

Planning Commission

March 16, 2023

ZCE23-0001

Countywide Vacation Rental Exclusion and Cap
Combining District Rezoning

Gary Helfrich, Project Planner



Vacation Rental Background

- Vacation Rental is whole house rental for 30 or fewer days
- Existing Permits can remain until property is sold
- Rezoning directed by 1st, 4th, and 5th District offices in response to stakeholder input
- Current rezone focused on areas where concentration is significantly higher than the countywide average
- R1 Zoning – Guerneville, Rio Nido, and Vacation Beach not included – Future RA Combining District

Article 79. –

X Vacation Rental Exclusion and Cap Combining District

Criteria for Exclusion or Cap:

- ❑ **Inadequate road access or off-street parking**
- ❑ **Prevalence of vacation rentals** detrimental to residential character of neighborhoods
- ❑ **Housing stock** needs protection from conversion to visitor-serving uses
- ❑ **Significant fire hazard** due to topography, access or vegetation
- ❑ **Residential character to be preserved** or preferred
- ❑ **Other areas** where Board determines **public interest** requires prohibition of establishment and operation of vacation rentals

Article 79. –

X Vacation Rental Exclusion and Cap Combining District

- Exclusion prohibits new Vacation Rental
 - Effectiveness is not size dependent
 - Can limit expansion in surrounding area
- Caps
 - 5% = 1 per every 20 parcels with SFD
 - 10% = 1 per every 10 parcels with SFD
- Best for between 150 – 400 parcels

Vacation Rental Exclusion Zone Background

□ Prior Board Actions

11/09/2010	The Board of Supervisors adopted the Vacation Rental Ordinance (ORD 5908)
03/15/2016	The Board of Supervisors adopted Article 79 Vacation Rental Exclusion (“X”) Combining Zone Ordinance (ORD 6145)
12/15/2020	The Board of Supervisors adopted the Interim Urgency Temporary Cap Ordinance establishing Vacation Rentals caps in the lower Russian River (ORD 6332)
05/08/2018	The Board of Supervisors approved including 64 parcels in Glen Ellen to the X Combining Zone (ORD 6221)
08/02/2022	The Board of Supervisors adopted a Vacation Rental Ordinance update (ORD 6386)
NOTE	The Board established a moratorium on new vacation rental permits on May 10, 2022, and extended the moratorium until May 9, 2023.

1st District Rezoning

Area	Recommendation	Total Parcels	Parcels with SFD	Vacation Rental Permits	Concentration	Acres
First District Recommendations						
Falcon Lane – Theodor Lane	Exclusion	39	34	14	41.2%	13
Gates Road	Exclusion	60	37	5	13.5%	592
Glen Ellen	Exclusion	22	8	3	37.5%	8
Hughes Chicken Colony	Exclusion	71	54	9	16.7%	162
Kenwood	Exclusion	52	40	7	17.5%	51
Palmer Ave Harrington Dr	Exclusion	92	86	17	19.8%	102
Waldrue Heights	Exclusion	39	17	2	11.8%	27
Countywide	N/A	70,108	41,063	1,847	4.5%	N/A

E: Falcon / Theodor – Exclusion




- 39 Parcels: Average Size 0.3 Acres
- 34 Parcels with SFD, 14 VR Permits
- Vacation Rental Concentration 41.2%
- Recommended Rezone = 39 Parcels
- Zoning
 - LC: 3 Parcels
 - RR 2: 36 Parcels



0 125 250 Feet
1 inch = 250 feet

Map is a representation of zoning as contained in the Sonoma County Official Zoning Database & progressive amendments hereto as of March 10, 2023.

Base Map Data

-  Proposed X - Vacation Rental Exclusion Combining District
-  Parcel Proposed for Rezoning
-  Parcel

 State Highway

*X Vacation Rental Exclusion
Combining District, Theodor Ln*

County of Sonoma

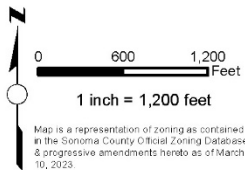
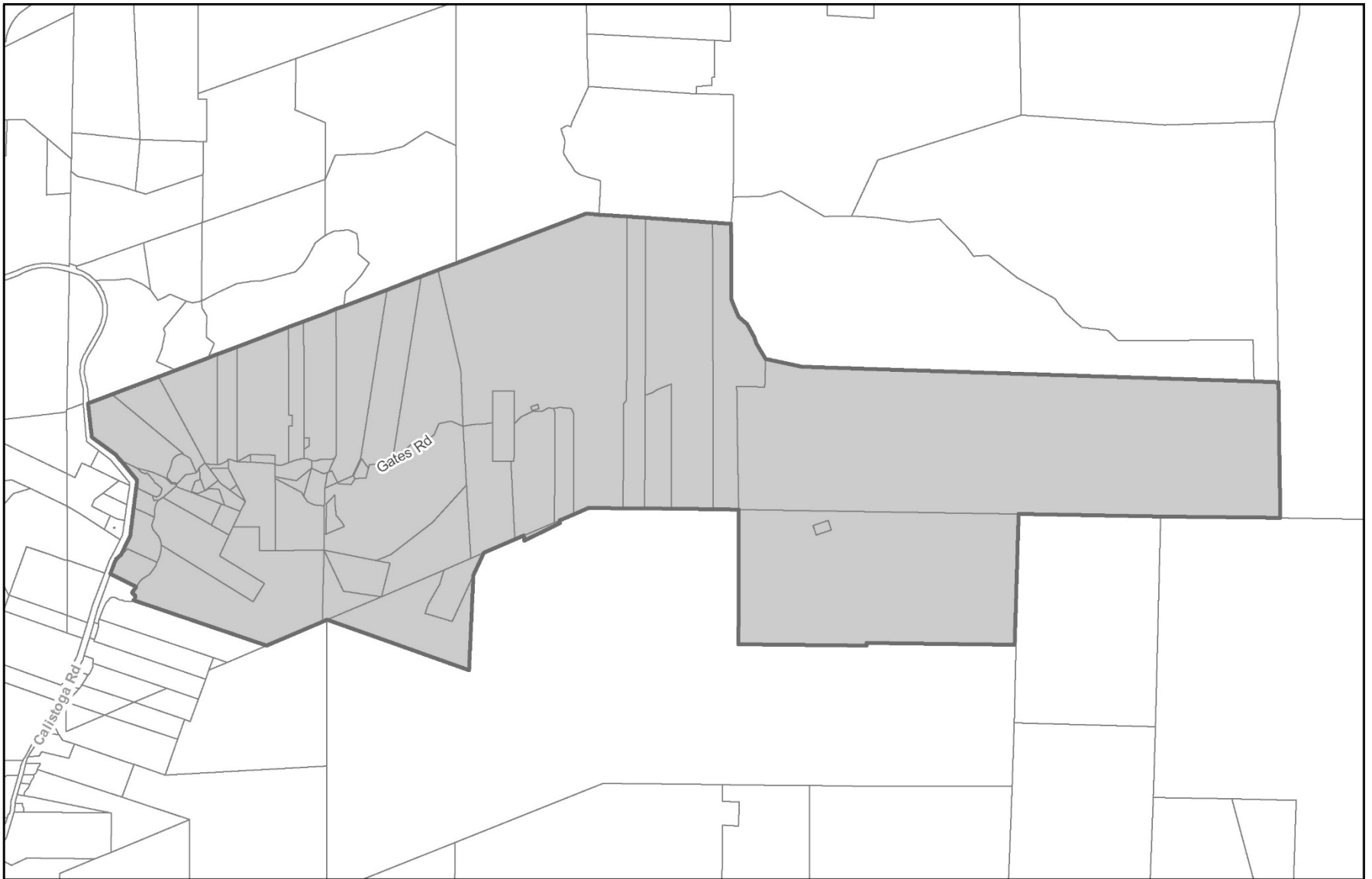
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G: Gates Road – Exclusion

