

Resolution Number

County of Sonoma
Santa Rosa, California

March 16, 2023
(File No. ZCE20-0002) Claudette Diaz

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, FINDING THE PROJECT EXEMPT FROM CEQA AND RECOMMENDING APPROVAL OF THE ZONE CHANGE TO THE BOARD OF SUPERVISORS AS REQUESTED BY CHARLES WILLIAMSON, FOR PROPERTIES LOCATED AT 1535, 1525, 1450, 1582, 1531, 1385 , 1354, 1352, 1575, 1577, 1355, 1541, 1545, 1543 , 1579, 1590 North Castle Road and 18550, 18522, 18455, 18457, 18399, 18470, 18498 Half Moon St; APNs 127-111-005, 127-111-009, 127-111-012, 127-111-027, 127-111-033, 127-111-039, 127-111-044, 127-111-045, 127-111-050, 127-111-051, 127-111-062, 127-111-069, 127-111-070, 127-111-071, 127-111-075, 127-111-092, 127-111-093, 127-111-102, 127-111-103, 127-540-032, 127-540-034, and 127-540-036.

WHEREAS, the applicant, Charles Williamson, representing 22 property owners, filed an application with the Sonoma County Permit and Resource Management Department to add the Vacation Rental Exclusion (X) Combining Zone to the zoning of 56 acres located at 1535, 1525, 1450, 1582, 1531, 1385, 1354, 1352, 1575, 1577, 1355, 1541, 1545, 1543 , 1579, 1590 North Castle Road and 18550, 18522, 18455, 18457, 18399, 18470, 18498 Half Moon St; APNs 127-111-005, 127-111-009, 127-111-012, 127-111-027, 127-111-033, 127-111-039, 127-111-044, 127-111-045, 127-111-050, 127-111-051, 127-111-062, 127-111-069, 127-111-070, 127-111-071, 127-111-075, 127-111-092, 127-111-093, 127-111-102, 127-111-103, 127-540-032, 127-540-034, and 127-540-036, Supervisorial District No. 1; and

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 is consistent with the Sonoma County General Plan.
2. The addition of the Vacation Rental Exclusion (X) Combining Zone is consistent with the Zoning Code and meets the applicable criteria based on the following facts. The particular circumstances in this case are:
 - a. The subject area has inadequate road access (about 0.60 miles of substandard private roads without pullouts) to support additional vacation rental uses.
 - b. The prevalence of vacation rentals is detrimental to the residential

- c. character of neighborhoods;
The housing stock should be protected from conversion to visitor-serving uses;
 - d. The subject area is in Moderate and High Fire Hazard Severity Zones and has moderate to steep topography.
 - e. The residential character is to be preserved or preferred.
3. The proposed rezone is exempt from CEQA pursuant to CEQA Guidelines, Section 15305, Minor Alterations in Land Use Limitations, because the project does not result in any changes in land use or density.

BE IT FURTHER RESOLVED, that the Planning Commission recommends that the Board of Supervisors approve the requested Zone Change.

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.