

Sonoma County Board of Supervisors

June 6, 2023

PLP22-0009 (19675 7th St E)

Zone Change and Certificate of Modification

Staff: Doug Bush



Proposed Project

- Zone Change to remove the “Z” ADU Exclusion Combining District

- A Certificate of Modification to
 - ▣ Expand the building envelope
 - ▣ Revise a note on the parcel map to remove an ADU prohibition from the lot

Subject Parcel 19675 7th St E, Sonoma



Rezone

- Existing Zoning AR B6 3 VOH Z
- Proposed Zoning AR B6 3 VOH

- County land-use policy supports removal of unnecessary constraints to affordable housing
- Applications to remove Z have been supported when:
 - ▣ applicant demonstrates Z criteria no longer apply; and
 - ▣ that the site can meet ADU requirements

Rezone: Criteria and Responses

The “Z” District excludes ADUs from where there is:

- Inadequate water supply;
 - ▣ Applicant provided well-yield study and net-zero proposal demonstrating that site has adequate water for primary dwelling and ADU

- Inadequate sewer services or danger of groundwater contamination;
 - ▣ Site is not within a groundwater contamination area

Rezone: Criteria and Responses (continued)

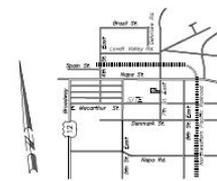
- Areas where an ADU would contribute to existing traffic hazards or burden heavily impacted roads;
 - ▣ County does not consider this a heavily impacted road and ADU would not contribute to traffic hazards

- Areas with a significant fire hazard
 - ▣ The site is not in a high or very high fire hazard severity zone