- 60 Parcels: Average Size 9.9 Acres
- 37 Parcels with SFD, 5 VR Permits
- Vacation Rental Concentration 13.5%
- Recommended Rezone = 60 Parcels
- Zoning
 - ▣ RR 10: 45 Parcels
 - ▣ RRD 100: 15 Parcels



Base Map Data

-  Proposed X - Vacation Rental Exclusion Combining District
-  Parcel Proposed for Rezoning
-  Parcel

*X Vacation Rental Exclusion
Combining District, Gates Rd*

County of Sonoma

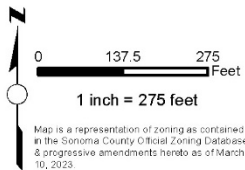
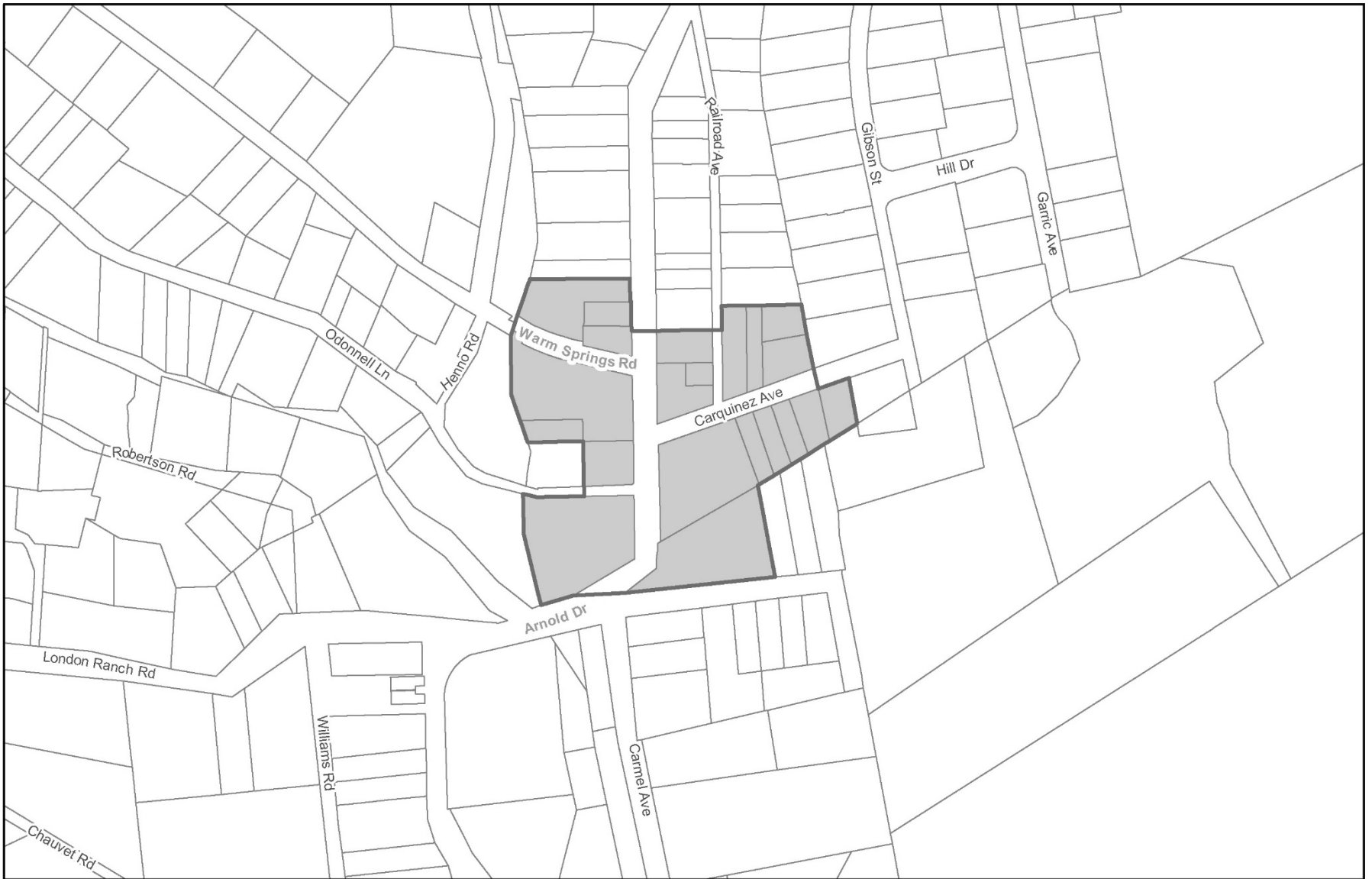
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H: Glen Ellen – Exclusion

- 22 Parcels: Average Size 0.4 Acres
- 8 Parcels with SFD, 3 VR Permits
- Vacation Rental Concentration 37.5%
- Recommended Rezone = 22 Parcels
- Zoning
 - ▣ LC 10: 22 Parcels



Base Map Data

-  Proposed X - Vacation Rental Exclusion Combining District
-  Parcel Proposed for Rezoning
-  Parcel

*X Vacation Rental Exclusion
Combining District, Glen Ellen*

County of Sonoma

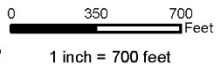
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K: Hughes Chicken Colony – Exclusion

- 71 Parcels: Average Size 2.3 Acres
- 54 Parcels with SFD, 9 VR Permits
- Vacation Rental Concentration 16.7%
- Recommended Rezone = 71 Parcels
- Zoning
 - ▣ AR 3: 71 Parcels



Map is a representation of zoning as contained in the Sonoma County Official Zoning Database & progressive amendments hereto as of March 10, 2023.

Base Map Data

-  Proposed X - Vacation Rental Exclusion Combining District
-  Parcel Proposed for Rezoning
-  Parcel

 State Highway

*X Vacation Rental Exclusion
Combining District, Hughes Chicken Colony*

County of Sonoma

Permit and Resource Management Department

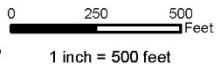
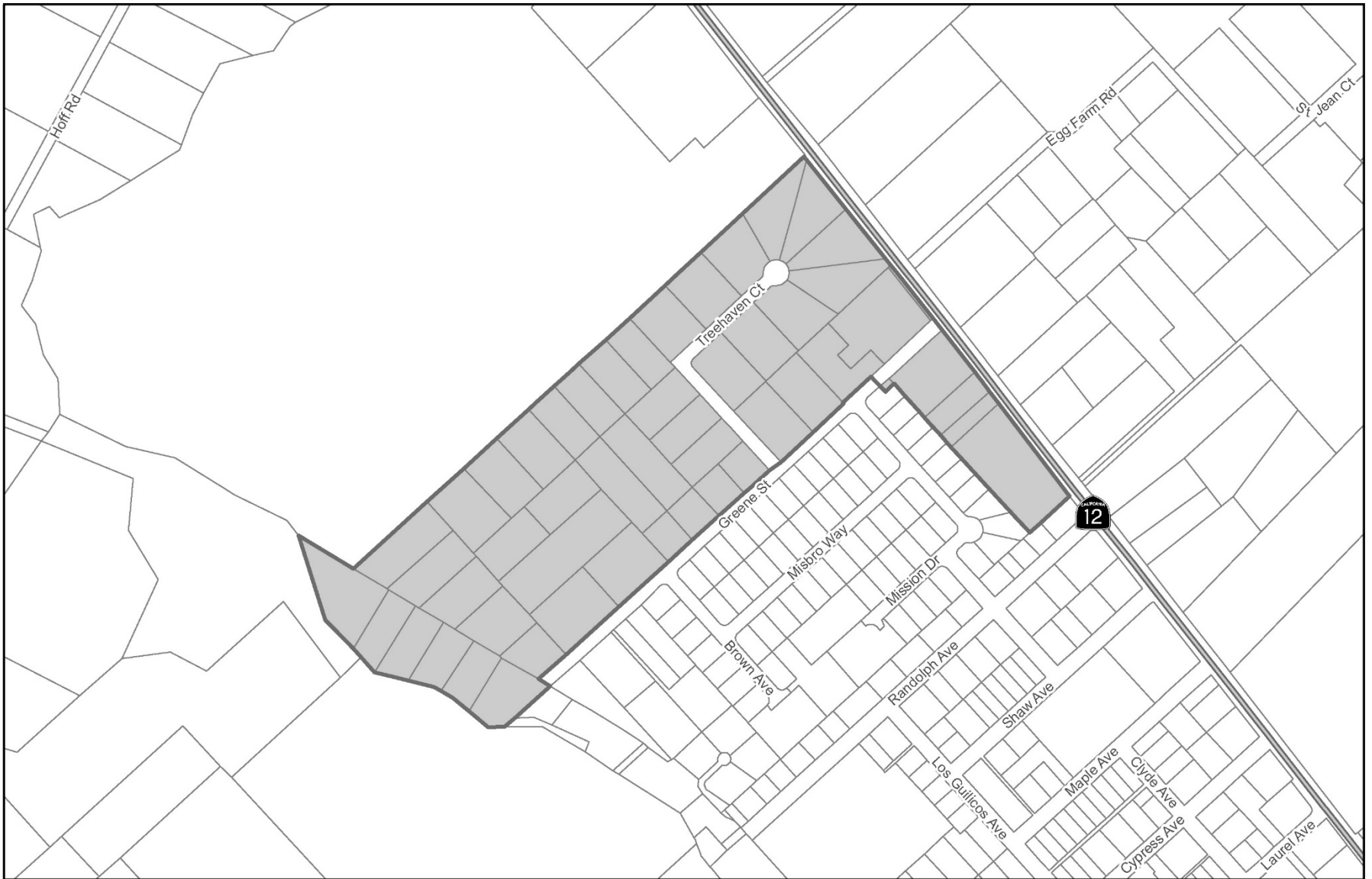
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L: Kenwood - Exclusion




