

ZCE18-0021

Zone change to remove Z combining district

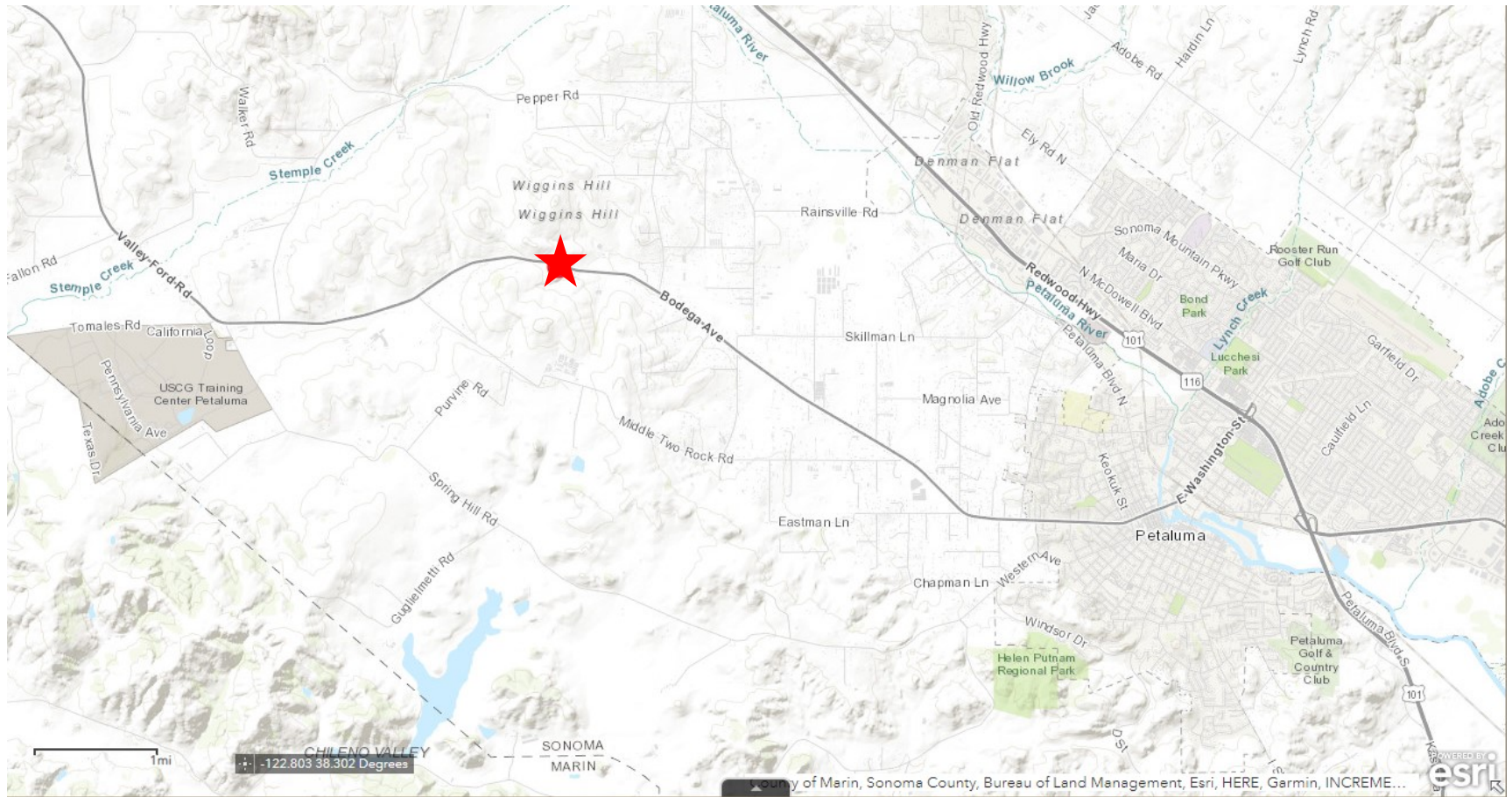
5565 Bodega Avenue

June 4, 2019

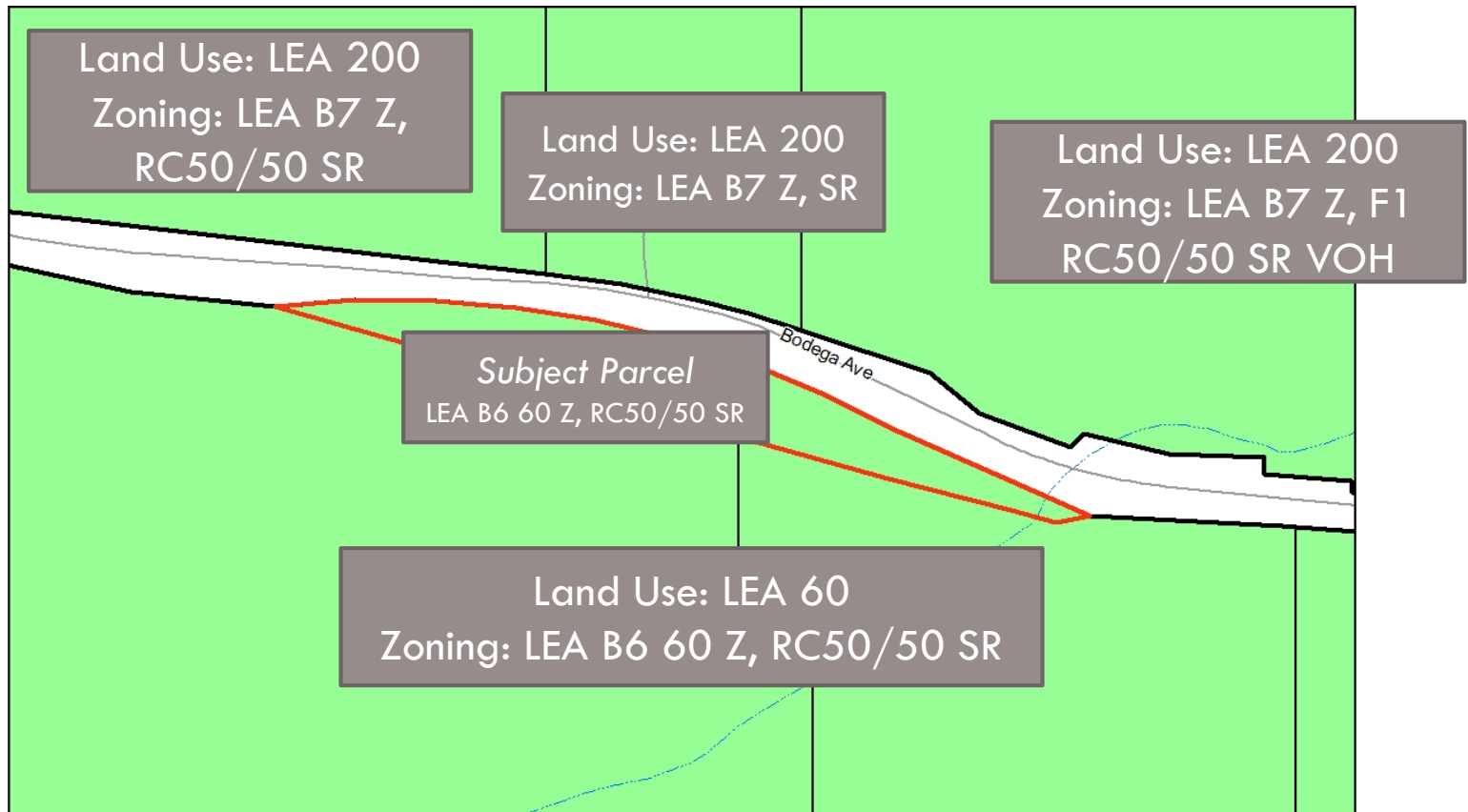
Nina Bellucci



VICINITY MAP



LAND USE & ZONING

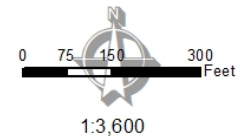


General Plan Land Use

- Land Use by Area
- Land Extensive Agriculture

Base Map Data

- Parcel
- Street
- Intermittent Stream



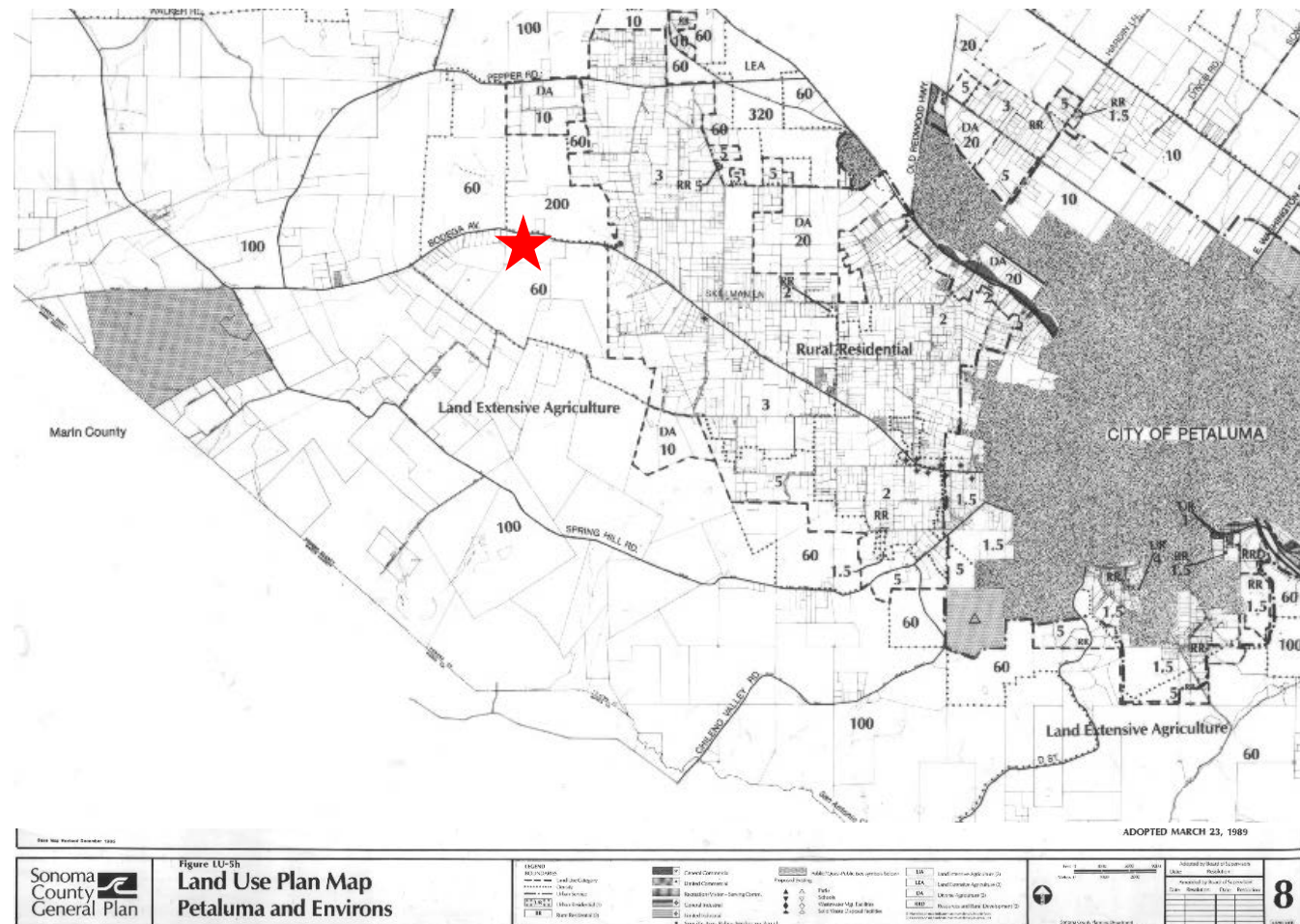
Numbers on map indicate maximum density in Acres/Unit, except Urban Residential where numbers indicate Units/Acres.

BACKGROUND

Prior to 1989
General Plan:
Designated AE

1989 General Plan: Designated LEA

**Implementation
of 1989 GP: Ord.
4643 zoned
formerly AE lands
LEA, Z**



WAIVER PROHIBITION AREA

Standards for
water well and
septic system
construction

All requirements
must be met in
order to build
new ADU



Petaluma Nitrate Waiver Prohibition Area
Ordinances 2607 and 3019

GENERAL PLAN CONSISTENCY

- **Policy HE-3c:** Review “Z” (Second Dwelling Unit Exclusion) Combining District restrictions on agricultural parcels of less than 10 acres county-wide, and consider removing the restrictions where appropriate.

ZONING CONSISTENCY

- Z combining district applied in areas with:
 - ▣ Inadequate water supply
 - ▣ Inadequate sewer service or groundwater contamination
 - ▣ Traffic hazards
 - ▣ Fire hazards
- These conditions do not apply

STAFF RECOMMENDATION

- Planning Commission voted 5-0 to adopt resolution recommending approval to Board of Supervisors
- Recommend adoption of ordinance finding the project exempt from CEQA and approving zone change



Questions?

