

ZCE24-0013

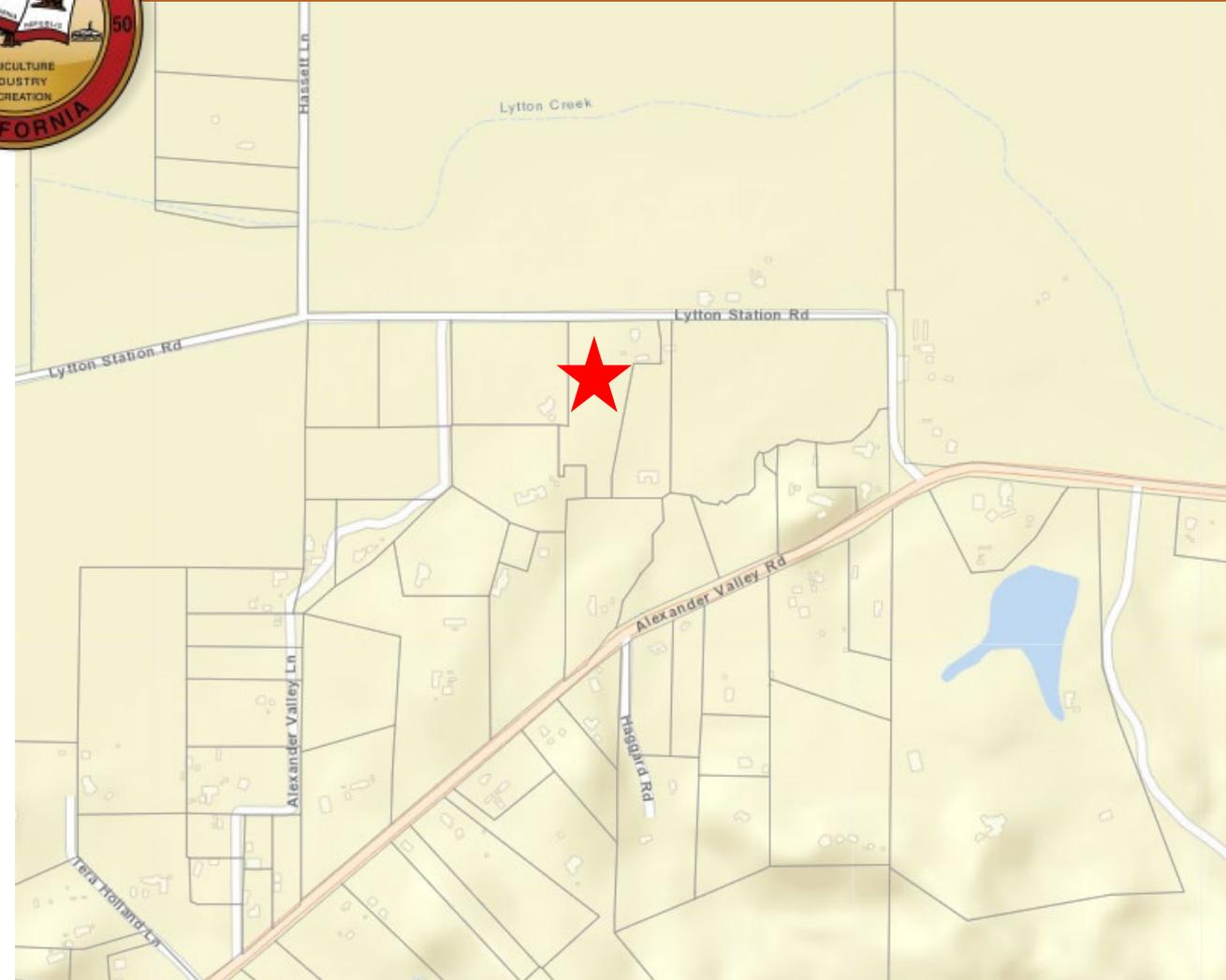
711 Lytton Station Rd, Geyserville CA



Levan King Cranston Project Planner

Project Request:

- Zone Change to remove the Z (Accessory Dwelling Unit Exclusion) Combining District.
- 5.09-acre parcel
- APN: 091-081-065