- 52 Parcels: Average Size 1.0 Acres
- 40* Parcels with SFD, 7 VR Permits
- Vacation Rental Concentration 17.5%
- Recommended Rezone = 52 Parcels
- Zoning
 - ▣ AR 1: 1 Parcel
 - ▣ LC: 5 Parcels
 - ▣ RR 1: 46 Parcels

*Not all Nuns Fire rebuilds are reflected in Assessor data.



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Base Map Data

-  Proposed X - Vacation Rental Exclusion Combining District
-  Parcel Proposed for Rezoning
-  Parcel

 State Highway

*X Vacation Rental Exclusion
Combining District, Kenwood*

County of Sonoma

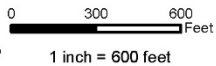
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Q: Palmer / Harrington - Exclusion

- 92 Parcels: Average Size 2.9 Acres
- 65 Parcels with SFD, 10 VR Permits
- Vacation Rental Concentration 14.4%
- Recommended Rezone = 92 Parcels
- Zoning
 - ▣ AR 3: 10 Parcels
 - ▣ RR 3: 82 Parcels



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Base Map Data

-  Proposed X - Vacation Rental Exclusion Combining District
-  Parcel Proposed for Rezoning
-  Parcel

-  City Limit
-  State Highway

X Vacation Rental Exclusion Combining District, Palmer Ave/Harrington Dr

County of Sonoma

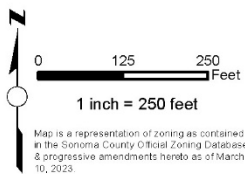
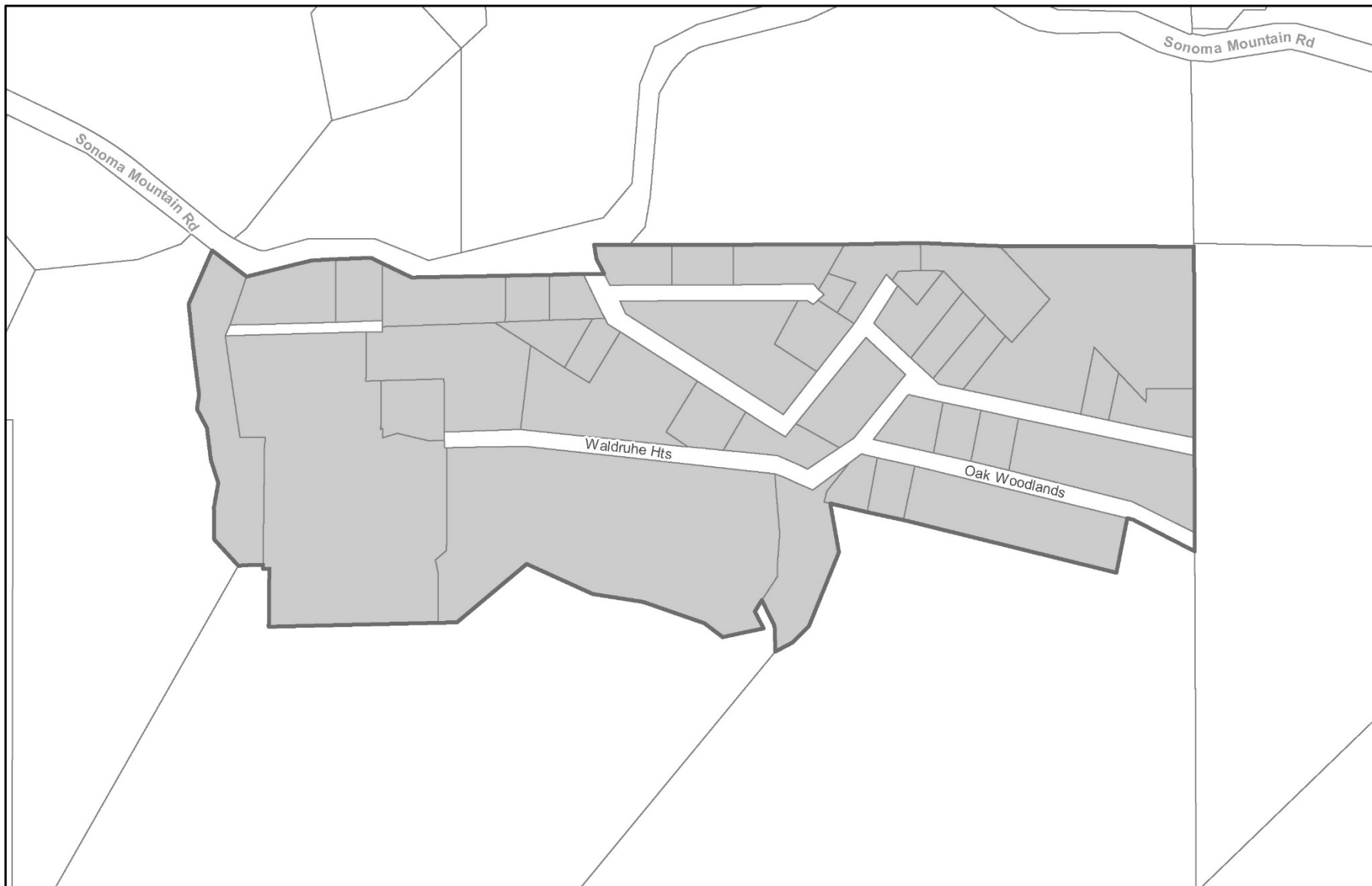
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U: Waldrue Heights - Exclusion

- 39 Parcels: Average Size 0.7 Acres
- 17 Parcels with SFD, 2 VR Permits
- Vacation Rental Concentration 11.8%
- Recommended Rezone = 39 Parcels
- Zoning
 - ▣ AR 1.5: 174 Parcels



Base Map Data

-  Proposed X - Vacation Rental Exclusion Combining District
-  Parcel Proposed for Rezoning
-  Parcel