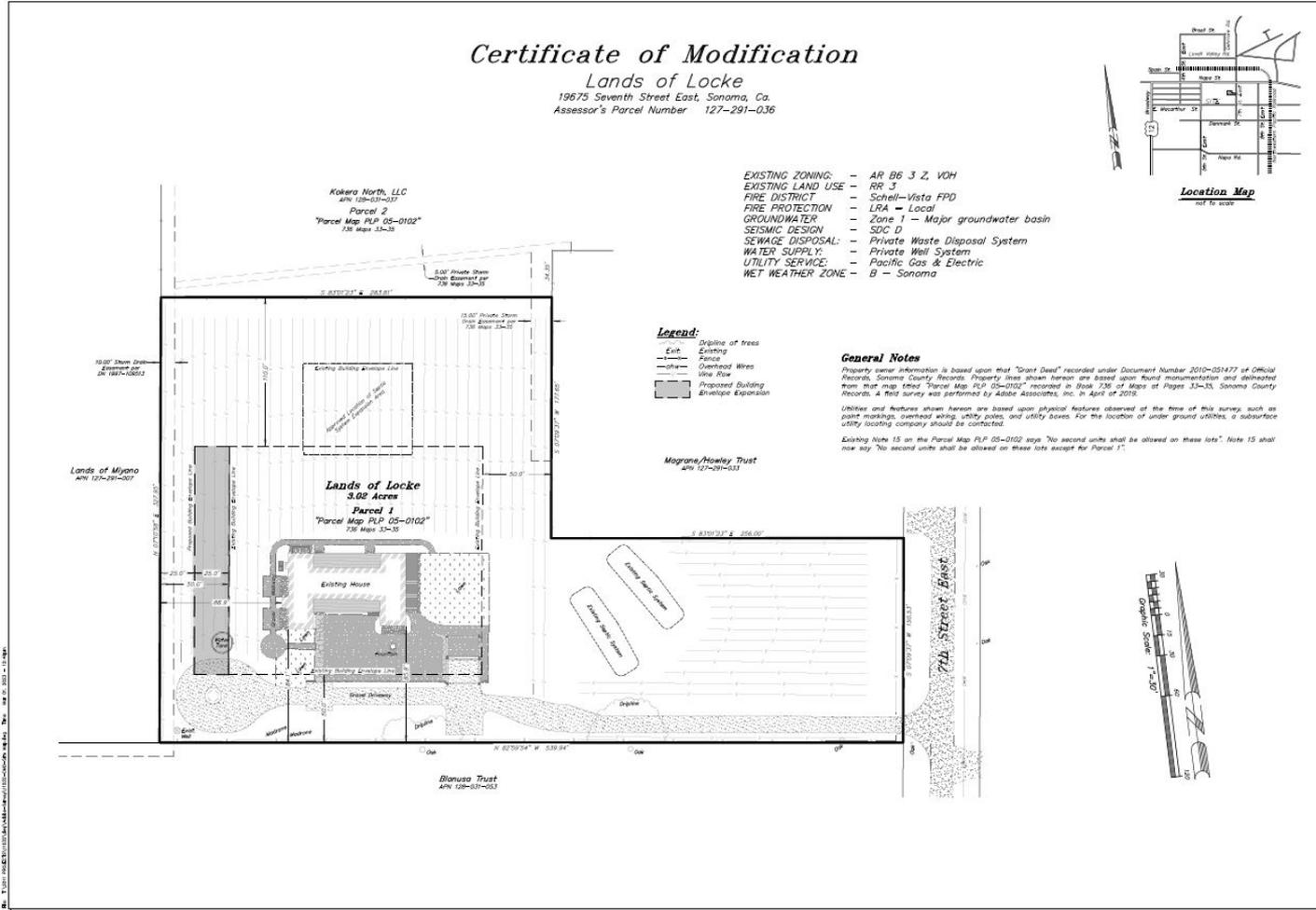
Certificate of Modification

Certificate of Modification

Lands of Locke
19675 Seventh Street East, Sonoma, Ca.
Assessor's Parcel Number 127-291-036



Location Map
not to scale



- EXISTING ZONING: - AR B6 3 Z, VOH
- EXISTING LAND USE - RR 3
- FIRE DISTRICT - Scheff-Vista FPD
- FIRE PROTECTION - LRA - Local
- GROUNDWATER - Zone 1 - Major groundwater basin
- SEISMIC DESIGN - SDC D
- SEWAGE DISPOSAL: - Private Waste Disposal System
- WATER SUPPLY: - Private Well System
- UTILITY SERVICE: - Pacific Gas & Electric
- WET WEATHER ZONE - B - Sonoma

Revisions	NO.	DATE	DESCRIPTION	APPROVED

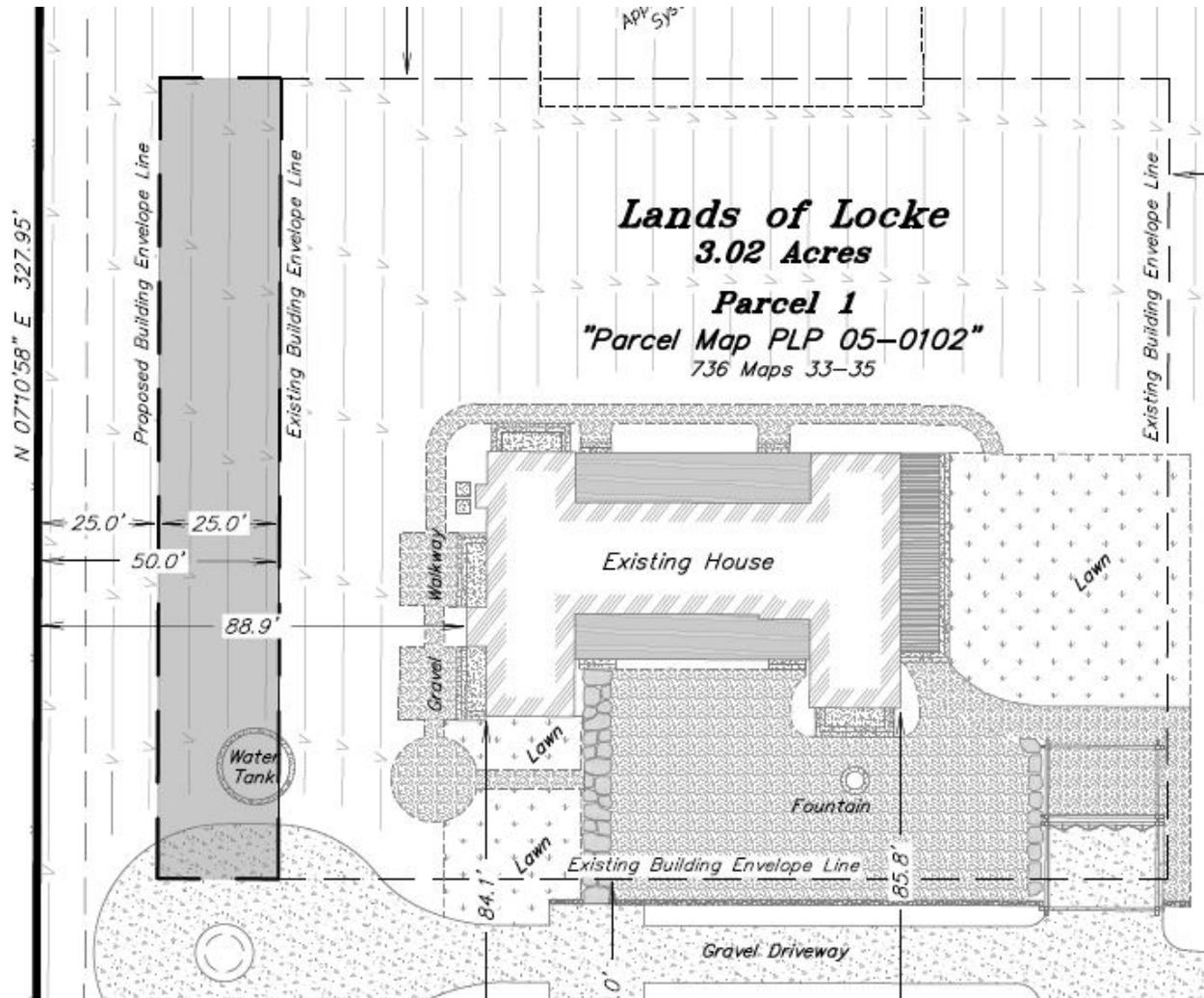
Adobe Associates, Inc.
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Site Map
Lands of Locke