Vicinity Map



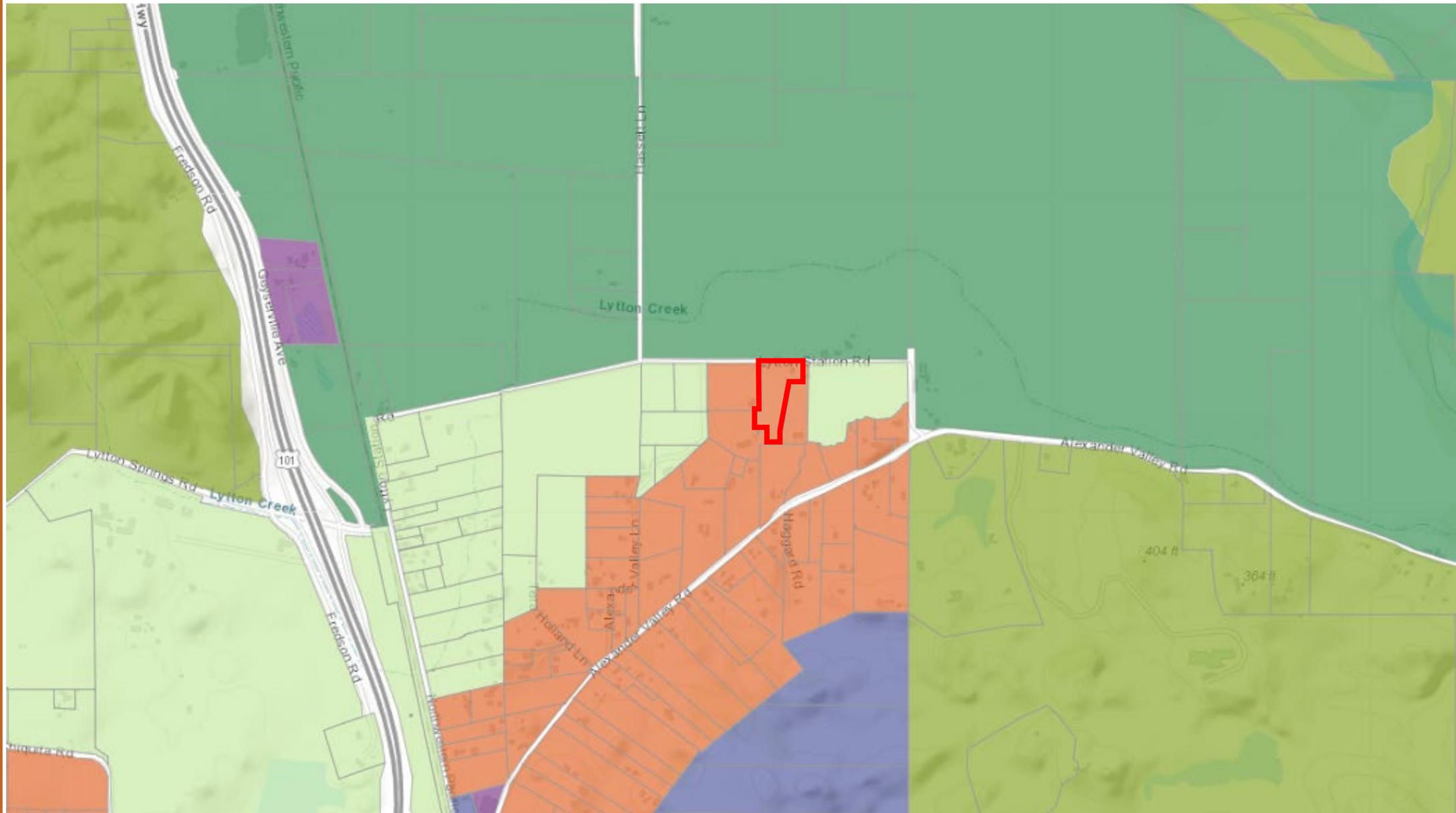


Project Site



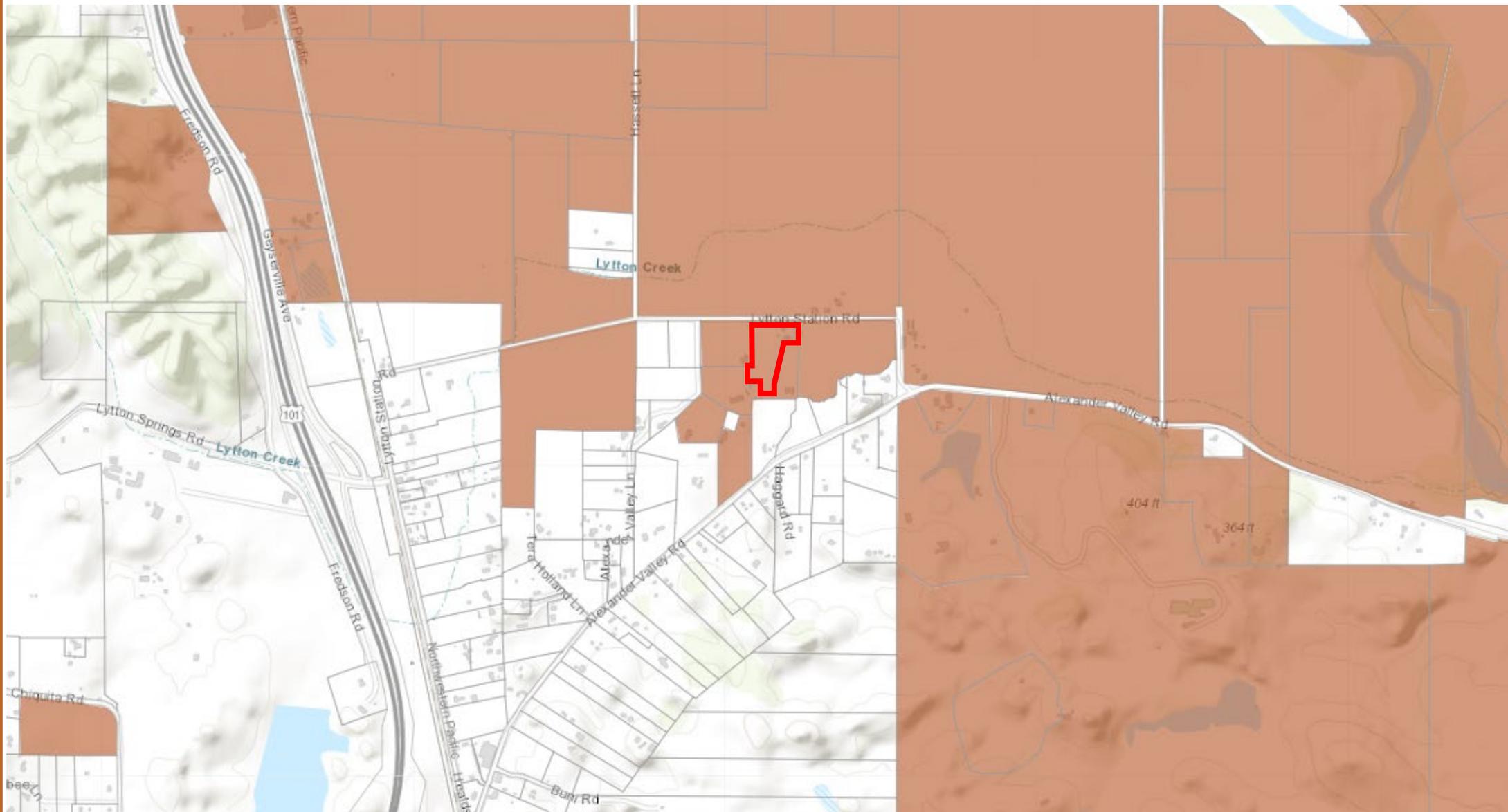


Land Use





Z Combining District





Project Description

- Zone Change to remove the Z Combining District
- No ADU is proposed under this application
- Subject property does not meet threshold criteria in Article 76 to be included in the Z – Combining District:
 - a) Areas where there is an inadequate supply of water for drinking or firefighting purposes,*
 - b) Areas where there are inadequate sewer services or danger of groundwater contamination,*
 - c) Areas where the addition of second units would contribute to existing traffic hazards or increase the burden on heavily impacted streets, roads, or highways, and*
 - d) Areas where, because of topography, access, or vegetation, there is a significant fire hazard.*





Parcel History and Z Combining District

- In 1990, Major Subdivision file ZC/MJS89-694, ('Big Plains Estate subdivision') was approved, creating the subject parcel.
- Condition of Approval #14, required the subject parcel enter into a scenic easement to preclude further subdivision and exclude development of second units.
- Condition of Approved #15 required that prior to recording of the Final Map the applicant shall apply for a rezoning to the Z (Accessory Dwelling Exclusion) district.





