

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 NEELEY 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, 19.2% of the parcels developed with single family homes in the Neeley 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. Off street parking is limited and on-street parking may interfere with emergency response, creating a significant public safety risk
 - e. Evacuation routes are limited, and the relatively high concentration of Vacation Rentals may interfere with evacuation during emergencies
 - f. The majority of parcels in this neighborhood are zoned Low Density Residential (R1), which prohibits Vacation Rentals, resulting in an increased demand to convert single-family home into Vacation Rentals in remaining parcels where zoning allows Vacation Rentals
 - g. 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 Neeley 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 Neeley 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
071-210-003	AR B6 10, F1 F2 LG/116 RC50/25 RC200/100 SR VOH	AR B6 10, F1 F2 LG/116 RC50/25 RC200/100 SR VOH X
071-210-004	AR B6 10, F1 F2 LG/116 RC50/25 RC200/100 SR VOH	AR B6 10, F1 F2 LG/116 RC50/25 RC200/100 SR VOH X
071-210-005	AR B6 10, F1 F2 LG/116 RC200/100 SR VOH	AR B6 10, F1 F2 LG/116 RC200/100 SR VOH X
071-210-006	AR B6 10, LG/116 RC50/50 SR	AR B6 10, LG/116 RC50/50 SR X
071-210-019	AR B6 10, LG/116 SR VOH	AR B6 10, LG/116 SR VOH X
071-210-020	AR B6 10, F1 F2 LG/116 RC50/25 RC200/100 SR VOH	AR B6 10, F1 F2 LG/116 RC50/25 RC200/100 SR VOH X
071-210-032	AR B6 10, F1 F2 LG/116 LG/RRC RC50/25 RC200/100 SR VOH	AR B6 10, F1 F2 LG/116 LG/RRC RC50/25 RC200/100 SR VOH X
071-210-033	AR B6 10, LG/116 RC50/50 SR VOH	AR B6 10, LG/116 RC50/50 SR VOH X
071-210-034	AR B6 10, LG/116 SR VOH	AR B6 10, LG/116 SR VOH X
071-210-038	AR B6 10, LG/116 SR	AR B6 10, LG/116 SR X
071-210-039	AR B6 10, LG/116 SR VOH	AR B6 10, LG/116 SR VOH X
071-210-044	AR B6 10, F1 F2 LG/116 RC50/25 RC200/100 SR VOH	AR B6 10, F1 F2 LG/116 RC50/25 RC200/100 SR VOH X
071-210-045	AR B6 10, F1 F2 LG/116 RC50/25 RC200/100 SR VOH	AR B6 10, F1 F2 LG/116 RC50/25 RC200/100 SR VOH X
071-210-046	AR B6 10, LG/116 SR VOH	AR B6 10, LG/116 SR VOH X
071-260-001	RR B6 1, LG/116 VOH	RR B6 1, LG/116 VOH X
071-260-004	RR B6 1, LG/116 VOH	RR B6 1, LG/116 VOH X
071-260-005	RR B6 1, LG/116 VOH	RR B6 1, LG/116 VOH X
071-260-006	RR B6 1, LG/116 VOH	RR B6 1, LG/116 VOH X
071-260-007	RR B6 1, LG/116 VOH	RR B6 1, LG/116 VOH X
071-260-008	RR B6 1, LG/116 VOH	RR B6 1, LG/116 VOH X
071-260-009	RR B6 1, LG/116 VOH	RR B6 1, LG/116 VOH X
071-260-010	RR B6 1, LG/116 VOH	RR B6 1, LG/116 VOH X
071-260-011	RR B6 1, LG/116 VOH	RR B6 1, LG/116 VOH X
071-260-013	RR B6 1, LG/116 VOH	RR B6 1, LG/116 VOH X
071-260-014	RR B6 1, LG/116	RR B6 1, LG/116 X
071-260-016	RR B6 1, LG/116 RC50/50	RR B6 1, LG/116 RC50/50 X
071-260-017	RR B6 1, LG/116 RC50/50	RR B6 1, LG/116 RC50/50 X
071-260-018	RR B6 1, LG/116 RC50/50	RR B6 1, LG/116 RC50/50 X
071-260-019	RR B6 1, LG/116 RC50/50	RR B6 1, LG/116 RC50/50 X
071-260-020	RR B6 1, LG/116	RR B6 1, LG/116 X
071-260-021	RR B6 1, LG/116	RR B6 1, LG/116 X
071-260-022	RR B6 1, LG/116 RC50/50	RR B6 1, LG/116 RC50/50 X
071-260-023	RR B6 1, LG/116 RC50/50	RR B6 1, LG/116 RC50/50 X
071-260-024	RR B6 1, LG/116	RR B6 1, LG/116 X
071-260-025	RR B6 1, LG/116	RR B6 1, LG/116 X

