

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 GLEN ELLEN 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, 37.5% of the parcels developed with single family homes in this neighborhood near the center of Glen Ellen 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. Areas on all sides of this neighborhood are within a Vacation Rental Exclusion Vacation Rental Exclusion (X) Combining Zone resulting in an increased demand to convert single-family home into Vacation Rentals in remaining parcels where zoning allows Vacation Rentals
 - e. Applying a Vacation Rental Exclusion Vacation Rental Exclusion (X) Combining Zone to the parcels shown in Exhibit A provides uniform regulation of Vacation Rentals within the Glen Ellen 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 Glen Ellen 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
054-290-009	LC, LG/GE1 RC50 SR	LC, LG/GE1 RC50 SR X
054-290-010	LC, F2 LG/GE1 RC50 SR	LC, F2 LG/GE1 RC50 SR X
054-290-011	LC, LG/GE1 SR	LC, LG/GE1 SR X
054-290-012	LC, LG/GE1 SR	LC, LG/GE1 SR X
054-290-013	LC, LG/GE1 SR	LC, LG/GE1 SR X
054-290-045	LC, LG/GE1 SR	LC, LG/GE1 SR X
054-290-051	LC, LG/GE1 SR	LC, LG/GE1 SR X
054-290-052	LC, LG/GE1	LC, LG/GE1 X
054-290-057	LC, LG/GE1 SR	LC, LG/GE1 SR X
054-290-060	LC, LG/GE1	LC, LG/GE1 X
054-290-061	LC, LG/GE1	LC, LG/GE1 X
054-290-062	LC, F2 LG/GE1 RC50 SR	LC, F2 LG/GE1 RC50 SR X
054-290-063	LC, F2 LG/GE1 RC50 SR	LC, F2 LG/GE1 RC50 SR X
054-290-065	LC, LG/GE1 SR	LC, LG/GE1 SR X
054-290-077	LC, F2 LG/GE1 RC50 SR	LC, F2 LG/GE1 RC50 SR X
054-290-084	LC, LG/GE1 SR	LC, LG/GE1 SR X
054-290-085	LC, LG/GE1	LC, LG/GE1 X
054-290-086	LC, LG/GE1	LC, LG/GE1 X
054-290-087	LC, LG/GE1	LC, LG/GE1 X
054-290-092	RR B6 5, LG/GE2	RR B6 5, LG/GE2 X
054-350-056	LC, LG/GE1 SR	LC, LG/GE1 SR X