

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 NORTHWOOD 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 5% Cap (X5) 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 in unincorporated Sonoma County 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, 15.3% of the parcels developed with single family homes in the Northwood 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 will result in a loss of housing stock
 - d. Evacuation routes are limited, and the relatively high concentration of Vacation Rentals may interfere with evacuation during emergencies
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 5% Cap (X5) Combining Zone to the Northwood 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
094-150-011	RR B6 1, F2 LG/116 LG/RRC SR VOH	RR B6 1, F2 LG/116 LG/RRC SR VOH X5
094-150-012	RR B6 1, F2 LG/116 LG/RRC SR VOH	RR B6 1, F2 LG/116 LG/RRC SR VOH X5
094-150-014	RR B6 1, F2 LG/116 LG/RRC SR VOH	RR B6 1, F2 LG/116 LG/RRC SR VOH X5
094-150-017	RR B6 1, F2 LG/116 LG/RRC SR VOH	RR B6 1, F2 LG/116 LG/RRC SR VOH X5
094-150-018	RR B6 1, F2 LG/116 LG/RRC SR VOH	RR B6 1, F2 LG/116 LG/RRC SR VOH X5
094-150-019	RR B6 1, F1 F2 LG/116 LG/RRC RC50/50 SR VOH	RR B6 1, F1 F2 LG/116 LG/RRC RC50/50 SR VOH X5
094-150-020	RR B6 1, F1 F2 LG/116 LG/RRC RC50/50 SR VOH	RR B6 1, F1 F2 LG/116 LG/RRC RC50/50 SR VOH X5
094-150-021	RR B6 1, F1 F2 LG/116 LG/RRC RC50/50 SR VOH	RR B6 1, F1 F2 LG/116 LG/RRC RC50/50 SR VOH X5
094-150-022	RR B6 1, F1 F2 LG/116 RC50/50 VOH	RR B6 1, F1 F2 LG/116 RC50/50 VOH X5
094-150-023	RR B6 1, F1 F2 LG/116 RC50/50 VOH	RR B6 1, F1 F2 LG/116 RC50/50 VOH X5
094-150-025	RR B6 1, F2 LG/116 RC200/100 VOH	RR B6 1, F2 LG/116 RC200/100 VOH X5
094-150-026	RR B6 1, F2 LG/116 RC200/100 VOH	RR B6 1, F2 LG/116 RC200/100 VOH X5
094-150-027	RR B6 1, F2 LG/116 LG/RRC SR VOH	RR B6 1, F2 LG/116 LG/RRC SR VOH X5
094-150-030	RR B6 1, F2 LG/116 LG/RRC SR VOH	RR B6 1, F2 LG/116 LG/RRC SR VOH X5
094-150-031	RR B6 1, F2 LG/116 LG/RRC SR VOH	RR B6 1, F2 LG/116 LG/RRC SR VOH X5
094-150-034	RR B6 1, F2 LG/116 LG/RRC SR VOH	RR B6 1, F2 LG/116 LG/RRC SR VOH X5
094-150-035	RR B6 1, F2 LG/116 LG/RRC SR VOH	RR B6 1, F2 LG/116 LG/RRC SR VOH X5
094-150-036	RR B6 1, F2 LG/116 LG/RRC SR VOH	RR B6 1, F2 LG/116 LG/RRC SR VOH X5
094-150-037	RR B6 1, F2 LG/116 LG/RRC SR VOH	RR B6 1, F2 LG/116 LG/RRC SR VOH X5
094-150-038	RR B6 1, F1 F2 LG/116 RC50/25 RC200/100 VOH	RR B6 1, F1 F2 LG/116 RC50/25 RC200/100 VOH X5
094-150-039	RR B6 1, F2 LG/116 LG/RRC SR VOH	RR B6 1, F2 LG/116 LG/RRC SR VOH X5
094-190-004	RR B6 1, F1 LG/116 RC200/100 VOH	RR B6 1, F1 LG/116 RC200/100 VOH X5
094-190-005	RR B6 1, F1 LG/116 RC200/100 VOH	RR B6 1, F1 LG/116 RC200/100 VOH X5
094-190-006	RR B6 1, F1 LG/116 RC200/100 VOH	RR B6 1, F1 LG/116 RC200/100 VOH X5
