

ORDINANCE NO. 6445

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AMENDING THE OFFICIAL ZONING DATABASE TO REZONE SPECIFIC PARCELS FOR HOUSING ELEMENT SITE INVENTORY

The Board of Supervisors of the County of Sonoma, State of California, ordains as follows:

Section I. This ordinance is part of the 2023-2031 Sonoma County Housing Element Update project and is adopted to implement the 2023-2031 Housing Element. By Resolution No. 23-0428, which is incorporated and made a part of this ordinance by reference, the Board of Supervisors certified that the Final Environmental Impact Report prepared for the Housing Element Update project: (a) reflects the Board's independent judgment and analysis, (b) was presented to and reviewed and considered by the Board of Supervisors, and (c) was completed in compliance with the California Environmental Quality Act (Public Resources Code §§ 21000 et seq.) (CEQA) and the CEQA Guidelines (Cal. Code Regs., Title 14, §§ 15000 et seq.).

Section II. The Official Zoning Database of the County, adopted by reference in Section 26-02-110 of the Sonoma County Code, is hereby amended to reclassify specified real property as set forth in Exhibit A, deleting only the specific district or districts and density listed as "current zoning," adopting the district or districts and density listed as "adopted zoning," and making no other changes to existing zoning. The referenced Exhibit A is attached hereto and incorporated herein by reference. Exhibit B is attached hereto to depict the split base zone condition on APN 084-020-011.

Section III. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The Board of Supervisors hereby declares that it would have passed this Ordinance and every section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

Section IV. This Ordinance shall be and the same is hereby declared to be in full force and effect from and after thirty (30) days after the date of its passage and shall be published once before the expiration of fifteen (15) days after said passage, with the names of the Supervisors voting for or against the same, in *The Press Democrat*, a newspaper of general circulation published in the County of Sonoma, State of California.

In regular session of the Board of Supervisors of the County of Sonoma, adopted this 22nd day of August, 2023, on regular roll call of the members of said Board by the following vote:

Supervisors:

Gorin: Aye Rabbitt: Aye Gore: Aye Hopkins: Aye Coursey: Aye

Ayes: 5 Noes: 0 Absent: 0 Abstain: 0

WHEREUPON, the Chair declared the above and foregoing Ordinance duly adopted and

SO ORDERED.

Chair, Board of Supervisors
County of Sonoma

ATTEST:

