

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 PALMER AVENUE – HARRINGTON DRIVE 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, 17.5% of the parcels developed with single family homes in the Palmer Avenue – Harrington Drive 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 area of Palmer Avenue – Harrington Drive is adjacent to the City of Sonoma, which prohibits Vacation Rentals, resulting in an increased demand to convert single-family home into Vacation Rentals in parcels that are close to the City boundary
 - e. Applying a Vacation Rental Exclusion Vacation Rental Exclusion (X) Combining Zone to the parcels shown in Exhibit A will protect residential character of the Palmer Avenue – Harrington Drive by preventing establishment of new Vacation Rentals
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 Palmer Avenue – Harrington Drive 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
128-161-002	RR B6 3, VOH	RR B6 3, VOH X
128-161-003	RR B6 3, VOH	RR B6 3, VOH X
128-161-007	RR B6 3, VOH	RR B6 3, VOH X
128-161-008	RR B6 3, VOH	RR B6 3, VOH X
128-161-009	RR B6 3, VOH	RR B6 3, VOH X
128-161-010	RR B6 3, VOH	RR B6 3, VOH X
128-161-013	RR B6 3, VOH	RR B6 3, VOH X
128-161-014	RR B6 3, VOH	RR B6 3, VOH X
128-161-020	RR B6 3, VOH	RR B6 3, VOH X
128-161-021	RR B6 3, VOH	RR B6 3, VOH X
128-161-023	RR B6 3, VOH	RR B6 3, VOH X
128-161-024	RR B6 3, VOH	RR B6 3, VOH X
128-161-025	RR B6 3, VOH	RR B6 3, VOH X
128-161-026	RR B6 3, VOH	RR B6 3, VOH X
128-161-027	RR B6 3, VOH	RR B6 3, VOH X
128-161-029	RR B6 3, VOH	RR B6 3, VOH X
128-161-030	RR B6 3, VOH	RR B6 3, VOH X
128-161-031	RR B6 3, VOH	RR B6 3, VOH X
128-161-032	RR B6 3, VOH	RR B6 3, VOH X
128-161-033	RR B6 3, VOH	RR B6 3, VOH X
128-161-034	RR B6 3, VOH	RR B6 3, VOH X
128-161-035	RR B6 3, VOH	RR B6 3, VOH X
128-161-036	RR B6 3, VOH	RR B6 3, VOH X
128-161-037	RR B6 3, VOH	RR B6 3, VOH X
128-161-038	RR B6 3, VOH	RR B6 3, VOH X
128-161-039	RR B6 3, VOH	RR B6 3, VOH X
128-161-041	RR B6 3, VOH	RR B6 3, VOH X
128-161-042	RR B6 3, VOH	RR B6 3, VOH X
128-161-043	RR B6 3, VOH	RR B6 3, VOH X
128-161-045	RR B6 2, VOH	RR B6 2, VOH X
128-161-046	RR B6 2, VOH	RR B6 2, VOH X
128-161-047	RR B6 3, VOH	RR B6 3, VOH X
128-162-001	RR B6 3, F2 VOH	RR B6 3, F2 VOH X
128-162-002	RR B6 3, F1 F2 VOH	RR B6 3, F1 F2 VOH X
128-162-013	RR B6 3, VOH	RR B6 3, VOH X
128-162-016	RR B6 3, VOH	RR B6 3, VOH X
128-162-020	RR B6 3, F2 VOH	RR B6 3, F2 VOH X
128-162-021	RR B6 3, F1 F2 VOH	RR B6 3, F1 F2 VOH X
128-162-022	RR B6 3, VOH	RR B6 3, VOH X
128-162-023	RR B6 3, VOH	RR B6 3, VOH X
128-162-024	RR B6 3, VOH	RR B6 3, VOH X
