



## SUMMARY REPORT

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**Agenda Date:** 6/4/2019

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**To:** Board of Supervisors

**Department or Agency Name(s):** Permit Sonoma

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

**Vote Requirement:** Majority

**Supervisorial District(s):** Two

**Title:**

**1:50 P.M.-** 5565 Bodega Avenue Z Removal

### **Recommended Actions:**

Hold a public hearing and adopt an ordinance finding the project exempt from the California Environmental Quality Act and amending the Official Zoning Database to remove the "Z" Accessory Dwelling Unit combining district from an approximately 2.9 acre parcel located at 5565 Bodega Avenue, Petaluma. (Second District)

### **Executive Summary:**

Owner-applicants Miguel and Monika Pelayo request a zoning change to remove the Z (Accessory Dwelling Unit Exclusion) Combining Zone on a 2.9 acre parcel located at 5565 Bodega Avenue, west of Petaluma. 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 May 2, 2019. The matter was uncontested, and the Commission voted unanimously to recommend approval.

### **Discussion:**

The Z combining district was applied to the subject property during implementation of the 1989 General Plan, when all lands formerly designated Agriculture Exclusive were re-designated Land Extensive Agriculture (LEA) and zoned LEA Z. Many agricultural parcels could accommodate agriculture-related housing units, and allowing an accessory dwelling unit in addition to those units might have resulted in over-development of agricultural lands. The Z combining district was applied to all LEA parcels to avoid over-development of those lands, conflicts between agricultural and residential uses, and conversion of agricultural land to other uses.

At under three acres, this parcel's size limits its capacity for commercial agricultural production; therefore it would not support an agriculture-related housing unit and removal of the Z combining district would not convert it from agricultural use to residential use.

The parcel is located in the Petaluma Nitrate Waiver Prohibition Area. The Z combining district was not applied to the parcel for this reason, and standards for well and septic permits in the area would need to be met in order to obtain a building permit for an accessory dwelling unit on this parcel.

Details on this proposal are available in the attached Planning Commission Staff Report dated May 2, 2019

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(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:**

Not applicable

**FISCAL SUMMARY**

| <b>Expenditures</b>                | <b>FY 18-19<br/>Adopted</b> | <b>FY19-20<br/>Projected</b> | <b>FY 20-21<br/>Projected</b> |
|------------------------------------|-----------------------------|------------------------------|-------------------------------|
| Budgeted Expenses                  |                             |                              |                               |
| Additional Appropriation Requested |                             |                              |                               |
| <b>Total Expenditures</b>          |                             |                              |                               |
| <b>Funding Sources</b>             |                             |                              |                               |
| General Fund/WA GF                 |                             |                              |                               |
| State/Federal                      |                             |                              |                               |
| Fees/Other                         |                             |                              |                               |
| Use of Fund Balance                |                             |                              |                               |
| Contingencies                      |                             |                              |                               |
| <b>Total Sources</b>               |                             |                              |                               |

**Narrative Explanation of Fiscal Impacts:**

Not applicable

| <b>Staffing Impacts:</b>                       |                                  |                               |                               |
|--|----------------------------------|-------------------------------|-------------------------------|
| <b>Position Title (Payroll Classification)</b> | <b>Salary Range (A - I Step)</b> | <b>Additions<br/>(number)</b> | <b>Deletions<br/>(number)</b> |
|  |                                  |                               |                               |
|  |                                  |                               |                               |
|  |                                  |                               |                               |

**Narrative Explanation of Staffing Impacts (If Required):**

Not applicable

**Attachments:**

Attachment 1: Planning Commission Staff Report and Resolution, May 2, 2019

Attachment 2: Draft Ordinance and Sectional District Map

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

Not Applicable