

Resolution Number 19-003

County of Sonoma
Santa Rosa, California

April 18, 2019

ZCE18-0019 Nina Bellucci

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, FINDING THE PROJECT EXEMPT FROM CEQA AND RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE A ZONE CHANGE TO REMOVE THE Z COMBINING DISTRICT FROM THE PROPERTY LOCATED AT 4391 PRICE AVENUE, SANTA ROSA, APN 035-081-033

WHEREAS, the applicant, Serena Coltrane-Briscoe, filed an application with the Sonoma County Permit and Resource Management Department to rezone 0.62 acres from the RR B6 3, Z VOH zoning district to the RR B6 3, VOH district on property located at 4391 Price Avenue, Santa Rosa; APN 035-081-033; Supervisorial District No. 5; and

WHEREAS, in accordance with the provisions of law, the Planning Commission held a public hearing on April 18, 2019, at which time all interested persons were given an opportunity to be heard; and

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

1. The subject parcel is designated Urban Residential (UR), 5 units per acre. Removal of the Z (Accessory Dwelling Unit Exclusion) Combining District is consistent with the General Plan UR land use designation and will not significantly alter any of the potential uses that are currently allowed on this site.
2. The subject parcel is located in the South Wright area of unincorporated southwest Santa Rosa, within the City of Santa Rosa's Urban Service Area. The applicant must apply for and receive a Utility Certificate from the City of Santa Rosa for sewer service in order to construct an accessory dwelling unit. In order to receive a Utility Certificate, the project must be consistent with the City's General Plan.
3. Removal of the Z combining district is consistent with the Zoning Ordinance for the following reasons:
 - a. Removal of the Z combining district would allow for an accessory dwelling unit on the parcel, consistent with County and City policies. The parcel otherwise meets the Zoning Code requirements for an accessory dwelling unit. Section 26-88-060(j)(2) of the Zoning Ordinance allows an accessory dwelling unit on parcels served by a well and public sewer with a minimum lot area of 5,000 square feet. The subject parcel is 0.61 acres (27,250 square feet) in size and therefore meets this standard.
 - b. Establishment of an accessory dwelling unit on the subject parcel is a permitted use under the parcels' base RR Rural Residential District zoning (Article 18 of the Zoning Ordinance).

- c. This parcel is located in a Class 1 Groundwater Availability Area (major groundwater basin) meaning that there is likely to be adequate water supply to serve the proposed use.
 - d. The parcel is located in the City of Santa Rosa's urban service area, and the City of Santa Rosa has indicated that sewer service is available. Therefore, there is adequate sewer service for the proposed use.
 - e. 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.
 - f. The parcel is not located within a designated fire hazard area. Removal of the Z combining district would not decrease public safety.
4. The project is exempt from CEQA pursuant to:
- a. Section 15305, Minor Alterations in Land Use Limitations, because the proposed zone change would not result in any changes in land use or density and is proposed on a site with an average slope of less than 20%.
 - b. 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.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors 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 Lowry, who moved its adoption, seconded by Commissioner Fogg, and adopted on roll call by the following vote:

Commissioner Fogg	Aye
Commissioner Tamura	Aye
Commissioner Shahhosseini	Aye
Commissioner Kelley	Aye
Commissioner Lowry	Aye

Ayes: 5 Noes: 0 Absent: 0 Abstain: 0

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

SO ORDERED.