*X Vacation Rental Exclusion
Combining District, Waldruhe Heights*

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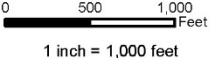
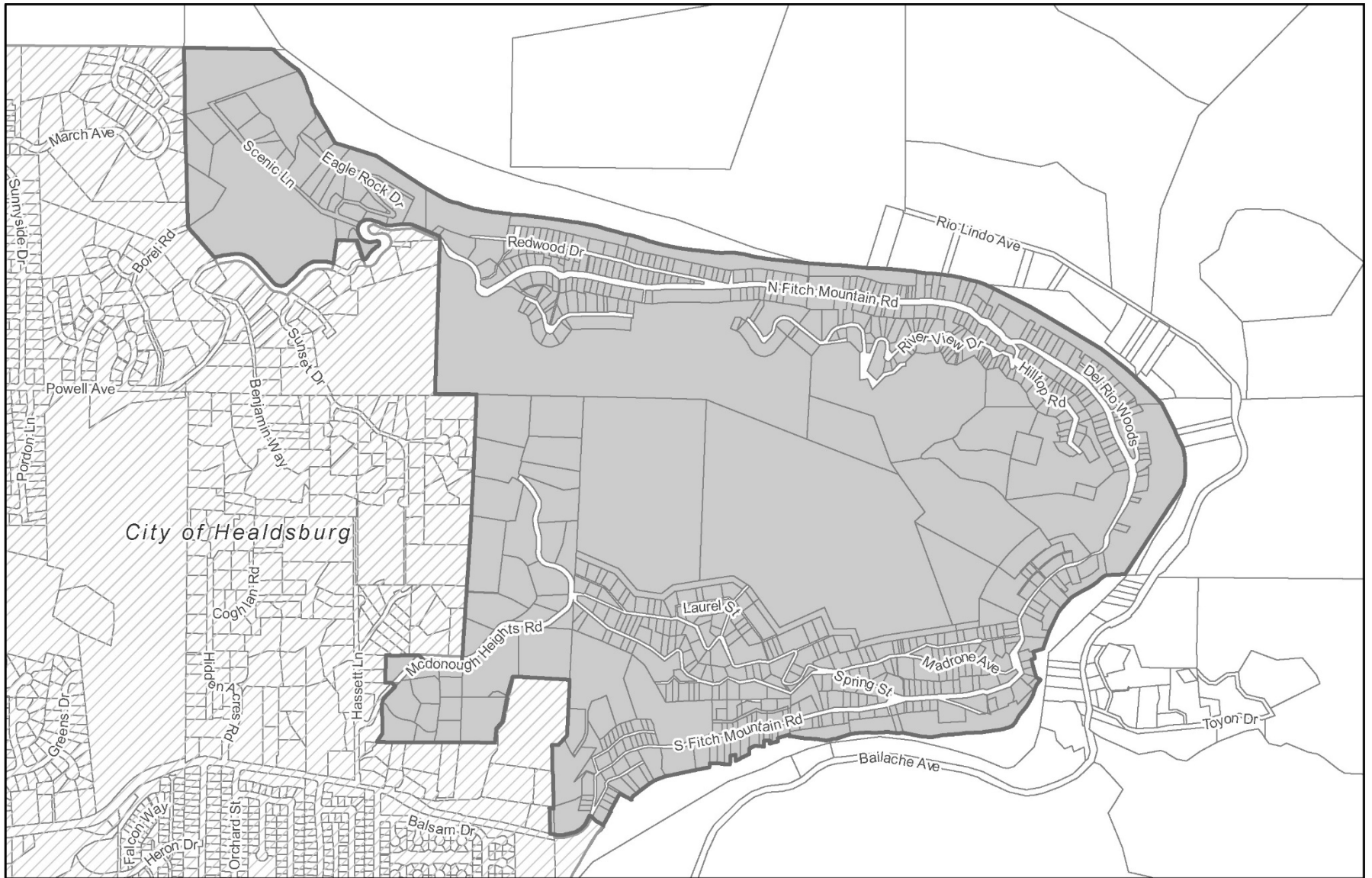
4th District Rezoning

Area	Recommendation	Total Parcels	Parcels with SFD	Vacation Rental Permits	Concentration	Acres
Fourth District Recommendations						
Chiquita Road	5% Cap	86	63	11	17.5%	353
Fitch Mountain	10% Cap	732	332	27	8.1%	495
Norton Road	5% Cap	79*	65*	10*	15.4%	318
Countywide	N/A	70,108	41,063	1,847	4.5%	N/A

*Table corrected to reflect noticing for this area

F: Fitch Mtn – Exclusion to 10% Cap

- 732 Parcels: Average Size 0.7 Acres
- 332 Parcels with SFD, 27 VR Permits
- Vacation Rental Concentration 8.1%
- Recommended Rezone = 732 Parcels
- Zoning
 - RR B8: 709 Parcels
 - RRD B8: 23 Parcels



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Base Map Data

- Proposed X10 - Vacation Rental Exclusion Combining District
- Parcel Proposed for Rezoning
- Parcel
- City Limit

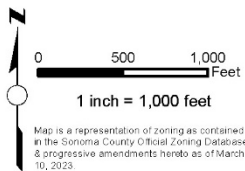
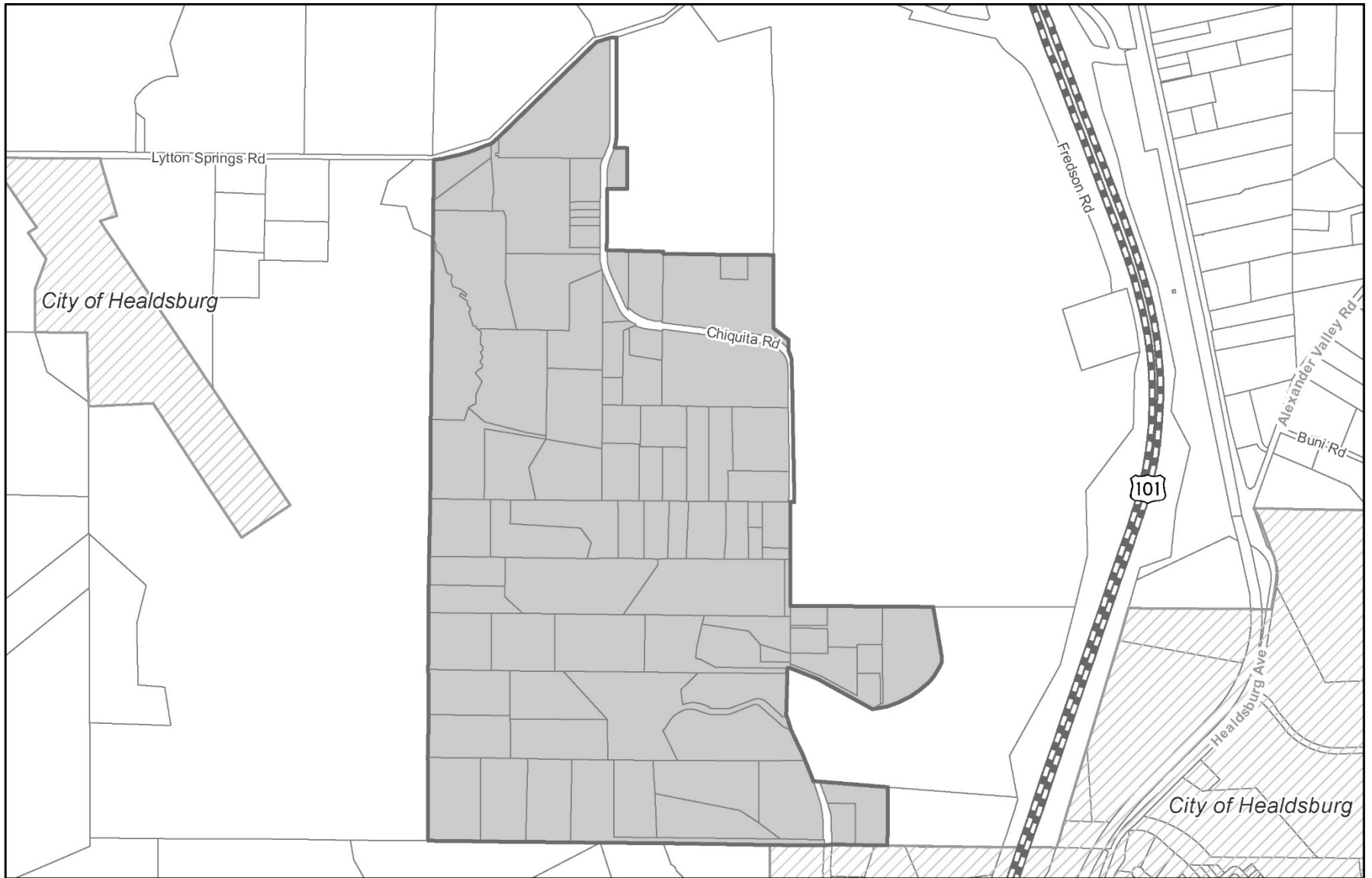
X Vacation Rental Exclusion Combining District, Fitch Mountain