094-190-007	RR B6 1, F1 LG/116 RC200/100 VOH	RR B6 1, F1 LG/116 RC200/100 VOH X5
094-190-008	RR B6 1, F1 LG/116 RC200/100 VOH	RR B6 1, F1 LG/116 RC200/100 VOH X5
094-190-009	RR B6 1, F1 LG/116 RC200/100 VOH	RR B6 1, F1 LG/116 RC200/100 VOH X5
094-190-010	RR B6 1, F1 LG/116 RC200/100 VOH	RR B6 1, F1 LG/116 RC200/100 VOH X5
094-190-011	RR B6 1, F1 LG/116 RC200/100 VOH	RR B6 1, F1 LG/116 RC200/100 VOH X5
094-190-012	RR B6 1, F1 F2 LG/116 RC200/100 VOH	RR B6 1, F1 F2 LG/116 RC200/100 VOH X5
094-190-013	RR B6 1, F1 F2 LG/116 RC200/100 VOH	RR B6 1, F1 F2 LG/116 RC200/100 VOH X5
094-190-017	RR B6 1, F1 F2 LG/116 RC200/100 VOH	RR B6 1, F1 F2 LG/116 RC200/100 VOH X5
094-190-018	RR B6 1, F1 F2 LG/116 RC200/100 VOH	RR B6 1, F1 F2 LG/116 RC200/100 VOH X5
094-190-019	RR B6 1, F1 F2 LG/116 RC200/100 VOH	RR B6 1, F1 F2 LG/116 RC200/100 VOH X5
094-190-020	RR B6 1, F1 F2 LG/116 RC200/100 VOH	RR B6 1, F1 F2 LG/116 RC200/100 VOH X5

APN	Current Zoning	Proposed Zoning
094-190-021	RR B6 1, F1 F2 LG/116 RC200/100 VOH	RR B6 1, F1 F2 LG/116 RC200/100 VOH X5
094-190-022	RR B6 1, F1 F2 LG/116 RC200/100 VOH	RR B6 1, F1 F2 LG/116 RC200/100 VOH X5
094-190-024	RR B6 1, F2 LG/116 RC200/100 VOH	RR B6 1, F2 LG/116 RC200/100 VOH X5
094-190-025	RR B6 1, F2 LG/116 RC200/100 VOH	RR B6 1, F2 LG/116 RC200/100 VOH X5
094-190-026	RR B6 1, F2 LG/116 RC200/100 VOH	RR B6 1, F2 LG/116 RC200/100 VOH X5
094-190-027	RR B6 1, F2 LG/116 RC200/100 VOH	RR B6 1, F2 LG/116 RC200/100 VOH X5
094-190-028	RR B6 1, F2 LG/116 RC200/100 VOH	RR B6 1, F2 LG/116 RC200/100 VOH X5
094-190-029	RR B6 1, F2 LG/116 RC200/100 VOH	RR B6 1, F2 LG/116 RC200/100 VOH X5
094-190-030	RR B6 1, F2 LG/116 RC200/100 VOH	RR B6 1, F2 LG/116 RC200/100 VOH X5
094-190-031	RR B6 1, F2 LG/116 RC200/100 VOH	RR B6 1, F2 LG/116 RC200/100 VOH X5
094-190-032	RR B6 1, F2 LG/116 RC200/100 VOH	RR B6 1, F2 LG/116 RC200/100 VOH X5
094-190-033	RR B6 1, F2 LG/116 RC200/100 VOH	RR B6 1, F2 LG/116 RC200/100 VOH X5
094-190-034	RR B6 1, F2 LG/116 RC200/100 VOH	RR B6 1, F2 LG/116 RC200/100 VOH X5
094-190-035	RR B6 1, F1 F2 LG/116 RC200/100 VOH	RR B6 1, F1 F2 LG/116 RC200/100 VOH X5
094-190-036	RR B6 1, F1 F2 LG/116 RC200/100 VOH	RR B6 1, F1 F2 LG/116 RC200/100 VOH X5
094-190-039	RR B6 1, F2 LG/116 VOH	RR B6 1, F2 LG/116 VOH X5
094-190-040	RR B6 1, LG/116 VOH	RR B6 1, LG/116 VOH X5
094-190-041	RR B6 1, LG/116 VOH	RR B6 1, LG/116 VOH X5
094-190-044	RR B6 1, F1 LG/116 RC200/100 VOH	RR B6 1, F1 LG/116 RC200/100 VOH X5
094-190-045	RR B6 1, F1 LG/116 RC200/100 VOH	RR B6 1, F1 LG/116 RC200/100 VOH X5
094-190-046	RR B6 1, F1 F2 LG/116 RC200/100 VOH	RR B6 1, F1 F2 LG/116 RC200/100 VOH X5
094-190-047	RR B6 1, F1 LG/116 RC200/100 VOH	RR B6 1, F1 LG/116 RC200/100 VOH X5
