

PROPOSAL STATEMENT

Application: Zone Change to Remove Z Overlay
Applicant: Peter Valtin
Owners: Thomas R. Morse, III, and Kristin Carol Moore, Trustees
Address: 1524 Dry Creek Rd., Healdsburg
APN: 089-040-001

BACKGROUND

By this application the Owner/Applicant requests a zone change in order to remove the Z (Accessory Unit Exclusion) combining district on an approximate 6.2-acre Triangular-shaped parcel (the "Property"). The Property is zoned LIA B6 20 Z, F1 RC50/25 RC100/50 SR VOH with a land use designation of LIA 20. It is bordered:

- To the north by un-zoned, open space. Further to the north is an unzoned, "gap" parcel owned by the City of Healdsburg. Further to the north is a parcel zoned LIA B6 20 Z, F1 F2 RC50/25 RC100/50 SR VOH.
- To the southeast by a parcel zoned LIA B6 20 Z, F1 RC100/50 SR VOH.
- To the southwest by Dry Creek.

The Applicant wishes to remove the Z overlay zoning in order to construct an Accessory Dwelling Unit ("ADU") providing affordable housing to friends, family, or third parties.

The property currently has a 4,300-square foot residence and 2,400-square foot barn. The Applicant proposes to build a new 1,200-square foot ADU.

APPLICATION

General Plan Housing Element Program 16 provides:

On a parcel-by-parcel basis, the County will continue to process requests for removal of the "Z" (Second Dwelling Unit Exclusion) Combining District restrictions on lots of less than 10 acres in agricultural zones that are not within water-scarce areas (Class 3 or 4) or flood prone areas, and where adequate sewage treatment capacity has been demonstrated.
(Policy reference: HE-3c)

In this instance, the Property meets each of the staff-developed criteria for removing the Z overlay zoning. *See, generally*, Policy HE-3c and County Code § 26-76-005.

- Fire Hazard Zone: The Property is not located in a high or very high fire hazard zone.
- Critical Biotic Habitat: The Property is not within a critical biotic habitat area for the California Tiger Salamander.
- Groundwater Contamination: The addition of an ADU to the Property would not present the potential for groundwater contamination. The Property is currently served by an approved septic system which supports a three-bedroom residence. The Applicant will be submitting plans to upgrade the septic capacity to support at least five bedrooms. The Property is not located in an OWS Waiver Prohibition Area.
- Groundwater Levels: The Property is located Zone 1 (major groundwater basin) and the addition of an ADU would not contribute to declining groundwater levels.
- Traffic: The Property is not located in a Traffic Sensitive Combining Zone. It is located on Dry Creek Road in a vicinity which has no existing traffic hazards. The addition of an ADU to the Property would not significantly increase the burden on streets, roads, or highways.
- Williamson Act: The Property is not subject to a land conservation or open space contract, nor any recorded agricultural easements.
- Coastal Zone: The Property is not located the Coastal Zone.

The proposed zone change would not impact any neighbors, nor negatively affect water resources or traffic flow, but would further the County's oft-stated policy of increasing its affordable housing stock. For these reasons we request approval of this application.