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C: Chiquita Road – 5% Cap

- 86 Parcels: Average Size 4.1 Acres
- 63 Parcels with SFD, 11 VR Permits
- Vacation Rental Concentration 17.5%
- Recommended Rezone = 86 Parcels
- Zoning
 - DA 10: 23 Parcels
 - DA B7: 1 Parcel
 - RR 5: 62 Parcels



Base Map Data

- Proposed X5 - Vacation Rental Exclusion Combining District
- City Limit
- Parcel Proposed for Rezoning
- Federal Highway
- Parcel

*X Vacation Rental Exclusion
Combining District, Chiquita Rd*

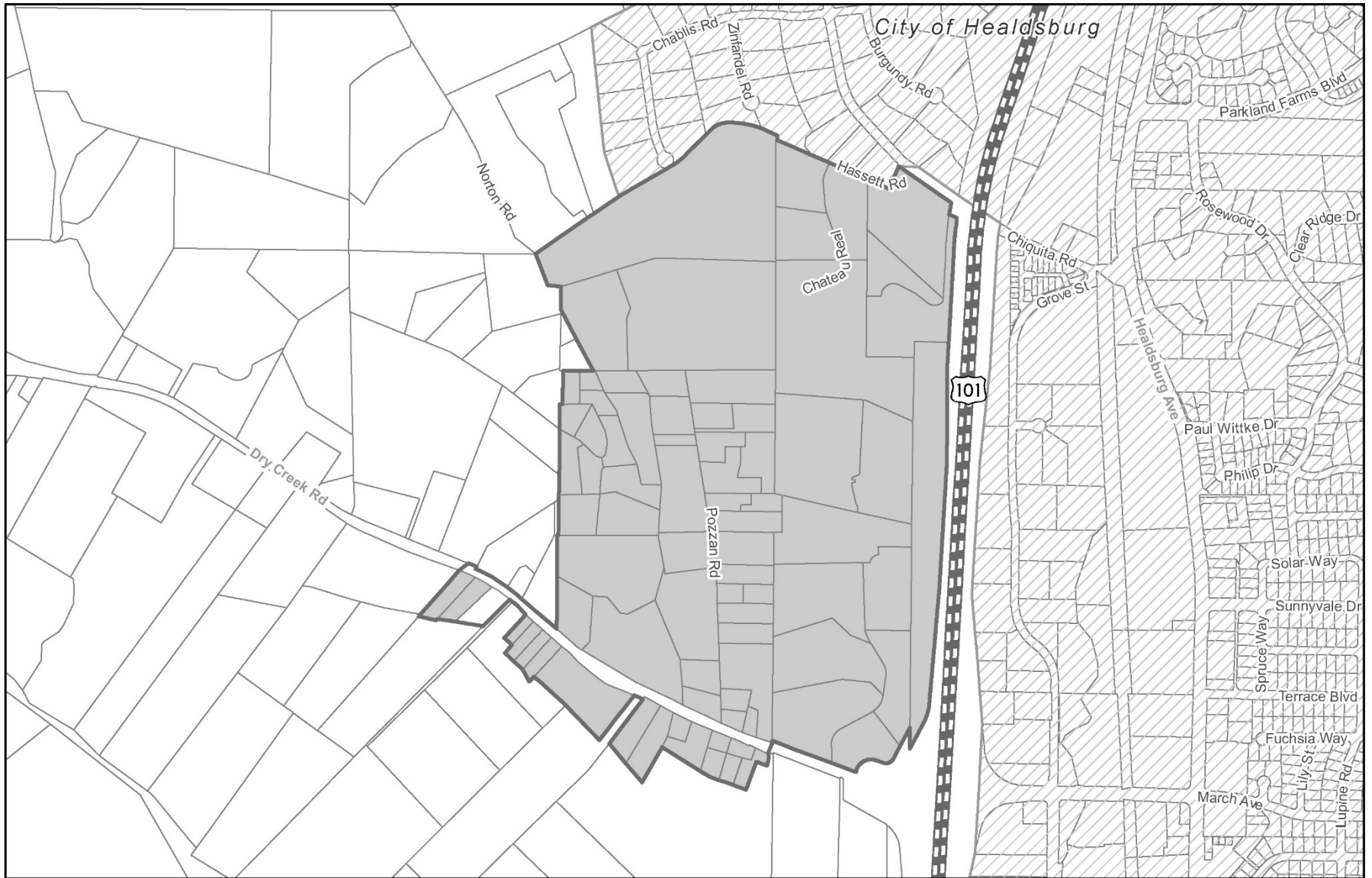
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P: Norton Road – 5% Cap

- 79 Parcels: Average Size 4.0 Acres
- 65 Parcels with SFD, 10 VR Permits
- Vacation Rental Concentration 15.5%
- Recommended Rezone = 79 Parcels
- Zoning
 - ▣ AR 5: 79 Parcels






0 400 800 Feet


1 inch = 800 feet

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Base Map Data

-  Proposed X5 - Vacation Rental Exclusion Combining District
-  Parcel Proposed for Rezoning
-  Parcel

