



Legislation Text

File #: 2019-0728, **Version:** 1

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

(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

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