Zoning Consistency

- RR (Land Intensive Agriculture)
 - ADUs do not contribute to General Plan or Land Use Density
 - Allows for Single Family Dwelling, ADU, and Junior ADU (JADU)
- F2 - Floodplain
 - This request will have no impact on F2 zoning.
- Z – Accessory Dwelling Unit Exclusion





ADU Development Potential

- If this request is approved
 - Potential construction of 2 ADU's
 - ADU's attached and detached, maximum size of 1,200-square feet,
 - ADU's converted from existing space, maximum size can exceed 1,200-square feet.
- ADU Ordinance No. 6544, which took effect on January 8, 2026





Public Comment

- ENN was sent December 12, 2024.
- No public comments have been received for this project.





Findings

- This request is exempt from CEQA pursuant to Section 15305 (Minor Alterations in Land Use Limitations).
- The parcel does not meet the criteria for Article 76 (ADU Exclusion) Combining District.
 - Subject property has Class 1 groundwater availability (Major groundwater basin). An ADU is not anticipated to cause any adverse impacts to groundwater in the area.
 - Any future ADU will be served by a private septic system and poses limited risk to groundwater contamination
 - Will not contribute to traffic hazards
 - An ADU is not anticipated to substantially increase fire risk on the property as the property is relatively flat and surrounded by agricultural land, there is adequate access to a county maintained public road.
- Article 76 does not include scenic impacts in the review criteria for placement of the Z district on properties, and therefore the removal of the Z district from the subject property can be considered despite the Scenic Easement being located on the subject property.





Staff Recommendation

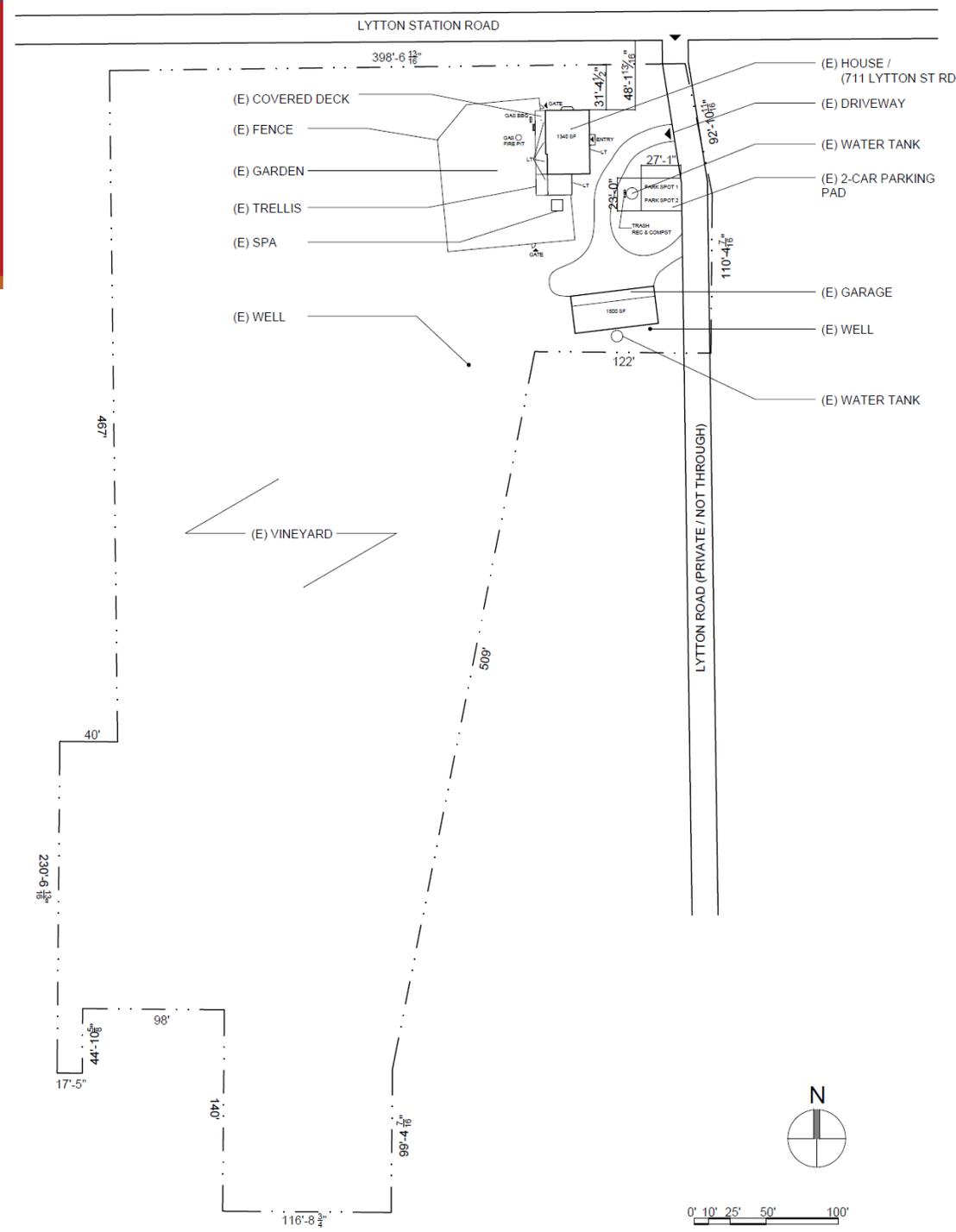
- Board of Supervisors adopt an Ordinance to:
 - Find the project exempt from CEQA
 - Approve the requested zone change removing the Z (Accessory Dwelling Unit Exclusions) Combining District from the subject parcel.