 City Limit

 Federal Highway

*X Vacation Rental Exclusion
Combining District, Norton Rd*

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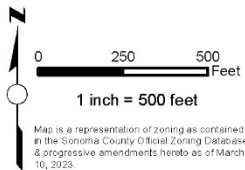
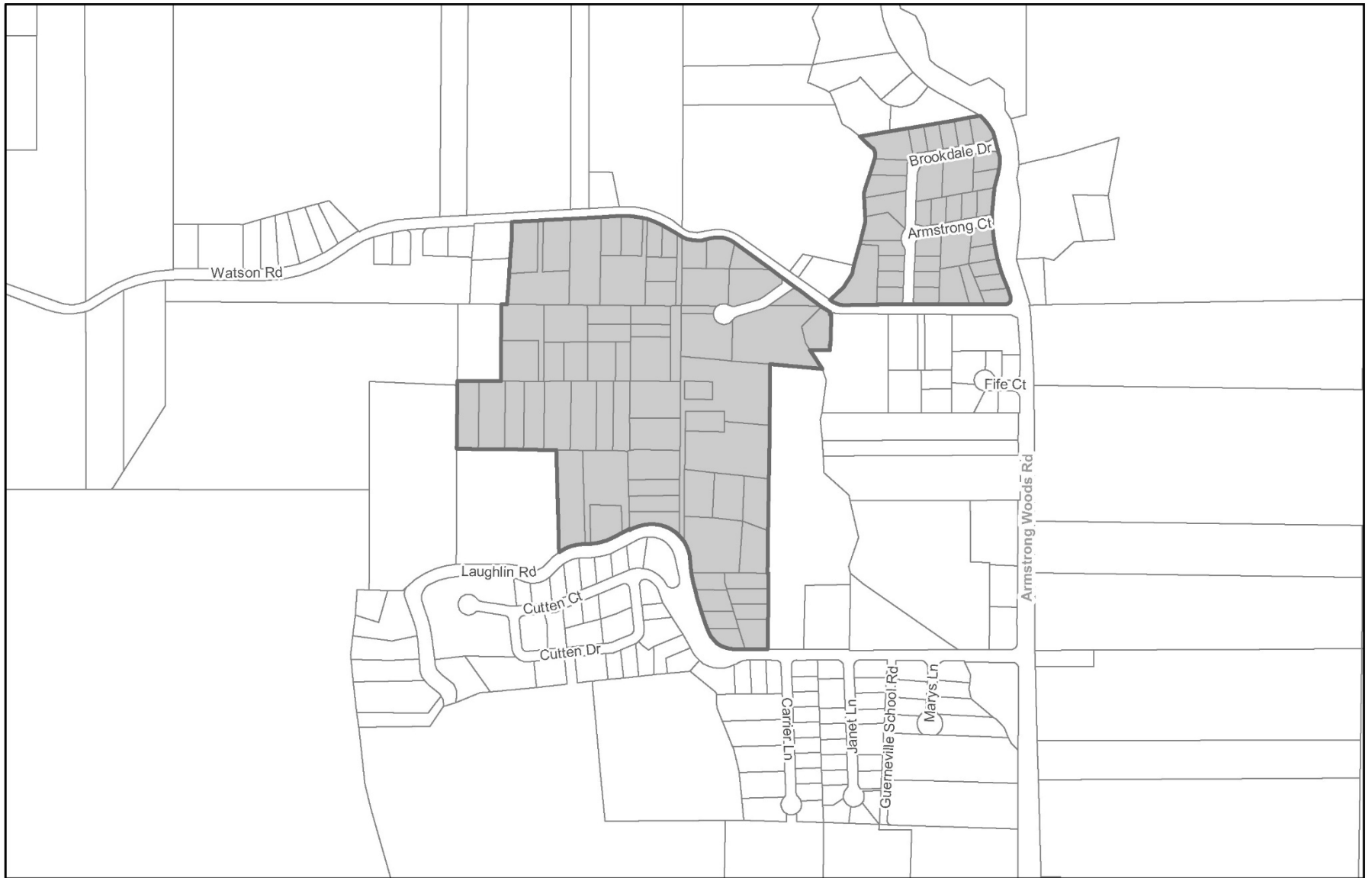


5th District Rezoning




Area	Recommendation	Total Parcels	Parcels with SFD	Vacation Rental Permits	Concentration	Acres
Fifth District Recommendations						
Armstrong Woods	Exclusion	179	143	16	11.2%	65
Austin Creek	5% Cap	503	329	47	14.3%	546
Drake Road	Exclusion	497	352	47	13.4%	144
Guernewood Park/Monte Rosa	Exclusion	1,060	656	93	14.2%	271
Hacienda	5% Cap	395	253	21	8.3%	109
Monte Rio	5% Cap	400	248	30	12.1%	129
Neeley Road	Exclusion	225	146	28	19.2%	141
Northwood	5% Cap	165	111	17	15.3%	45
Rio Dell	5% Cap	587	317	14	4.4%	127
Summerhome Park	5% Cap	174	119	9	7.6%	39
Terraces/Villa Grande	5% Cap	751	362	47	13.0%	197
Countywide	N/A	70,108	41,063	1,847	4.5%	N/A

A: Armstrong Woods - Exclusion

- 179 Parcels: Average Size 0.4 Acres
- 143 Parcels with SFD, 16 VR Permits
- Vacation Rental Concentration 11.2%
- Recommended Rezone = 105 Parcels
- Zoning
 - ▣ RR 2DU: 105 Parcels
 - ▣ R1 4DU: 74 Parcels (not rezoned)



Base Map Data

-  Proposed X - Vacation Rental Exclusion Combining District
-  Parcel Proposed for Rezoning
-  Parcel

*X Vacation Rental Exclusion
Combining District, Armstrong Woods Rd*

County of Sonoma

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B: Austin Creek – 5% Cap

- 503 Parcels: Average Size 1.1 Acres
- 329 Parcels with SFD, 47 VR Permits
- Vacation Rental Concentration 14.3%
- Recommended Rezone = 503 Parcels
- Zoning
 - ▣ AR 2: 464 Parcels
 - ▣ LC: 1 Parcel
 - ▣ RRD 160: 38 Parcels



0 1,450 2,900 Feet
1 inch = 2,900 feet

Map is a representation of zoning as contained in the Sonoma County Official Zoning Database & progressive amendments hereto as of March 10, 2023.

Base Map Data

- Proposed X5 - Vacation Rental Exclusion Combining District
- Parcel Proposed for Rezoning
- Parcel
- State Highway

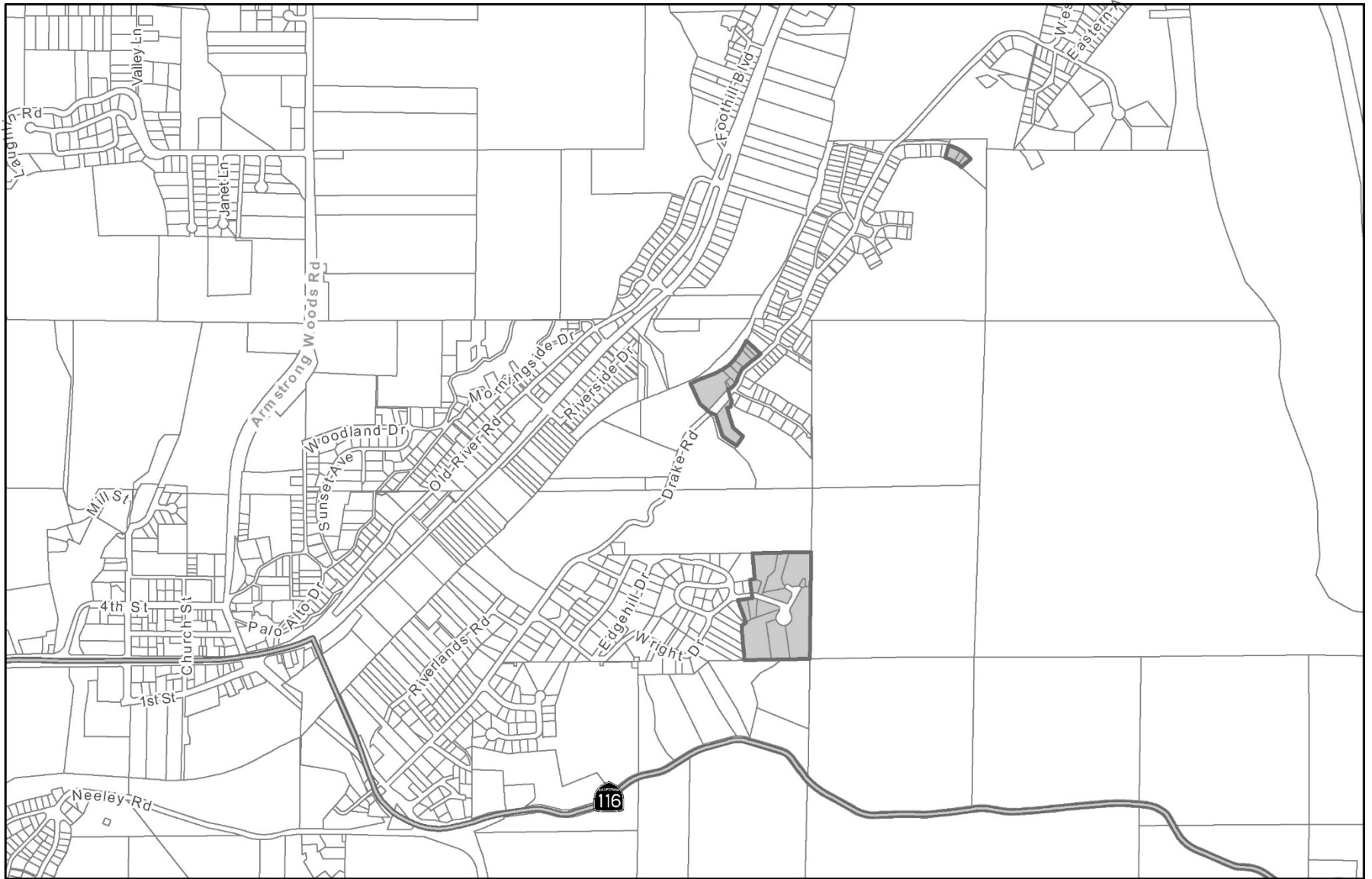
*X Vacation Rental Exclusion
Combining District, Austin Creek*

