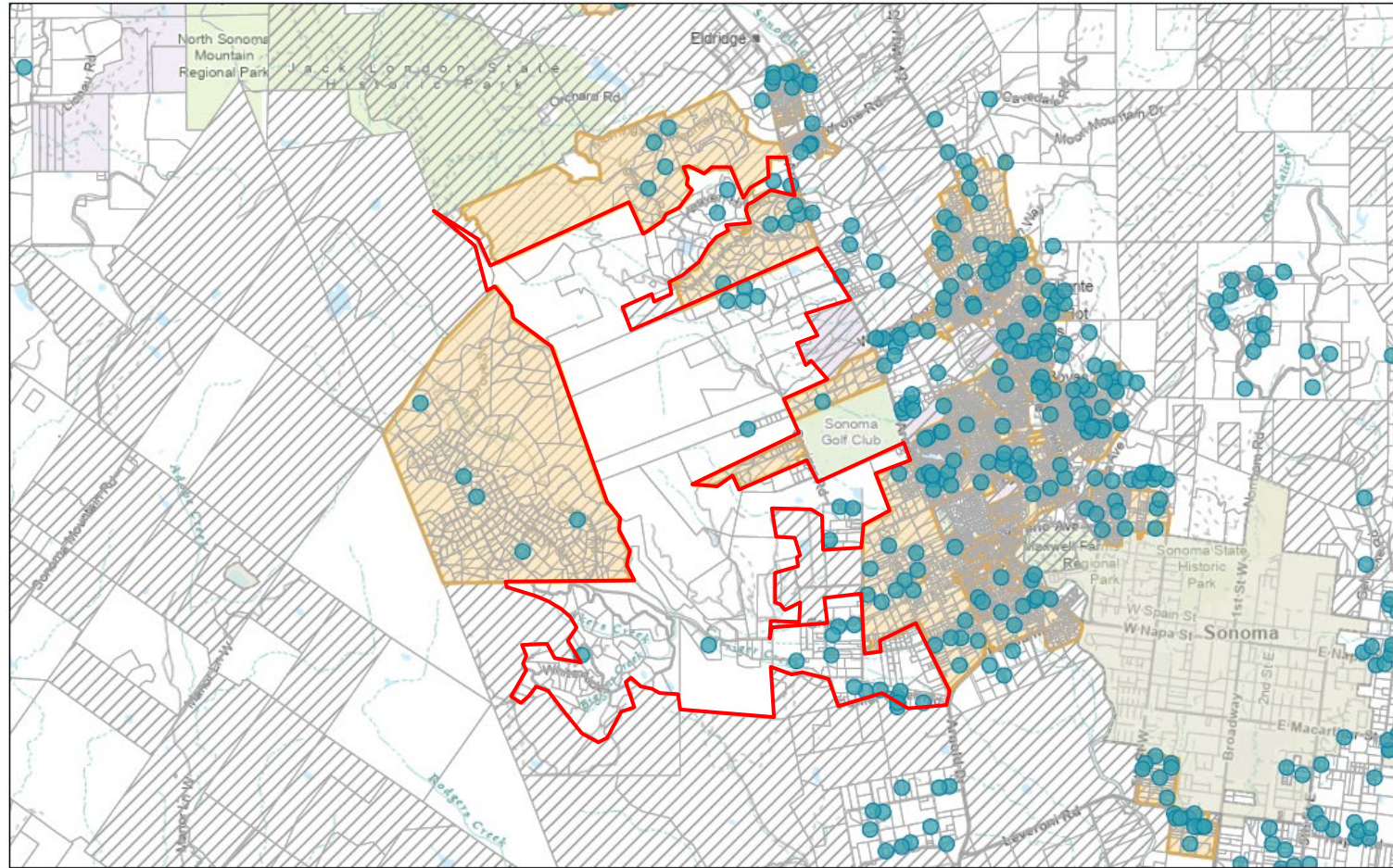
Madrona Knolls Project Area Status



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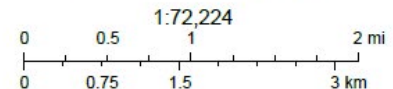