M. Christina Rivera,
Clerk of the Board of Supervisors

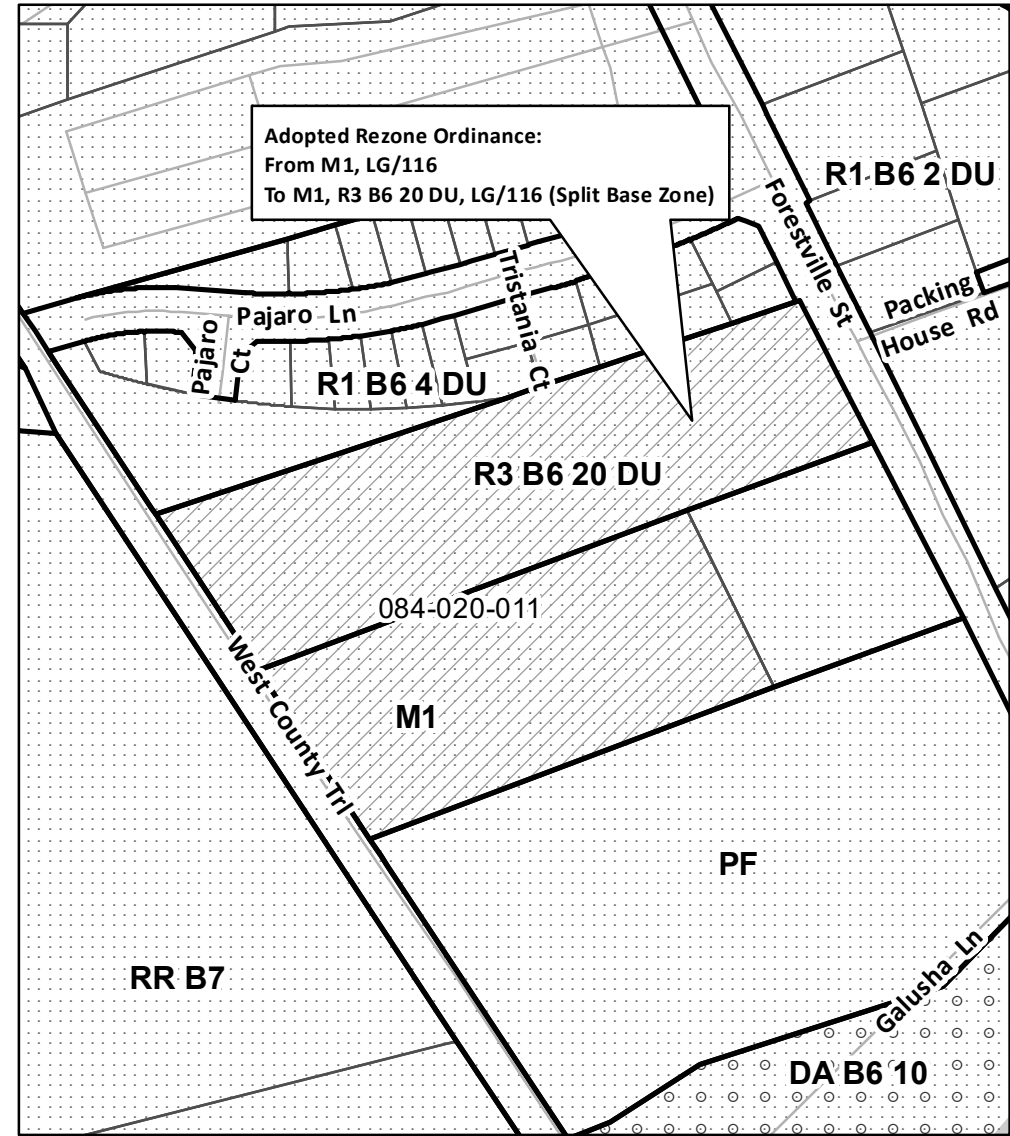
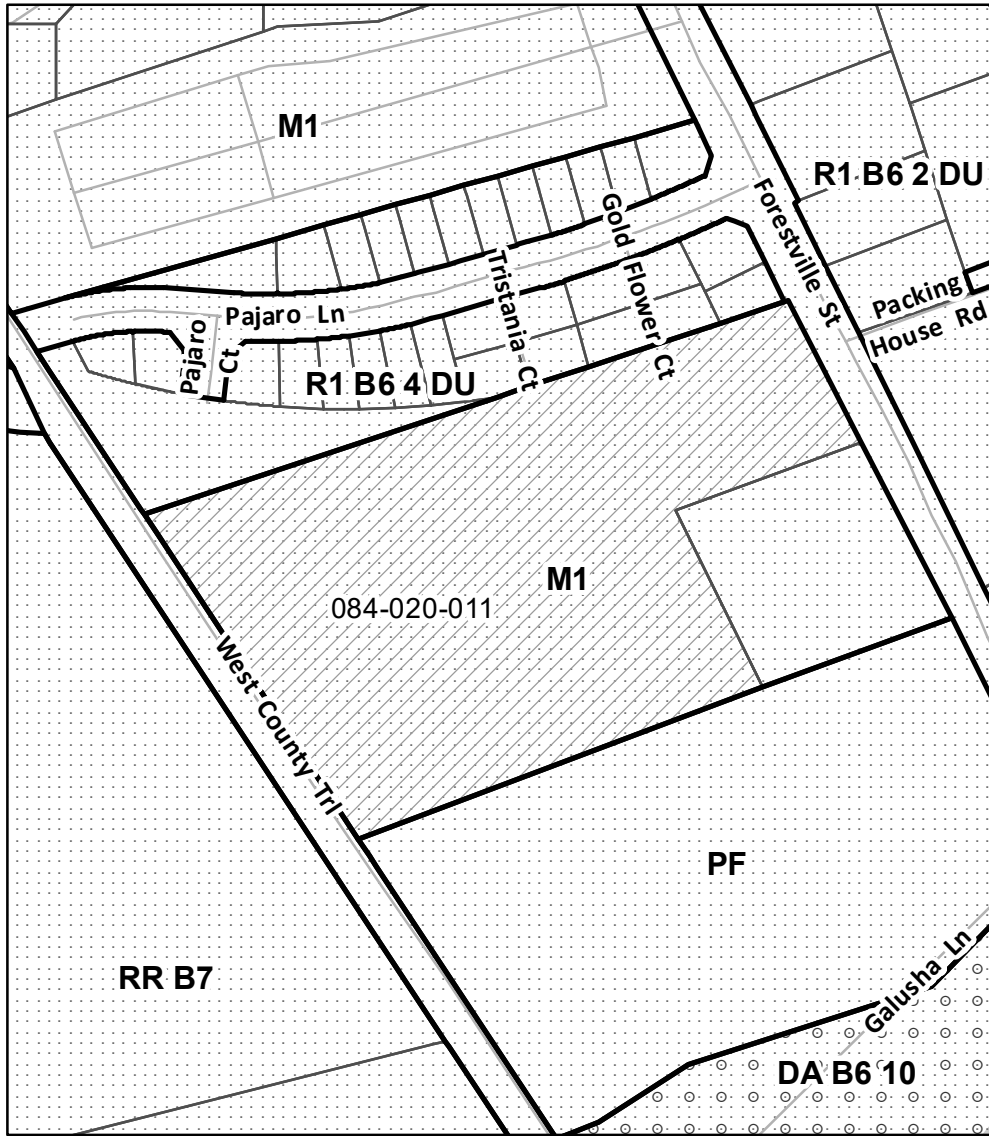
Exhibit A--Zoning Amendments