094-190-048	RR B6 1, F1 LG/116 RC200/100 VOH	RR B6 1, F1 LG/116 RC200/100 VOH X5
094-190-049	RR B6 1, F1 F2 LG/116 RC200/100 VOH	RR B6 1, F1 F2 LG/116 RC200/100 VOH X5
094-200-003	RR B6 1, F1 F2 LG/116 LG/RRC RC200/100 SR VOH	RR B6 1, F1 F2 LG/116 LG/RRC RC200/100 SR VOH X5
094-200-004	RR B6 1, F1 F2 LG/116 LG/RRC RC200/100 SR VOH	RR B6 1, F1 F2 LG/116 LG/RRC RC200/100 SR VOH X5
094-200-005	RR B6 1, F1 F2 LG/116 LG/RRC RC200/100 VOH	RR B6 1, F1 F2 LG/116 LG/RRC RC200/100 VOH X5
094-200-006	RR B6 1, F1 LG/116 RC200/100 VOH	RR B6 1, F1 LG/116 RC200/100 VOH X5
094-200-007	RR B6 1, F1 LG/116 RC200/100 VOH	RR B6 1, F1 LG/116 RC200/100 VOH X5
094-200-008	RR B6 1, F1 LG/116 RC200/100 VOH	RR B6 1, F1 LG/116 RC200/100 VOH X5
094-200-009	RR B6 1, F1 LG/116 RC200/100 VOH	RR B6 1, F1 LG/116 RC200/100 VOH X5
094-200-010	RR B6 1, F1 LG/116 RC200/100 VOH	RR B6 1, F1 LG/116 RC200/100 VOH X5
094-200-011	RR B6 1, F1 F2 LG/116 RC200/100 VOH	RR B6 1, F1 F2 LG/116 RC200/100 VOH X5
094-200-014	RR B6 1, F1 LG/116 RC200/100 VOH	RR B6 1, F1 LG/116 RC200/100 VOH X5
094-200-015	RR B6 1, F1 LG/116 RC200/100 VOH	RR B6 1, F1 LG/116 RC200/100 VOH X5

APN	Current Zoning	Proposed Zoning
094-200-016	RR B6 1, F1 LG/116 RC200/100 VOH	RR B6 1, F1 LG/116 RC200/100 VOH X5
094-200-017	RR B6 1, F1 LG/116 RC200/100 VOH	RR B6 1, F1 LG/116 RC200/100 VOH X5
094-200-018	RR B6 1, F1 LG/116 RC200/100 VOH	RR B6 1, F1 LG/116 RC200/100 VOH X5
094-200-019	RR B6 1, F1 LG/116 RC200/100 VOH	RR B6 1, F1 LG/116 RC200/100 VOH X5
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094-200-022	RR B6 1, F1 F2 LG/116 RC200/100 VOH	RR B6 1, F1 F2 LG/116 RC200/100 VOH X5
094-200-024	RR B6 1, F2 LG/116 VOH	RR B6 1, F2 LG/116 VOH X5
094-200-025	RR B6 1, F2 LG/116 VOH	RR B6 1, F2 LG/116 VOH X5
094-200-026	RR B6 1, F2 LG/116 VOH	RR B6 1, F2 LG/116 VOH X5
094-200-027	RR B6 1, F2 LG/116 VOH	RR B6 1, F2 LG/116 VOH X5
094-200-028	RR B6 1, F2 LG/116 VOH	RR B6 1, F2 LG/116 VOH X5
094-200-029	RR B6 1, F2 LG/116 VOH	RR B6 1, F2 LG/116 VOH X5
094-200-030	RR B6 1, F2 LG/116 VOH	RR B6 1, F2 LG/116 VOH X5
094-200-031	RR B6 1, F2 LG/116 LG/RRC VOH	RR B6 1, F2 LG/116 LG/RRC VOH X5
094-200-032	RR B6 1, F2 LG/116 LG/RRC SR VOH	RR B6 1, F2 LG/116 LG/RRC SR VOH X5
094-200-033	RR B6 1, F2 LG/116 LG/RRC SR VOH	RR B6 1, F2 LG/116 LG/RRC SR VOH X5
094-200-034	RR B6 1, F2 LG/116 LG/RRC SR VOH	RR B6 1, F2 LG/116 LG/RRC SR VOH X5
094-200-036	RR B6 1, F1 F2 LG/116 RC200/100 VOH	RR B6 1, F1 F2 LG/116 RC200/100 VOH X5
094-250-003	RR B6 1, F2 LG/116 VOH	RR B6 1, F2 LG/116 VOH X5
094-250-004	RR B6 1, F2 LG/116 VOH	RR B6 1, F2 LG/116 VOH X5
094-250-005	RR B6 1, F2 LG/116 RC200/100 VOH	RR B6 1, F2 LG/116 RC200/100 VOH X5
094-250-006	RR B6 1, F2 LG/116 RC200/100 VOH	RR B6 1, F2 LG/116 RC200/100 VOH X5
