

Resolution Number

County of Sonoma  
Santa Rosa, California

March 16, 2023  
(File No. ZCE23-0001) Gary Helfrich

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, FINDING THE PROJECT EXEMPT FROM CEQA AND RECOMMENDING APPROVAL OF THE ZONE CHANGE WITHIN THE ARMSTRONG WOODS ROAD NEIGHBORHOOD FOR PARCELS LISTED IN EXHIBIT A TO THE BOARD OF SUPERVISORS

WHEREAS, the Sonoma County Board of Supervisors has directed Permit Sonoma to identify areas within unincorporated Sonoma County for exclusion of new Vacation Rentals where one or more of the following conditions exist:

1. Inadequate road access or off-street parking;
2. Prevalence of vacation rentals is detrimental to the residential character of neighborhoods;
3. Existing residential housing stock needs to be protected from conversion to visitor-serving uses;
4. Topography, access or vegetation creates a significant fire hazard and associated public safety risks;
5. Areas where residential character is to be preserved or preferred; and/or
6. Other areas where the Board of Supervisors determines that it is in the public interest to prohibit or limit the establishment and operation of vacation rentals.

WHEREAS, this project has been found to be categorically exempt from CEQA Guidelines; and

WHEREAS, in accordance with the provisions of law, the Planning Commission held a public hearing on March 16, 2023, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission recommends that the Board of Supervisors find the project exempt from CEQA.

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

1. The proposed rezone of parcels as shown in Exhibit A is consistent with the Sonoma County General Plan is consistent with Section 2.1 Goal 1 of the Housing Element, which identifies a need to regulate Vacation Rentals to ensure that existing housing stock is maintained and protected, and Policy HE-1k "Continue to regulate the use of existing residences on residential lands for Vacation Rentals".
2. The proposed rezone of parcels as shown in Exhibit A is consistent with Housing Element Program 6, which requires the County to "review and consider revisions to the vacation rental ordinance to limit conversion of permanent housing stock and make vacation rental uses more compatible, and to facilitate enforcement when necessary".
3. The addition of the Vacation Rental Exclusion (X) Combining Zone is consistent with the Sonoma County Zoning Code Section 26-79 and meets the applicable criteria based on

the following facts. The particular circumstances in this case are:

- a. Tax Assessment Use Codes show that 41,063 parcels outside of the coastal zone are developed with single family homes, with 1,847 of these operating as Vacation Rentals, resulting in a countywide Vacation Rental concentration of 4.5%
  - b. At this time, 11.2% of the parcels developed with single family homes in the Armstrong Woods Road neighborhood are operated as Vacation Rentals, which is significantly higher than the countywide average and is detrimental to maintaining the residential character of this neighborhood
  - c. Increased conversion of homes in this area to Vacation Rentals will result in a loss of housing stock
  - d. The southern portion of this neighborhood is zoned Low Density Residential (R1), which prohibits Vacation Rentals, resulting in an increased demand to convert of single-family homes in the northern portion to Vacation Rentals
  - e. Applying a Vacation Rental Exclusion Vacation Rental Exclusion (X) Combining Zone to the parcels shown in Exhibit A provides uniform regulation with the Armstrong Woods Road neighborhood and prevents an increased Vacation Rental concentration in the northern portion of the Armstrong Woods Road neighborhood
4. The recommended rezoning is exempt from review under the California Environmental Quality Act under Section 15301 (Existing Facilities) and Section 15061(b)(3) of the CEQA Guidelines, because the proposed changes would not increase the number of vacation rentals or the potential for negative environmental impacts. The project, if approved, would limit or maintain the current number of vacation rentals in a defined area and thus decrease the potential for impacts from vacation rentals related to noise, the loss of housing stock, transportation, and other environmental impacts.

BE IT FURTHER RESOLVED, that the Planning Commission recommends that the Board of Supervisors approve adding the Vacation Rental Exclusion (X) Combining Zone to the Armstrong Woods Road neighborhood as shown in Exhibit A.