Scale: 1" = 30'
Date: January 4, 2023
Drawn By: JDS
Checked By: JDS

Sheet
1
of 1 sheet
Job No. 11032

Certificate of Modification: Building Envelope Expansion



Certificate of Modification: Revising Note 15

11. The applicant will be required to pay traffic mitigation fees at the time of construction of a dwelling on Parcel 1.
12. In the event that the archaeological features such as pottery, arrowheads, midden or culturally modified soil deposits are discovered at any time during grading, scraping or excavation within the property, all work should be halted in the vicinity of the find and County PRMD staff shall be notified and a qualified archaeologist shall be contacted immediately to make an evaluation of the find. Artifacts associated with prehistoric sites include humanly modified stone, shell, bone or other cultural materials such as charcoal, ash and burned rock indicative of food procurement or processing activities. Prehistoric domestic features include hearths, firepits, or house floor depressions whereas typical mortuary features are represented by human skeletal remains. Historic artifacts potentially include all by-products of human land use greater than 50 years of age including trash pits older than 50 years of age. When contacted, a member of PRMD Project Review staff and the archaeologist shall visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. No work shall commence until a mitigation plan is approved and completed subject to the review and approval of the archaeologist and Project Review staff. If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and PRMD staff, County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and prehistoric, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated.
13. All grading and development on site shall be done in compliance with the County Tree Protection Ordinance, including protection of trees during construction with a chain link fence at the dripline, and replacement of damaged or removed trees. The projects grading and landscape plans shall detail all tree protection implementation measures.
14. Prior to issuance of a grading or building permit, the applicant shall submit for review and approval the grading and drainage improvement plans necessary for the proposed project. Drainage improvements shall be designed in accordance with the Sonoma County Water Agency Flood Control Design Criteria and with the Hydrology Study of the Schell/Nathanson Watershed (April 12, 2000) or other equivalent drainage study, and shall maintain sheet flow or existing drainage patterns to the maximum extent practicable. The Improvement Plans shall also include erosion prevention/sediment control measures, details, notes, and specifications to prevent damages and minimize adverse impacts on the environment.
15. No second units shall be allowed on these lots.

Local Agency Request Parcel Map

A Division Of The Lands Of Douglas A. L. Douglas A. Lobsinger and Susan E. Lobs. Described By Deed Recorded Under Docu Records; Being A Portion Of Out Lot 51. of Sonoma. County of Sonoma,

7.04 Acres
Total Number of Parcels: 2
File Number: PLP 05-0102
Date: October, 2008
Scale: 1"=100'

APN 127-291-032

Job

Existing: "No second units shall be allowed on these lots."

Proposed: "No second unit shall be allowed on these lots, except for Parcel 1.