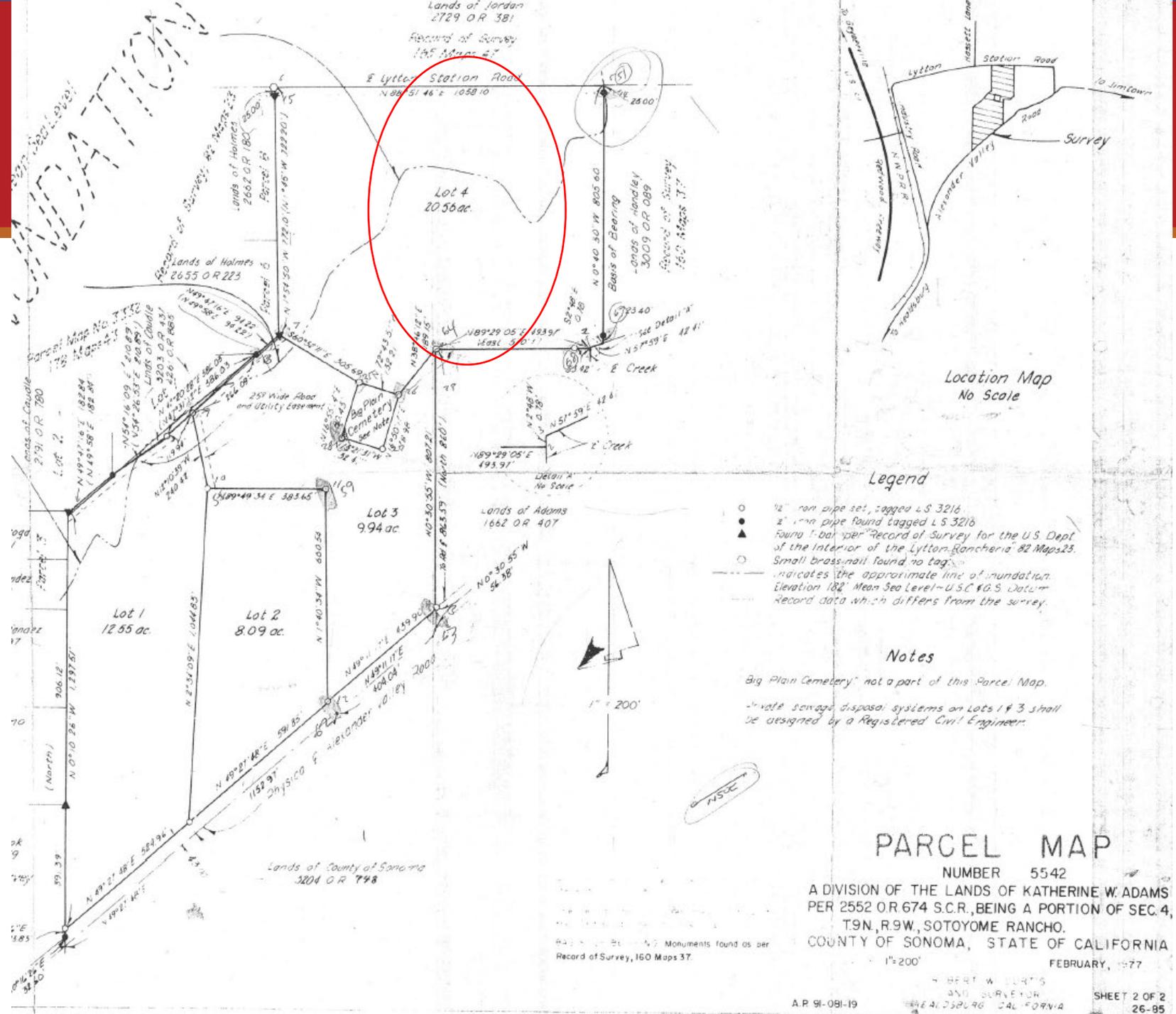
Questions



Site Plan



Parcel Map



LLA99-0068

PROPOSED PARCELS:

(LOT A)

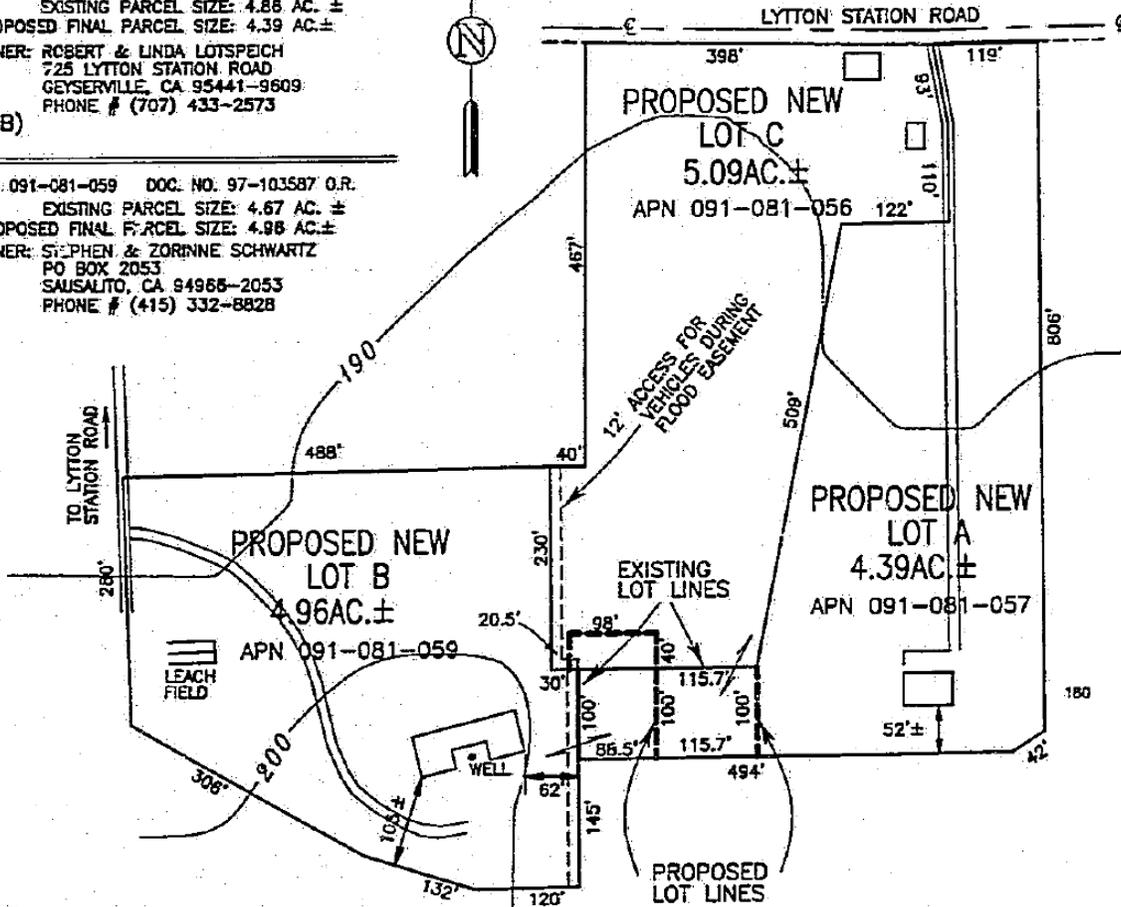
APN 091-081-057 DOC. NO. 90-123574 O.R.
 EXISTING PARCEL SIZE: 4.88 AC. ±
 PROPOSED FINAL PARCEL SIZE: 4.39 AC. ±
 OWNER: ROBERT & LINDA LÖTSPEICH
 725 LYTTON STATION ROAD
 GEYSERSVILLE, CA 95441-9609
 PHONE # (707) 433-2573