APN	Current Zoning	Proposed Zoning
071-260-026	RR B6 1, LG/116 RC50/50	RR B6 1, LG/116 RC50/50 X
071-260-027	RR B6 1, LG/116 RC50/50	RR B6 1, LG/116 RC50/50 X
071-260-028	RR B6 1, LG/116	RR B6 1, LG/116 X
071-260-029	RR B6 1, LG/116 RC50/50	RR B6 1, LG/116 RC50/50 X
071-260-030	RR B6 1, LG/116 RC50/50	RR B6 1, LG/116 RC50/50 X
071-260-035	RR B6 1, LG/116	RR B6 1, LG/116 X
071-260-037	RR B6 1, LG/116	RR B6 1, LG/116 X
071-260-038	RR B6 1, LG/116	RR B6 1, LG/116 X
071-260-039	RR B6 1, LG/116 SR VOH	RR B6 1, LG/116 SR VOH X
071-260-041	RR B6 1, LG/116	RR B6 1, LG/116 X
071-260-042	RR B6 1, LG/116 VOH	RR B6 1, LG/116 VOH X
071-260-044	RR B6 1, LG/116	RR B6 1, LG/116 X
071-260-045	RR B6 1, LG/116	RR B6 1, LG/116 X
071-260-046	RR B6 1, LG/116	RR B6 1, LG/116 X
071-260-047	RR B6 1, LG/116	RR B6 1, LG/116 X
071-260-048	RR B6 10, LG/116 SR VOH	RR B6 10, LG/116 SR VOH X
071-260-049	RR B6 10, LG/116 SR	RR B6 10, LG/116 SR X
071-260-050	RR B6 10, LG/116 SR	RR B6 10, LG/116 SR X
071-260-051	RR B6 10, LG/116 SR	RR B6 10, LG/116 SR X
071-260-052	RR B6 1, LG/116 VOH	RR B6 1, LG/116 VOH X
071-260-054	RR B6 1, LG/116 RC50/50	RR B6 1, LG/116 RC50/50 X
071-321-001	RR B6 1, F2 LG/116 VOH	RR B6 1, F2 LG/116 VOH X
071-321-002	RR B6 1, F2 LG/116 VOH	RR B6 1, F2 LG/116 VOH X
071-321-003	RR B6 1, F2 LG/116 VOH	RR B6 1, F2 LG/116 VOH X
071-321-004	RR B6 1, F2 LG/116 VOH	RR B6 1, F2 LG/116 VOH X
071-321-008	RR B6 1, F2 LG/116 RC50/25 VOH	RR B6 1, F2 LG/116 RC50/25 VOH X
071-321-011	RR B6 1, F2 LG/116 VOH	RR B6 1, F2 LG/116 VOH X
071-321-012	RR B6 1, LG/116 VOH	RR B6 1, LG/116 VOH X
071-321-015	RR B6 1, LG/116 VOH	RR B6 1, LG/116 VOH X
071-321-016	RR B6 1, LG/116 VOH	RR B6 1, LG/116 VOH X
071-321-017	RR B6 1, LG/116 VOH	RR B6 1, LG/116 VOH X
071-321-018	RR B6 1, LG/116 VOH	RR B6 1, LG/116 VOH X
071-321-019	RR B6 1, LG/116 VOH	RR B6 1, LG/116 VOH X
071-321-020	RR B6 1, LG/116 VOH	RR B6 1, LG/116 VOH X
071-321-021	RR B6 1, LG/116 VOH	RR B6 1, LG/116 VOH X

APN	Current Zoning	Proposed Zoning
071-321-022	RR B6 1, LG/116 VOH	RR B6 1, LG/116 VOH X
071-321-023	RR B6 1, LG/116 VOH	RR B6 1, LG/116 VOH X
071-321-024	RR B6 1, LG/116 VOH	RR B6 1, LG/116 VOH X
071-321-025	RR B6 1, LG/116 VOH	RR B6 1, LG/116 VOH X
071-321-026	RR B6 1, LG/116 VOH	RR B6 1, LG/116 VOH X
071-321-027	RR B6 1, LG/116 VOH	RR B6 1, LG/116 VOH X
071-321-028	RR B6 1, LG/116 VOH	RR B6 1, LG/116 VOH X
071-321-029	RR B6 1, F2 LG/116 VOH	RR B6 1, F2 LG/116 VOH X
071-321-030	RR B6 1, F2 LG/116 RC50/25 VOH	RR B6 1, F2 LG/116 RC50/25 VOH X
071-321-031	RR B6 1, LG/116 VOH	RR B6 1, LG/116 VOH X
071-321-032	RR B6 1, F2 LG/116 RC50/25 VOH	RR B6 1, F2 LG/116 RC50/25 VOH X
071-321-033	RR B6 1, LG/116 VOH	RR B6 1, LG/116 VOH X
071-321-034	RR B6 1, F2 LG/116 RC50/25 VOH	RR B6 1, F2 LG/116 RC50/25 VOH X
071-322-001	RR B6 1, LG/116 VOH	RR B6 1, LG/116 VOH X
071-322-002	RR B6 1, LG/116 VOH	RR B6 1, LG/116 VOH X
071-322-003	RR B6 1, LG/116 VOH	RR B6 1, LG/116 VOH X
071-322-004	RR B6 1, LG/116 VOH	RR B6 1, LG/116 VOH X
071-322-005	RR B6 1, LG/116 VOH	RR B6 1, LG/116 VOH X
071-322-006	RR B6 1, F2 LG/116 VOH	RR B6 1, F2 LG/116 VOH X
071-323-001	RR B6 1, F2 LG/116 RC50/25 VOH	RR B6 1, F2 LG/116 RC50/25 VOH X
071-323-002	RR B6 1, F2 LG/116 RC50/50 VOH	RR B6 1, F2 LG/116 RC50/50 VOH X
071-323-003	RR B6 1, F2 LG/116 RC50/50 VOH	RR B6 1, F2 LG/116 RC50/50 VOH X
071-323-004	RR B6 1, F2 LG/116 RC50/50 VOH	RR B6 1, F2 LG/116 RC50/50 VOH X
071-323-005	RR B6 1, F2 LG/116 RC50/50 VOH	RR B6 1, F2 LG/116 RC50/50 VOH X
071-323-006	RR B6 1, F2 LG/116 RC50/50 VOH	RR B6 1, F2 LG/116 RC50/50 VOH X
071-323-007	RR B6 1, F2 LG/116 RC50/50 VOH	RR B6 1, F2 LG/116 RC50/50 VOH X