Map ID (Reference only)	Address	APN	Current Zoning	Amended Zoning
GEY-1	21837 Geyserville Ave	140-180-035	LC, AH	R3 20
GEY-3	21413 Geyserville Ave	140-150-004	R1 4.8	R3 20
GEY-4	21421 Geyserville Ave	140-150-001	R1 4.8	R3 20
FOR-1	6555 Covey Rd	083-073-017	MP, AH	R3 20
GUE-4	16050 Laughlin Road	069-230-007	RR 2	R3 20
FOR-3	6194 Forestville Street	084-020-004	R1 2	R3 20
FOR-6	6250 Forestville Street	084-020-011	M1	M1, R3 20
LAR-1	5146 Old Redwood Highway	039-320-051	LC	R3 20
LAR-3	1 Airport Boulevard	039-025-060	CO, AH	R3 20
LAR-4	245 Airport Blvd	039-025-026	R2 9	R3 20
LAR-7	5495 Old Redwood Highway	039-380-018	R1 5	R3 20
LAR-8	5224 Old Redwood Hwy	039-390-022	CO	CO WH
SAN-4	3345 Santa Rosa Avenue	043-153-021	PC	LC WH
SAN-6	3824 Dutton Avenue	134-072-040	M1	M1 WH
SAN-7	3280 Dutton Avenue	134-072-038	M1	M1 WH
SAN-8	3427 Moorland Avenue	134-111-020	RR	R3 20
SAN-9	150 Todd Road	134-171-059	M3	M3 WH
GRA-1	9001 Donald St	130-165-001	R1 5	R3 20
GRA-3	3155 Frei Rd	130-180-079	RR 2	R3 20
GRA-5	8525 Graton Road	130-176-013	RR 2	R3 20
PEN-1	10078 Main Street	047-174-009	C2	C2 WH
PEN-2	635 Goodwin Ave	047-152-020	RR 1	R3 20
PEN-3	10070 & 11790 Main Street	047-174-008	C2	C2 WH
PEN-4	635 Goodwin Ave	047-152-019	RR 2	R3 20
PEN-6	355 Adobe Road	047-091-013	RR 1	R3 20
PEN-7	220 Hatchery Road	047-153-004	RR 2	R3 20
PEN-8	202 Main Street	047-166-023	C3	C2 WH
PEN-9	11830 Main Street	047-166-025	C3	C2 WH
AGU-2	211 Old Maple Ave	056-531-006	R1 1	R3 20
AGU-3	18621 Railroad Avenue	052-272-011	R1 5	R3 20
SON-1	20549 Broadway	128-311-015	RR 3	R3 20
SON-2	20559 Broadway	128-311-016	RR 3	R3 20
SON-3	20535 Broadway	128-311-014	RR 3	R3 20
SON-4	20563 Broadway	128-311-017	RR 3	R3 20





Former Zoning

Exhibit B



Adopted Zoning

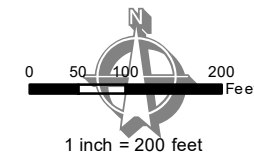


Base Map Data

-  Subject Parcel
-  Basezoning by Area
-  Parcel
-  Street

Zoning Combining Districts

-  LG Local Guidelines
-  SR Scenic Resource



FILE: PLP20-0018
 APN: 084-020-011
 Ordinance No. 6445
 Sectional District Map No. 8.1818

Permit and Resource Management Department
 Project Review Section
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