(LOT B)

APN 091-081-059 DOC. NO. 97-103587 O.R.
 EXISTING PARCEL SIZE: 4.67 AC. ±
 PROPOSED FINAL PARCEL SIZE: 4.98 AC. ±
 OWNER: STEPHEN & ZORINNE SCHWARTZ
 PO BOX 2053
 SAUSALITO, CA 94965-2053
 PHONE # (415) 332-8828

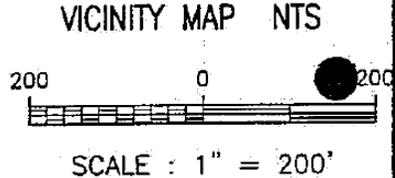
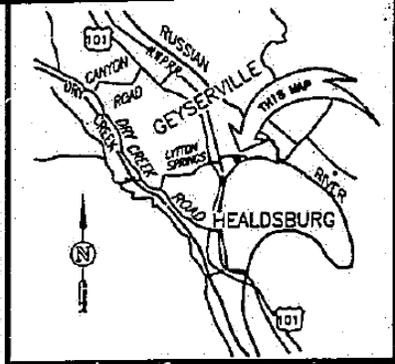
(LOT C)

APN 091-081-056 DOC. NO. 92-065767 O.R.
 EXISTING PARCEL SIZE: 4.91 AC. ±
 PROPOSED FINAL PARCEL SIZE: 5.09 AC. ±
 OWNER: JAY & BARBARA McALLISTER
 711 LYTTON SPRINGS ROAD
 HEALDSBURG, CA 95448-8050
 PHONE # (707) 431-2968



LEGEND

	PROPERTY LINE
	CENTERLINE OF ROAD
	BOUNDARY LINE
	PROPOSED BOUNDARY LINE
	STRUCTURES
	ROAD EDGE LINE
Doc. No.	DOCUMENT NUMBER
NTS	NOT TO SCALE
SCR	SONOMA COUNTY RECORDS



NOTE:
 TOPOGRAPHIC DATA SHOWN HEREON WAS DERIVED FROM THE U.S.G.S. "JIMTOWN" QUAD AND A FIELD INSPECTION.
 WELLS & LEACH FIELDS OTHER THAN AS SHOWN ARE NEAR HOUSES AND NOT IN THE VICINITY OF PROPOSED ADJUSTMENT.



Gordon Meininger
 GORDON MEININGER, P.L.S. 4769
 LICENSE EXPIRATION DATE 3/31/00

TENTATIVE MAP

FOR A
 PROPOSED LOT LINE ADJUSTMENT BETWEEN THE LANDS OF
 LÖTSPEICH, SCHWARTZ & McALLISTER
 LOCATED WITHIN THE SOTOYOME RANCHO
 COUNTY OF SONOMA • STATE OF CALIFORNIA
 SCALE : 1"=200' MARCH, 1999

CURTIS & ASSOCIATES, INC.
 805 HEALDSBURG AVE. • HEALDSBURG, CA. 95448 • (707) 433-8808
 A.P.N. 091-081-057, -059 & -056 SHEET 1 OF 1 98-122

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