

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 NORTON 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 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, 14.4% of the parcels developed with single family homes in the Norton 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 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 Norton 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
089-011-040	AR B6 5, RC50/25 VOH	AR B6 5, RC50/25 VOH X5
089-050-020	AR B6 5, RC50/25 VOH	AR B6 5, RC50/25 VOH X5
089-050-021	AR B6 5, RC50/25	AR B6 5, RC50/25 X5
089-061-001	AR B6 5, VOH	AR B6 5, VOH X5
089-061-006	AR B6 5, VOH	AR B6 5, VOH X5
089-061-012	AR B6 5, RC50/25 VOH	AR B6 5, RC50/25 VOH X5
089-061-014	AR B6 5, RC50/25 VOH	AR B6 5, RC50/25 VOH X5
089-061-015	AR B6 5, RC50/25 VOH	AR B6 5, RC50/25 VOH X5
089-061-016	AR B6 5, RC50/25 VOH	AR B6 5, RC50/25 VOH X5
089-061-017	AR B6 5, RC50/50	AR B6 5, RC50/50 X5
089-061-019	AR B6 5, NONE	AR B6 5, X5
089-061-022	AR B6 5, RC50/50	AR B6 5, RC50/50 X5
089-061-024	AR B6 5, RC50/50	AR B6 5, RC50/50 X5
089-061-025	AR B6 5, RC50/50	AR B6 5, RC50/50 X5
089-061-026	AR B6 5, NONE	AR B6 5, X5
089-061-030	AR B6 5, NONE	AR B6 5, X5
089-061-032	AR B6 5, VOH	AR B6 5, VOH X5
089-061-034	AR B6 5, VOH	AR B6 5, VOH X5
089-061-038	AR B6 5, VOH	AR B6 5, VOH X5
089-061-039	AR B6 5, NONE	AR B6 5, X5
089-061-042	AR B6 5, SR VOH	AR B6 5, SR VOH X5
089-061-043	AR B6 5, NONE	AR B6 5, X5
089-061-046	AR B6 5, VOH	AR B6 5, VOH X5
089-061-047	AR B6 5, VOH	AR B6 5, VOH X5
089-061-050	AR B6 5, SR VOH	AR B6 5, SR VOH X5
089-061-052	AR B6 5, SR VOH	AR B6 5, SR VOH X5
089-061-055	AR B6 5, SR VOH	AR B6 5, SR VOH X5
089-061-056	AR B6 5, VOH	AR B6 5, VOH X5
089-061-057	AR B6 5, RC50/25 VOH	AR B6 5, RC50/25 VOH X5
089-061-058	AR B6 5, RC50/25 VOH	AR B6 5, RC50/25 VOH X5
089-061-059	AR B6 5, RC50/25 SR VOH	AR B6 5, RC50/25 SR VOH X5
089-061-060	AR B6 5, RC50/25 SR VOH	AR B6 5, RC50/25 SR VOH X5
089-061-062	AR B6 5, NONE	AR B6 5, X5
089-061-063	AR B6 5, NONE	AR B6 5, X5
089-061-064	AR B6 5, VOH	AR B6 5, VOH X5
089-061-065	AR B6 5, VOH	AR B6 5, VOH X5
089-061-066	AR B6 5, VOH	AR B6 5, VOH X5
089-061-067	AR B6 5, NONE	AR B6 5, X5
089-061-070	AR B6 5, VOH	AR B6 5, VOH X5
089-061-073	AR B6 5, RC50/25 SR VOH	AR B6 5, RC50/25 SR VOH X5
089-061-074	AR B6 5, RC50/25	AR B6 5, RC50/25 X5
089-061-075	AR B6 5, NONE	AR B6 5, X5
089-061-076	AR B6 5, NONE	AR B6 5, X5
089-061-077	AR B6 5, VOH	AR B6 5, VOH X5
089-061-078	AR B6 5, NONE	AR B6 5, X5
089-062-008	AR B6 5, SR VOH	AR B6 5, SR VOH X5
089-062-009	AR B6 5, SR VOH	AR B6 5, SR VOH X5

APN	Current Zoning	Proposed Zoning
089-062-012	AR B6 5, SR VOH	AR B6 5, SR VOH X5
089-062-013	AR B6 5, SR VOH	AR B6 5, SR VOH X5
089-062-014	AR B6 5, RC50/25 SR VOH	AR B6 5, RC50/25 SR VOH X5
089-062-015	AR B6 5, SR VOH	AR B6 5, SR VOH X5
089-062-016	AR B6 5, RC50/25 SR VOH	AR B6 5, RC50/25 SR VOH X5
089-062-017	AR B6 5, RC50/25 SR VOH	AR B6 5, RC50/25 SR VOH X5
089-062-018	AR B6 5, RC50/25 SR VOH	AR B6 5, RC50/25 SR VOH X5
089-071-036	AR B6 5, SR VOH	AR B6 5, SR VOH X5
089-071-037	RR B6 5, SR VOH	RR B6 5, SR VOH X5
089-071-038	RR B6 5, NONE	RR B6 5, X5
089-071-039	AR B6 5, SR VOH	AR B6 5, SR VOH X5
089-071-040	AR B6 5, VOH	AR B6 5, VOH X5
089-071-041	AR B6 5, VOH	AR B6 5, VOH X5
089-071-042	RR B6 5, NONE	RR B6 5, X5
089-071-043	RR B6 5, VOH	RR B6 5, VOH X5
089-071-044	RR B6 5, NONE	RR B6 5, X5
089-071-045	RR B6 5, NONE	RR B6 5, X5
089-071-046	AR B7, NONE	AR B7, X5
089-071-047	AR B6 5, SR VOH	AR B6 5, SR VOH X5
089-071-048	AR B6 5, SR	AR B6 5, SR X5
089-071-049	AR B6 5, SR	AR B6 5, SR X5
089-071-050	AR B7, NONE	AR B7, X5
089-071-051	AR B7, NONE	AR B7, X5
089-071-052	AR B7, NONE	AR B7, X5
089-090-036	AR B6 5, RC50/25 SR VOH	AR B6 5, RC50/25 SR VOH X5
089-090-042	AR B6 5, SR VOH	AR B6 5, SR VOH X5
089-090-043	AR B6 5, RC50/25 SR VOH	AR B6 5, RC50/25 SR VOH X5
089-090-044	AR B6 5, RC50/25 SR VOH	AR B6 5, RC50/25 SR VOH X5
089-090-045	AR B6 5, RC50/25 SR VOH	AR B6 5, RC50/25 SR VOH X5
089-090-047	AR B6 5, RC50/25 SR VOH	AR B6 5, RC50/25 SR VOH X5
089-090-048	AR B6 5, RC50/25 SR VOH	AR B6 5, RC50/25 SR VOH X5
089-090-049	AR B6 5, RC50/25 SR VOH	AR B6 5, RC50/25 SR VOH X5