Carriger Road Project Area Status

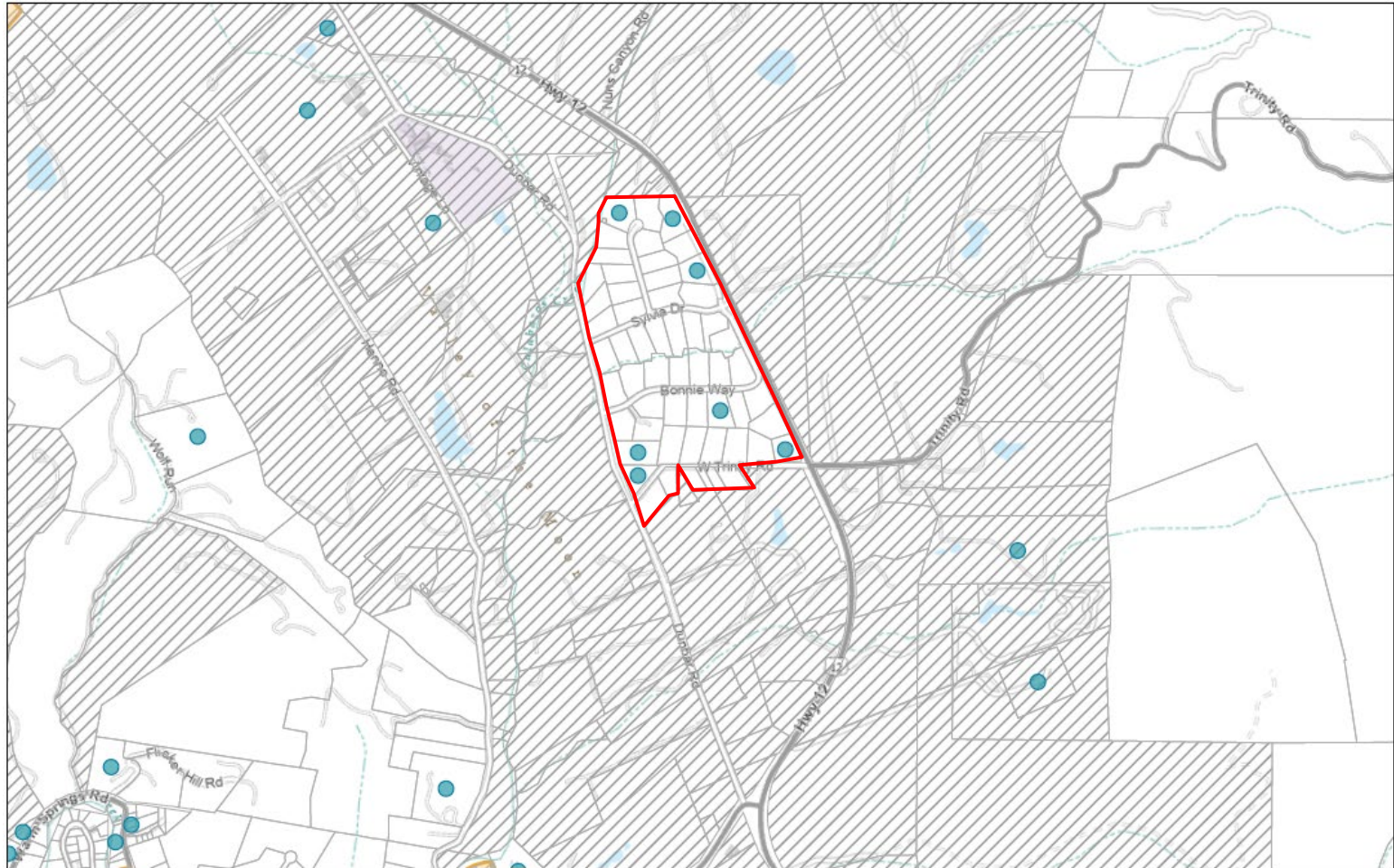


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- Vacation Rental Permit
- Parcel
- Vacation Rental | Exclusion Area
- Vacation Rental | Prohibit Area
- City Limit



Trinity Oaks Project Area Status



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