128-162-027	RR B6 3, VOH	RR B6 3, VOH X
128-162-028	RR B6 3, VOH	RR B6 3, VOH X
128-162-029	RR B6 3, VOH	RR B6 3, VOH X
128-162-030	RR B6 3, VOH	RR B6 3, VOH X
128-162-031	RR B6 3, VOH	RR B6 3, VOH X
128-162-032	RR B6 3, VOH	RR B6 3, VOH X

APN	Current Zoning	Proposed Zoning
128-311-003	AR B6 3, RC100/25 VOH	AR B6 3, RC100/25 VOH X
128-311-008	RR B6 3, VOH	RR B6 3, VOH X
128-311-010	AR B6 3, RC100/25 VOH	AR B6 3, RC100/25 VOH X
128-311-011	RR B6 3, RC100/25 VOH	RR B6 3, RC100/25 VOH X
128-311-013	RR B6 3, RC100/25 VOH	RR B6 3, RC100/25 VOH X
128-311-014	RR B6 3, SR VOH	RR B6 3, SR VOH X
128-311-015	RR B6 3, SR VOH	RR B6 3, SR VOH X
128-311-016	RR B6 3, SR VOH	RR B6 3, SR VOH X
128-311-017	RR B6 3, SR VOH	RR B6 3, SR VOH X
128-311-020	AR B6 3, RR B6 3, RC100/25 SR VOH	AR B6 3, RR B6 3, RC100/25 SR VOH X
128-311-022	RR B6 3, RC100/25 VOH	RR B6 3, RC100/25 VOH X
128-311-023	RR B6 3, RC100/25 VOH	RR B6 3, RC100/25 VOH X
128-311-028	RR B6 3, RC100/25 VOH	RR B6 3, RC100/25 VOH X
128-311-029	AR B6 3, RC100/25 VOH	AR B6 3, RC100/25 VOH X
128-311-030	AR B6 3, RC100/25 VOH	AR B6 3, RC100/25 VOH X
128-311-033	RR B6 3, RC100/25 VOH	RR B6 3, RC100/25 VOH X
128-311-034	RR B6 3, VOH	RR B6 3, VOH X
128-311-035	AR B6 3, VOH	AR B6 3, VOH X
128-311-036	AR B6 3, VOH	AR B6 3, VOH X
128-311-041	AR B6 3, RC100/25 VOH	AR B6 3, RC100/25 VOH X
128-311-043	RR B6 3, VOH	RR B6 3, VOH X
128-311-044	RR B6 3, VOH	RR B6 3, VOH X
128-311-048	RR B6 3, VOH	RR B6 3, VOH X
128-311-049	AR B6 3, VOH	AR B6 3, VOH X
128-311-050	AR B6 3, VOH	AR B6 3, VOH X
128-311-052	RR B6 3, RC100/25 VOH	RR B6 3, RC100/25 VOH X
128-311-053	RR B6 3, RC100/25 VOH	RR B6 3, RC100/25 VOH X
128-311-056	RR B6 3, RC100/25 VOH	RR B6 3, RC100/25 VOH X
128-311-057	RR B6 3, RC100/25 VOH	RR B6 3, RC100/25 VOH X
128-311-059	RR B6 3, RC100/25 VOH	RR B6 3, RC100/25 VOH X
128-311-062	RR B6 3, VOH	RR B6 3, VOH X
128-311-063	RR B6 3, VOH	RR B6 3, VOH X
128-311-065	RR B6 3, VOH	RR B6 3, VOH X
128-311-068	RR B6 3, VOH	RR B6 3, VOH X
128-311-069	RR B6 3, VOH	RR B6 3, VOH X
128-311-070	RR B6 3, VOH	RR B6 3, VOH X
128-311-072	AR B6 3, RC100/25 VOH	AR B6 3, RC100/25 VOH X
128-311-073	AR B6 3, RC100/25 VOH	AR B6 3, RC100/25 VOH X
128-311-075	AR B6 3, VOH	AR B6 3, VOH X
128-311-077	RR B6 3, RC100/25 SR VOH	RR B6 3, RC100/25 SR VOH X
128-311-078	AR B6 3, RR B6 3, RC100/25 VOH	AR B6 3, RR B6 3, RC100/25 VOH X
128-311-079	AR B6 3, RC100/25 VOH	AR B6 3, RC100/25 VOH X
128-311-080	AR B6 3, RC100/25 VOH	AR B6 3, RC100/25 VOH X
128-311-081	AR B6 3, VOH	AR B6 3, VOH X
128-311-082	AR B6 3, RC100/25 VOH	AR B6 3, RC100/25 VOH X