



SUMMARY REPORT

Agenda Date: 3/7/2023

To: Board of Supervisors

Department or Agency Name(s): Permit Sonoma

Staff Name and Phone Number: Eric Gage 565-1391

Vote Requirement: Majority

Supervisorial District(s): Countywide

Title:

2:15 P.M. - Ordinance to Amend Sonoma County Code Chapter 26 (Sonoma County Zoning Regulations) and the Official Zoning Database.

Recommended Action:

Hold a public hearing. After the public hearing is closed, find that the proposal is exempt from CEQA and adopt an ordinance amending the text of Chapter 26 of the Sonoma County Code, and the Official Zoning Database.

Executive Summary:

The proposed ordinance corrects errors in the Zoning Code text created by the Zoning Code Modernization ordinance (Ordinance No. 6335), amends the Official Zoning Database to make zone changes and a mapping correction to satisfy conditions of project approval for previously approved lot line adjustments and subdivision approvals.

Discussion:

The General Plan establishes overarching land-use policy and the Zoning Code (the Code) implements that policy through land use regulations. Before 2021, the Code had not been comprehensively updated since the 1960s; incremental changes and updates over time created a repetitive and cumbersome document. The Zoning Code Modernization ordinance, approved February 9, 2021, improved the Zoning Code by providing a clearer tabular format, improved cross-referencing within the document, and updating regulations for consistency with state and federal law. However, the reformat of the expansive document resulted in errors that were discovered over time through the implementation of the revised code. The proposed ordinance will revise the Zoning Code to correct these codification errors.

Permit Sonoma staff periodically identifies zoning discrepancies to improve and maintain the accuracy of the Official Zoning Database (OZD). Any discrepancies and minor zoning and land use amendments are then brought forward as corrections to improve the database. Minor zone changes required as conditions of approval for lot line adjustments and subdivision approvals are also included as corrections, to align the zoning districts with the new parcel boundaries. The project includes one mapping correction, and three minor zone changes to satisfy conditions of approval for lot line adjustments and subdivision approvals.

The Planning Commission reviewed the ordinance on February 23, 2023, and approved a resolution recommending that the Board adopt the ordinance. The ordinance as reviewed and recommended by the Planning Commission had three exhibits: Exhibit A contained proposed zone change amendments to the

Official Zoning Database that are necessary to satisfy project conditions of approval for identified parcels; Exhibit B contained combining district zone mapping amendments for identified parcels; and Exhibit C set forth the proposed text amendments to the Zoning Code. Exhibit B, the combining district mapping amendments, have been removed from this ordinance to allow additional time for notice, and will be noticed and brought forward for Planning Commission review and Board consideration as part of a separate future action.

The Planning Commission's recommendation to your Board also included a recommendation to improve readability of the land use tables in Articles 06, 08, 10, 12, and 14 by changing the "Prohibited Use" symbol currently noted as "-" to use an "X" instead. This is a change that staff can undertake administratively. Upon direction from your Board, staff will evaluate this recommendation and other potential readability improvements.

Strategic Plan:

N/A

Prior Board Actions:

Ordinance 6335 (the Zoning Code Modernization ordinance) was reviewed and adopted by the Board of Supervisors on February 9, 2021.

FISCAL SUMMARY

N/A

Narrative Explanation of Fiscal Impacts:

N/A

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

1. Planning Commission Staff Report
2. Planning Commission Resolution 23-05
3. Board of Supervisors Ordinance
4. Exhibits A - GG, Zoning Code Text Amendments

Related Items "On File" with the Clerk of the Board:

N/A