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 \_\_\_\_\_, who moved its adoption, seconded by Commissioner \_\_\_\_\_, and adopted on roll call by the following vote:

Commissioner  
Commissioner  
Commissioner  
Commissioner  
Commissioner

Ayes:      Noes:      Absent:      Abstain:

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

SO ORDERED.

# **Exhibit A**

## **Parcel List**

APN	Current Zoning	Proposed Zoning
069-200-010	RR B6 2 DU, F1 F2 LG/116 RC50/25 VOH	RR B6 2 DU, F1 F2 LG/116 RC50/25 VOH X
069-220-001	RR B6 2 DU, F2 LG/116 SR VOH	RR B6 2 DU, F2 LG/116 SR VOH X
069-220-004	RR B6 2 DU, F1 F2 LG/116 RC50/25 VOH	RR B6 2 DU, F1 F2 LG/116 RC50/25 VOH X
069-220-005	RR B6 2 DU, F1 F2 LG/116 RC50/25 VOH	RR B6 2 DU, F1 F2 LG/116 RC50/25 VOH X
069-220-007	RR B6 2 DU, F2 LG/116 SR VOH	RR B6 2 DU, F2 LG/116 SR VOH X
069-220-008	RR B6 2 DU, F2 LG/116 SR VOH	RR B6 2 DU, F2 LG/116 SR VOH X
069-220-009	RR B6 2 DU, F2 LG/116 SR VOH	RR B6 2 DU, F2 LG/116 SR VOH X
069-220-010	RR B6 2 DU, F2 LG/116 SR VOH	RR B6 2 DU, F2 LG/116 SR VOH X
069-220-011	RR B6 2 DU, F2 LG/116 SR VOH	RR B6 2 DU, F2 LG/116 SR VOH X
069-220-012	RR B6 2 DU, F2 LG/116 VOH	RR B6 2 DU, F2 LG/116 VOH X
069-220-013	RR B6 2 DU, LG/116 SR VOH	RR B6 2 DU, LG/116 SR VOH X
069-220-014	RR B6 2 DU, F2 LG/116 SR VOH	RR B6 2 DU, F2 LG/116 SR VOH X
069-220-015	RR B6 2 DU, F2 LG/116 SR VOH	RR B6 2 DU, F2 LG/116 SR VOH X
069-220-016	RR B6 2 DU, F2 LG/116 SR VOH	RR B6 2 DU, F2 LG/116 SR VOH X
069-220-017	RR B6 2 DU, F2 LG/116 RC50/25 SR VOH	RR B6 2 DU, F2 LG/116 RC50/25 SR VOH X
069-220-018	RR B6 2 DU, F1 F2 LG/116 RC50/25 VOH	RR B6 2 DU, F1 F2 LG/116 RC50/25 VOH X
069-220-020	RR B6 2 DU, F2 LG/116 SR VOH	RR B6 2 DU, F2 LG/116 SR VOH X
069-220-023	RR B6 2 DU, F2 LG/116 VOH	RR B6 2 DU, F2 LG/116 VOH X
069-220-024	RR B6 2 DU, F2 LG/116 VOH	RR B6 2 DU, F2 LG/116 VOH X
069-220-025	RR B6 2 DU, F2 LG/116 VOH	RR B6 2 DU, F2 LG/116 VOH X
069-220-026	RR B6 2 DU, F2 LG/116 SR VOH	RR B6 2 DU, F2 LG/116 SR VOH X
069-220-028	RR B6 2 DU, F2 LG/116 VOH	RR B6 2 DU, F2 LG/116 VOH X
069-220-030	RR B6 2 DU, F2 LG/116 VOH	RR B6 2 DU, F2 LG/116 VOH X
069-220-031	RR B6 2 DU, F1 F2 LG/116 RC50/25 VOH	RR B6 2 DU, F1 F2 LG/116 RC50/25 VOH X
069-220-036	RR B6 2 DU, F2 LG/116 SR VOH	RR B6 2 DU, F2 LG/116 SR VOH X
069-220-037	RR B6 2 DU, F2 LG/116 VOH	RR B6 2 DU, F2 LG/116 VOH X
069-220-038	RR B6 2 DU, F2 LG/116 VOH	RR B6 2 DU, F2 LG/116 VOH X
069-220-040	RR B6 2 DU, LG/116 SR VOH	RR B6 2 DU, LG/116 SR VOH X
069-220-041	RR B6 2 DU, F2 LG/116 SR VOH	RR B6 2 DU, F2 LG/116 SR VOH X
069-220-042	RR B6 2 DU, F2 LG/116 SR VOH	RR B6 2 DU, F2 LG/116 SR VOH X
069-220-046	RR B6 2 DU, F2 LG/116 RC50/25 VOH	RR B6 2 DU, F2 LG/116 RC50/25 VOH X
069-220-047	RR B6 2 DU, F2 LG/116 RC50/25 VOH	RR B6 2 DU, F2 LG/116 RC50/25 VOH X
069-220-048	RR B6 2 DU, F2 LG/116 SR VOH	RR B6 2 DU, F2 LG/116 SR VOH X
069-220-049	RR B6 2 DU, LG/116 SR VOH	RR B6 2 DU, LG/116 SR VOH X
069-220-050	RR B6 2 DU, F1 F2 LG/116 RC50/25 VOH	RR B6 2 DU, F1 F2 LG/116 RC50/25 VOH X
069-220-051	RR B6 2 DU, F1 F2 LG/116 RC50/25 VOH	RR B6 2 DU, F1 F2 LG/116 RC50/25 VOH X
069-240-003	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-240-004	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-240-005	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-240-006	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-240-007	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-240-008	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-240-009	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-240-010	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-240-011	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-240-013	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-240-014	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X