094-250-007	RR B6 1, F2 LG/116 RC200/100 VOH	RR B6 1, F2 LG/116 RC200/100 VOH X5
094-250-008	RR B6 1, F2 LG/116 RC200/100 VOH	RR B6 1, F2 LG/116 RC200/100 VOH X5
094-250-009	RR B6 1, F1 F2 LG/116 RC200/100 VOH	RR B6 1, F1 F2 LG/116 RC200/100 VOH X5
094-250-010	RR B6 1, F1 F2 LG/116 RC200/100 VOH	RR B6 1, F1 F2 LG/116 RC200/100 VOH X5
094-250-011	RR B6 1, F1 F2 LG/116 RC200/100 VOH	RR B6 1, F1 F2 LG/116 RC200/100 VOH X5
094-250-012	RR B6 1, F1 F2 LG/116 RC200/100 VOH	RR B6 1, F1 F2 LG/116 RC200/100 VOH X5
094-250-013	RR B6 1, F1 F2 LG/116 RC200/100 VOH	RR B6 1, F1 F2 LG/116 RC200/100 VOH X5
094-250-014	RR B6 1, F1 F2 LG/116 RC200/100 VOH	RR B6 1, F1 F2 LG/116 RC200/100 VOH X5
094-250-015	RR B6 1, F1 F2 LG/116 RC200/100 VOH	RR B6 1, F1 F2 LG/116 RC200/100 VOH X5
094-250-024	RR B6 1, F2 LG/116 RC200/100 VOH	RR B6 1, F2 LG/116 RC200/100 VOH X5
094-250-025	RR B6 1, F2 LG/116 RC200/100 VOH	RR B6 1, F2 LG/116 RC200/100 VOH X5
094-250-026	RR B6 1, F2 LG/116 RC200/100 VOH	RR B6 1, F2 LG/116 RC200/100 VOH X5

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094-260-015	RR B6 1, F2 LG/116 RC200/100 VOH	RR B6 1, F2 LG/116 RC200/100 VOH X5
094-260-016	RR B6 1, F2 LG/116 VOH	RR B6 1, F2 LG/116 VOH X5
094-260-017	RR B6 1, F2 LG/116 VOH	RR B6 1, F2 LG/116 VOH X5
094-260-018	RR B6 1, F2 LG/116 VOH	RR B6 1, F2 LG/116 VOH X5
094-260-019	RR B6 1, F2 LG/116 VOH	RR B6 1, F2 LG/116 VOH X5
094-260-020	RR B6 1, F2 LG/116 VOH	RR B6 1, F2 LG/116 VOH X5
094-260-021	RR B6 1, F2 LG/116 RC200/100 VOH	RR B6 1, F2 LG/116 RC200/100 VOH X5
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094-260-025	RR B6 1, F2 LG/116 RC200/100 VOH	RR B6 1, F2 LG/116 RC200/100 VOH X5
094-260-026	RR B6 1, F2 LG/116 RC200/100 VOH	RR B6 1, F2 LG/116 RC200/100 VOH X5
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094-260-029	RR B6 1, F2 LG/116 RC200/100 VOH	RR B6 1, F2 LG/116 RC200/100 VOH X5
094-260-030	RR B6 1, F2 LG/116 RC200/100 VOH	RR B6 1, F2 LG/116 RC200/100 VOH X5
094-260-033	RR B6 1, F1 F2 LG/116 RC200/100 VOH	RR B6 1, F1 F2 LG/116 RC200/100 VOH X5
094-260-034	RR B6 1, F1 F2 LG/116 RC200/100 VOH	RR B6 1, F1 F2 LG/116 RC200/100 VOH X5
094-260-038	RR B6 1, F1 F2 LG/116 RC200/100 VOH	RR B6 1, F1 F2 LG/116 RC200/100 VOH X5
094-260-039	RR B6 1, F1 F2 LG/116 RC200/100 VOH	RR B6 1, F1 F2 LG/116 RC200/100 VOH X5
094-260-040	RR B6 1, F1 F2 LG/116 RC200/100 VOH	RR B6 1, F1 F2 LG/116 RC200/100 VOH X5
094-260-043	RR B6 1, F2 LG/116 RC200/100 VOH	RR B6 1, F2 LG/116 RC200/100 VOH X5
094-260-044	RR B6 1, F1 F2 LG/116 RC200/100 VOH	RR B6 1, F1 F2 LG/116 RC200/100 VOH X5
094-260-045	RR B6 1, F1 F2 LG/116 RC200/100 VOH	RR B6 1, F1 F2 LG/116 RC200/100 VOH X5
094-260-046	RR B6 1, F1 F2 LG/116 RC200/100 VOH	RR B6 1, F1 F2 LG/116 RC200/100 VOH X5