Planning Process

- March – Project Review and Advisory committee reviewed the CMO and recommended approval
- April - The Planning Commission held a public hearing to consider the CMO and Zone Change and recommended approval
- June - The Board of Supervisors holds a public hearing

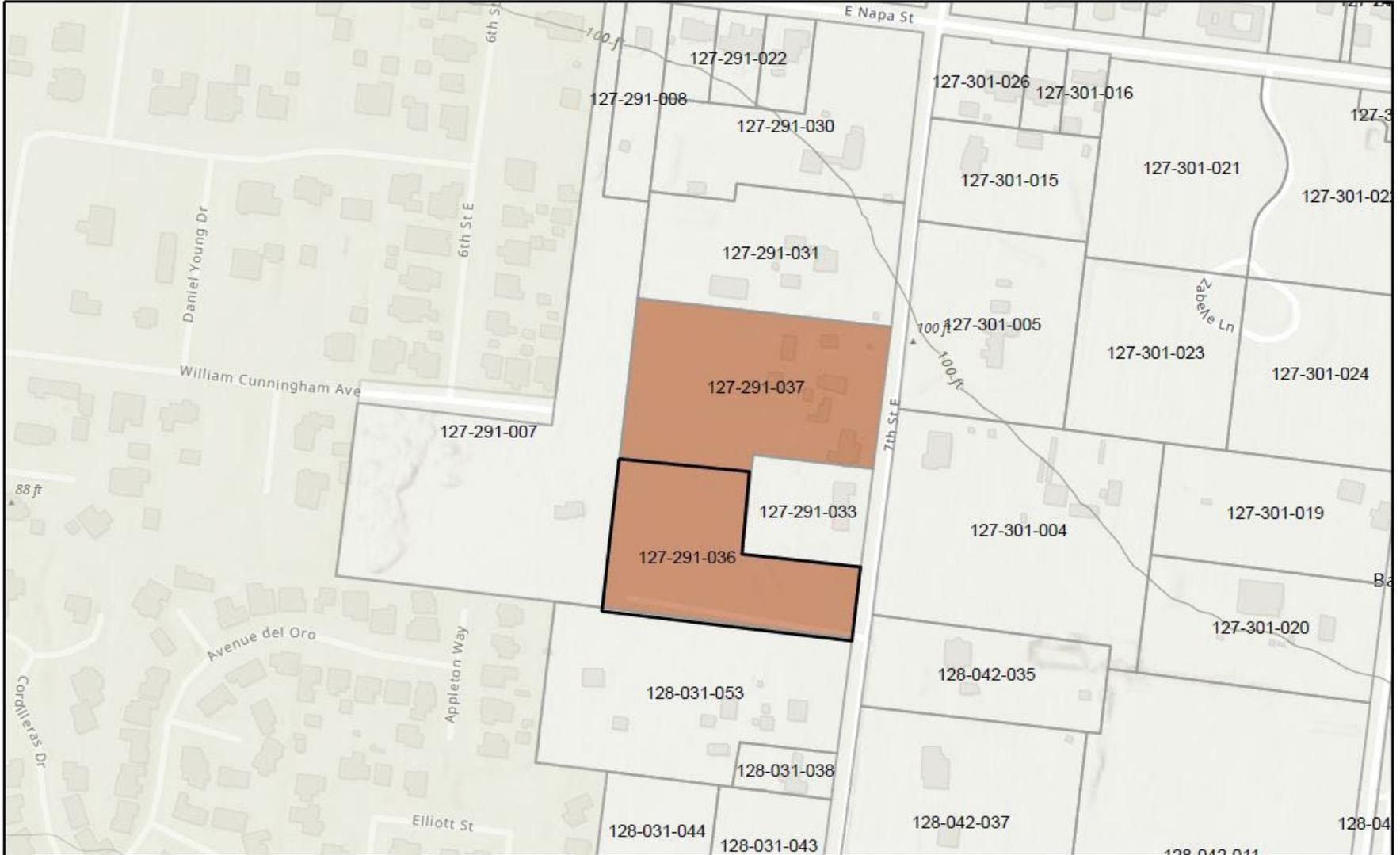
Recommendation

The Planning Commission recommends that the Board of Supervisors 1) find the project exempt from CEQA and adopt an ordinance 2) approving a zone change to remove the Z Accessory Dwelling Unit Exclusion Combining District from the subject parcel; and 3) approving a certificate of modification to expand the building envelope and revise note 15 on the parcel map to make an ADU an allowed use.



