



COUNTY OF SONOMA

575 ADMINISTRATION
DRIVE, ROOM 102A
SANTA ROSA, CA 95403

SUMMARY REPORT

Agenda Date: 5/14/2019

To: Board of Supervisors

Department or Agency Name(s): Permit & Resource Management Department

Staff Name and Phone Number: Nina Bellucci, (707) 565-1236

Vote Requirement: Majority

Supervisory District(s): Fifth

Title:

1:50 P.M. - ZCE18-0019 Price Ave Z Removal

Recommended Actions:

Hold a public hearing and adopt an ordinance finding the project exempt from the California Environmental Quality Act and approving the zone change in the Official Zoning Database. (Fifth District)

Executive Summary:

Owner applicants Serena Coltrane Briscoe and Christopher McCook request a zoning change to remove the Z (Accessory Dwelling Unit Exclusion) Combining Zone on a 0.62 acre parcel located within the City of Santa Rosa's sphere of influence and urban service boundary in the unincorporated South Wright area of southwest Santa Rosa. All other aspects of the current zoning would remain the same; the only new use that would be allowed would be an accessory dwelling unit, subject to the County's existing standards.

The Planning Commission held a public hearing on this item on April 18, 2019. The matter was uncontested, and the Commission voted unanimously to recommend approval.

Discussion:

The Z combining district was applied to the subject property in 1986 because, at that time, the prevalence of failing septic systems and accompanying groundwater contamination in the area made it necessary to require existing development to connect to public sewer, and City of Santa Rosa policy provided that it would not provide sewer service to accessory dwelling units in this area. The City no longer holds this position, and has indicated that it will provide sewer service to accessory dwelling units within its urban service area. The City currently provides sewer service to the primary unit on site. Details on this proposal are available in the attached Planning Commission Staff Report dated April 18, 2019 (Attachment 1). The Planning Commission voted 5-0 to adopt a resolution finding the project exempt from CEQA and recommending approval to the Board of Supervisors.

Prior Board Actions:

None

FISCAL SUMMARY

Expenditures	FY 18-19 Adopted	FY19-20 Projected	FY 20-21 Projected
Budgeted Expenses			
Additional Appropriation Requested			

Agenda Date: 5/14/2019

Total Expenditures			
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources			

Narrative Explanation of Fiscal Impacts:

Not applicable.

Staffing Impacts:			
Position Title (Payroll Classification)	Salary Range (A - I Step)	Additions (number)	Deletions (number)

Narrative Explanation of Staffing Impacts (If Required):

Not applicable.

Attachments:

Attachment 1: Planning Commission Staff Report, April 18, 2019

Attachment 2: Planning Commission Resolution

Attachment 3: Ordinance and Sectional District Map

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

Not applicable.