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D: Drake Road – Exclusion




- 497 Parcels: Average Size 0.3 Acres
- 352 Parcels with SFD, 47 VR Permits
- Vacation Rental Concentration 13.4%
- Recommended Rezone = 24 Parcels
- Zoning
 - ▣ AR 10: 12 Parcels
 - ▣ RRD 160: 12 Parcels
 - ▣ R1 4 DU: 473 Parcels (not rezoned)



0 500 1,000 Feet
1 inch = 1,000 feet

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Base Map Data

-  Proposed X - Vacation Rental Exclusion Combining District
-  Parcel Proposed for Rezoning
-  Parcel

 State Highway

*X Vacation Rental Exclusion
Combining District, Drake Rd*

County of Sonoma

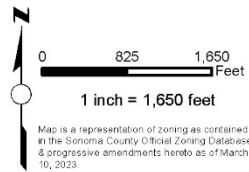
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I: Guernewood /Monte Rosa - Exclusion

- 1,060 Parcels: Average Size 0.3 Acres
- 656 Parcels with SFD, 93 VR Permits
- Vacation Rental Concentration 14.2%
- Recommended Rezone = 320 Parcels
- Zoning
 - ▣ AR 2: 149 Parcels
 - ▣ LC: 5 Parcels
 - ▣ R1 4DU: 740 Parcels (not rezoned)
 - ▣ RR 1: 95 Parcels
 - ▣ RRD 160: 71 Parcels



- Base Map Data**
- Proposed X - Vacation Rental Exclusion Combining District
 - State Highway
 - Parcel Proposed for Rezoning
 - Parcel

X Vacation Rental Exclusion Combining District, Guernewood Park/Monte Rosa

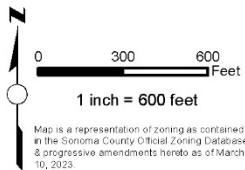
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J: Hacienda 5% Cap

- 395 Parcels: Average Size 0.3 Acres
- 253 Parcels with SFD, 21 VR Permits
- Vacation Rental Concentration 8.3%
- Recommended Rezone = 388 Parcels
- Zoning
 - C1: 4 Parcels (not rezoned)
 - PF: 3 Parcels (not rezoned)
 - RR 1.5 382 Parcels
 - RRD 160 6 Parcels



- Base Map Data**
-  Proposed X5 - Vacation Rental Exclusion Combining District
 -  Parcel Proposed for Rezoning
 -  Parcel

X Vacation Rental Exclusion Combining District, Hacienda

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Permit and Resource Management Department

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California 95403



M: Monte Rio – 5% Cap




- 400 Parcels: Average Size 0.3 Acres
- 248 Parcels with SFD, 30 VR Permits
- Vacation Rental Concentration 12.1%
- Recommended Rezone = 343 Parcels
- Zoning
 - LC: 20 Parcels
 - R1 1DU 57 Parcels (not rezoned)
 - RR 1: 321 Parcels
 - RRD 160: 2 Parcels



0 312.5 625 Feet
1 inch = 625 feet

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Base Map Data

-  Proposed X5 - Vacation Rental Exclusion Combining District
-  Parcel Proposed for Rezoning
-  Parcel

 State Highway

X Vacation Rental Exclusion Combining District, Monte Rio

County of Sonoma

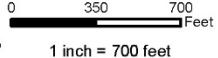
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California 95403






N: Neeley Road – Exclusion

- 225 Parcels: Average Size 0.6 Acres
- 146 Parcels with SFD, 28 VR Permits
- Vacation Rental Concentration 19.2%
- Recommended Rezone = 96 Parcels
- Zoning
 - AR 10: 14 Parcels
 - RR 1: 82 Parcels
 - R1 4DU 129 Parcels (not rezoned)



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Base Map Data

-  Proposed X - Vacation Rental Exclusion Combining District
-  Parcel Proposed for Rezoning
-  Parcel

 State Highway

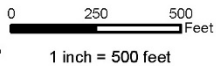
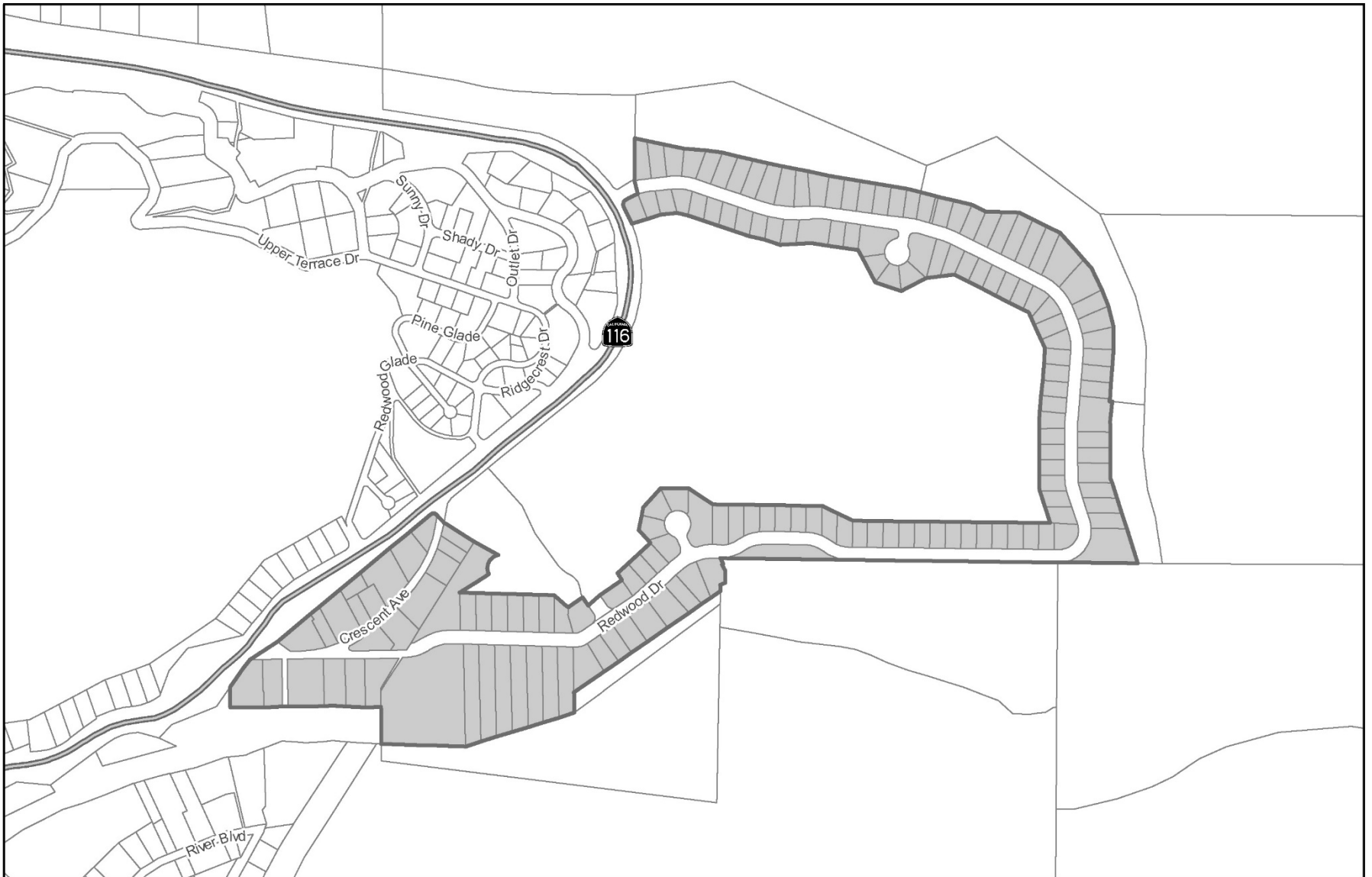
*X Vacation Rental Exclusion
Combining District, Neeley Rd*