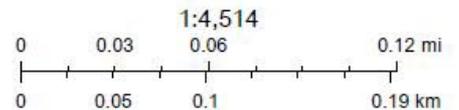
End Presentation

Z Combining District



4/17/2023, 1:48:36 PM

- Parcel
- Z - Accessory Dwelling Unit Exclusion
- City Limit



Sources: Esri, USGS, CNES/Airbus DS, InterMap, Kartverket, LINZ, NASA/METI, NASA/NGS, NLS Finland, NLSI, Ordnance Survey, SKGeodesy, Esri

Permit Sonoma

Certificate of Modification Findings

A recorded final map may be modified if the local agency finds:

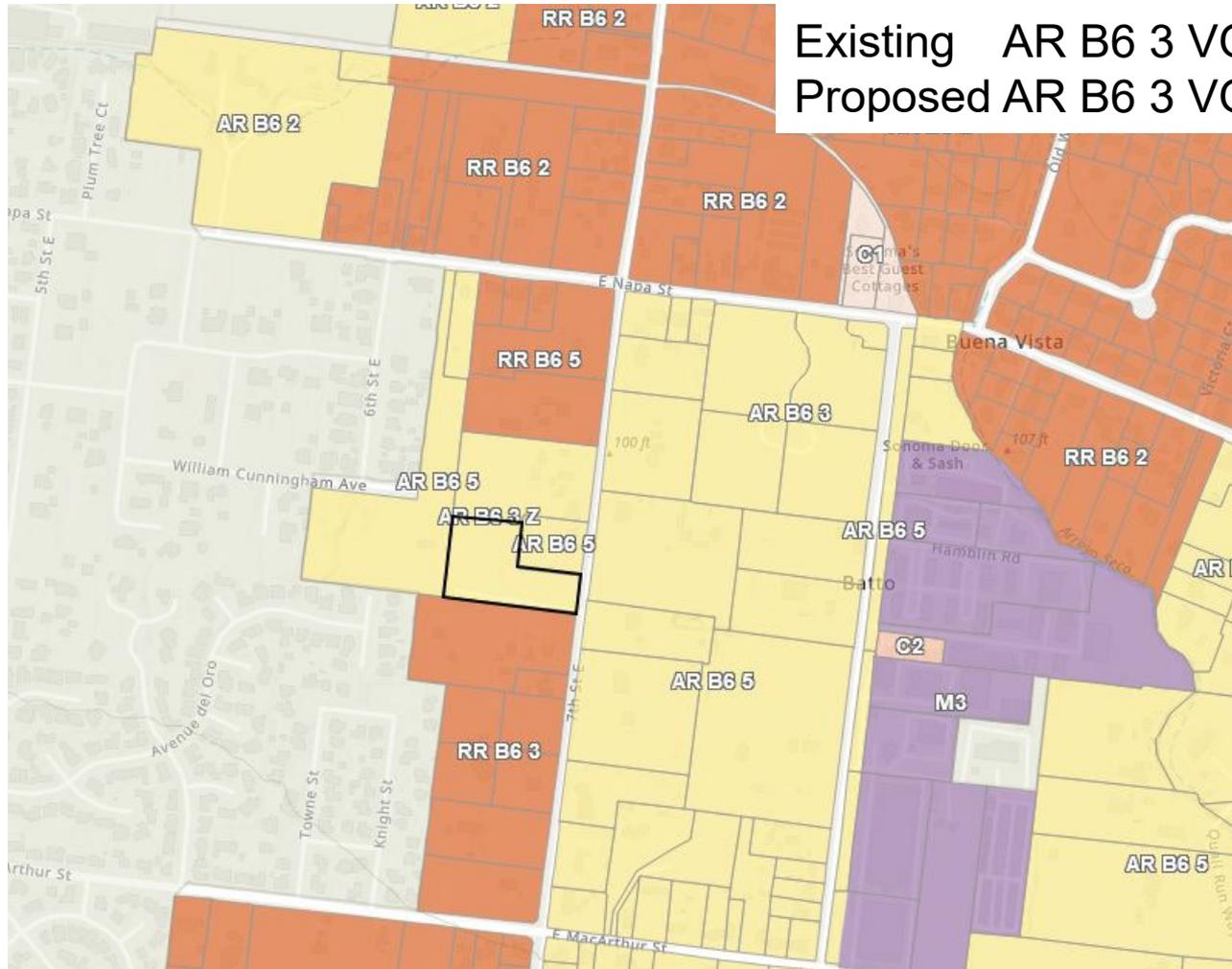
- there are changes in circumstances that make any or all of the conditions of the map no longer appropriate or necessary
- that the modifications do not impose any additional burden on the fee owners of the real property
- if the modifications do not alter any right, title, or interest in the real property reflected on the recorded map
- the local agency finds that the map as modified conforms to Section 66474

Z Accessory Dwelling Unit Exclusion Combining District

Purpose: the purpose of this district is to provide for the exclusion of accessory dwelling units in the following areas:

- (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 accessory dwelling 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.

Zoning



Existing AR B6 3 VOH Z
Proposed AR B6 3 VOH