APN	Current Zoning	Proposed Zoning
069-240-016	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-240-019	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-240-020	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-240-021	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-240-023	RR B6 2 DU, F1 F2 LG/116 RC50/25 VOH	RR B6 2 DU, F1 F2 LG/116 RC50/25 VOH X
069-240-025	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-240-026	RR B6 2 DU, F2 LG/116 VOH	RR B6 2 DU, F2 LG/116 VOH X
069-240-027	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-240-028	RR B6 2 DU, F1 F2 LG/116 RC50/25 VOH	RR B6 2 DU, F1 F2 LG/116 RC50/25 VOH X
069-240-029	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-240-033	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-240-034	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-240-035	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-240-036	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-240-038	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-240-044	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-240-045	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-240-046	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-240-047	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-240-048	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-240-049	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-240-050	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-240-051	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-240-052	RR B6 2 DU, F1 F2 LG/116 RC50/25 VOH	RR B6 2 DU, F1 F2 LG/116 RC50/25 VOH X
069-270-003	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-270-004	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-270-005	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-270-006	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-270-007	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-270-008	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-270-009	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-270-011	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-270-014	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-270-015	RR B6 2 DU, F2 LG/116 VOH	RR B6 2 DU, F2 LG/116 VOH X
069-270-021	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-270-023	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-270-027	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-270-028	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-270-030	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-270-033	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-270-034	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-270-035	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-270-036	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-270-037	RR B6 2 DU, F2 LG/116 VOH	RR B6 2 DU, F2 LG/116 VOH X
069-270-038	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-270-039	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-270-040	RR B6 2 DU, F2 LG/116 VOH	RR B6 2 DU, F2 LG/116 VOH X

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069-270-041	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-270-042	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-270-043	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-280-012	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-280-013	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-280-014	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-280-015	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-280-017	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-280-018	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-280-057	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X
069-280-058	RR B6 2 DU, LG/116 VOH	RR B6 2 DU, LG/116 VOH X