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O: Northwood – 5% Cap

- 165 Parcels: Average Size 0.3 Acres
- 111 Parcels with SFD, 17 VR Permits
- Vacation Rental Concentration 15.3%
- Recommended Rezone = 165 Parcels
- Zoning
 - ▣ RR 1: 165 Parcels



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Base Map Data

- Proposed X5 - Vacation Rental Exclusion Combining District
- Parcel Proposed for Rezoning
- Parcel
- State Highway

X Vacation Rental Exclusion Combining District, Northwood

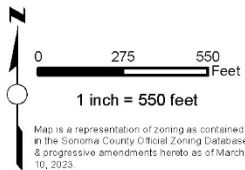
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R: Rio Dell 5% - Cap

- 587 Parcels: Average Size 0.2 Acres
- 317 Parcels with SFD, 14 VR Permits
- Vacation Rental Concentration 4.4%
- Recommended Rezone = 586 Parcels
- Zoning
 - ▣ AR 1.5: 2 Parcels
 - ▣ C1: 1 Parcel (not rezoned)
 - ▣ RR 1.5 584 Parcels



- Base Map Data**
-  Proposed X5 - Vacation Rental Exclusion Combining District
 -  Parcel Proposed for Rezoning
 -  Parcel

*X Vacation Rental Exclusion
Combining District, Rio Dell*
County of Sonoma

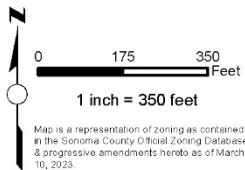
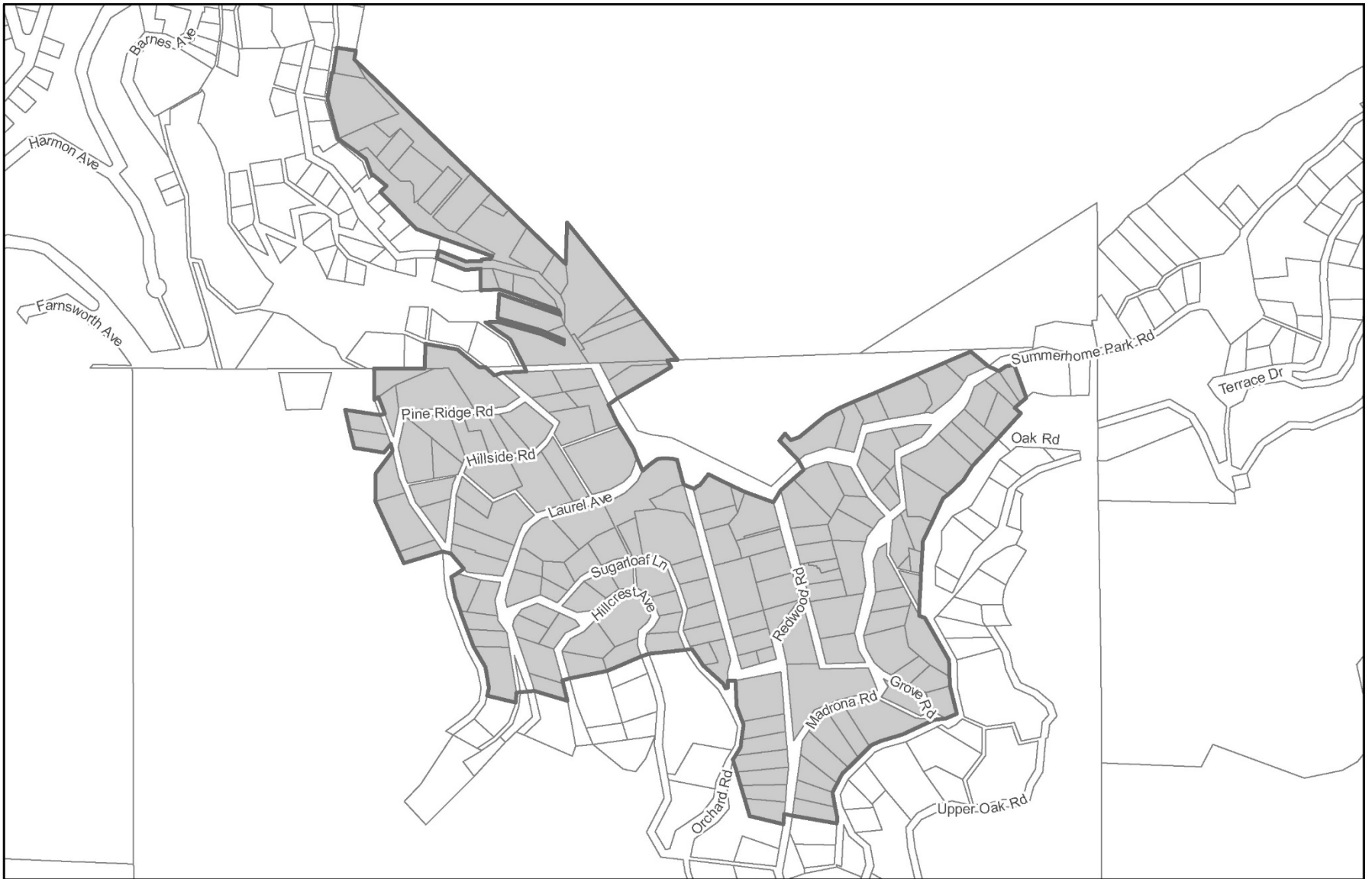
Permit and Resource Management Department




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California 95403



S: Summerhome Park 5% - Cap

- 174 Parcels: Average Size 0.2 Acres
- 119 Parcels with SFD, 9 VR Permits
- Vacation Rental Concentration 7.6%
- Recommended Rezone = 174 Parcels
- Zoning
 - ▣ AR 1.5: 174 Parcels



- Base Map Data**
-  Proposed X5 - Vacation Rental Exclusion Combining District
 -  Parcel Proposed for Rezoning
 -  Parcel

*X Vacation Rental Exclusion
Combining District, Summerhome Park*

County of Sonoma
Permit and Resource Management Department

2550 Ventura Avenue, Santa Rosa
California 95403



T: Terraces – Villa Grande - 5% Cap




- 751 Parcels: Average Size 0.3 Acres
- 362 Parcels with SFD, 47 VR Permits
- Vacation Rental Concentration 13.0%
- Recommended Rezone = 751 Parcels
- Zoning
 - LC: 3 Parcels
 - RR 1: 748 Parcels



0 475 950 Feet
1 inch = 950 feet

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Base Map Data

-  Proposed X5 - Vacation Rental Exclusion Combining District
-  Parcel Proposed for Rezoning
-  Parcel

 State Highway

*X Vacation Rental Exclusion
Combining District, Terraces/Villa Grande*

County of Sonoma

Permit and Resource Management Department

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California 95403



Staff Recommendation

- Adopt a resolution recommending the Board of Supervisors:
 - ▣ Find the project exempt from CEQA
 - ▣ Approve attached resolutions recommending rezoning to the Board of Supervisors
 - ▣ Alternative Recommendation 1: Approve selection of areas
 - ▣ Alternative Recommendation 2: Adjust recommendation between Exclusion, 5% cap, and 10% cap.



End Presentation

General Plan and Zoning Consistency

- ✓ **Policy HE-1k:** Continue to regulate the use of existing residences on residential lands for vacation rentals
- ✓ **Housing Element Program 6: Review Vacation Rental Ordinance:** The County will 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.
- ✓ Rezoning recommendations meet one or more of the criteria to add Vacation Rental Exclusion (X) Combining Zone found in **Article 79.**

Questions?

