

ORDINANCE NO. 6220

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AMENDING THE OFFICIAL ZONING DATABASE OF THE COUNTY OF SONOMA, ADOPTED BY REFERENCE BY SECTION 26-02-110 OF THE SONOMA COUNTY CODE, BY RECLASSIFYING CERTAIN REAL PROPERTY TO ADD THE X (VACATION RENTAL EXCLUSION) COMBINING DISTRICT ON 17 PARCELS LOCATED WITHIN THE 1ST SUPERVISORIAL DISTRICT, AS SHOWN ON THE ATTACHED PARCEL LIST (ATTACHMENT A).

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

Section I. The Official Zoning Database (OZD) of the County, adopted by reference by Section 26-02-110 of the Sonoma County Code, is amended by reclassifying the real property set forth in Attachment A by adding the X (Vacation Rental Exclusion) combining district on these 17 parcels, File No. ZCE16-0013 ("the Zoning Amendment"). The Director of the Permit and Resource Management Department is directed to reflect the Zoning Amendment to the OZD of the County as shown in Attachment A, parcel list, and Attachment B, Sectional District Map.

SECTION II: Findings.

- a. The Zoning Amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State CEQA guidelines as it can be seen with certainty that the project will not have a significant effect on the environment because the Zoning Amendment preserves the residential character of existing residential uses and will not result in any physical change to land or increase development potential.
- b. The Zoning Amendment is consistent and compatible with the Sonoma County General Plan in that it will limit the loss of existing housing stock to visitor serving uses as encouraged by General Plan Housing Element Objective HE-1.5.
- c. The Zoning Amendment is consistent with the Sonoma County Zoning Code based on the following facts:
 - i. The subject parcels have inadequate road access to support further vacation rental use because Slattery Road is an eight-foot wide one-way private road with limited turnout locations and no off-street parking. These physical deficiencies combined with increased traffic from vacation rental guests who would be unfamiliar with the road constraints could make Slattery Road less safe;
 - ii. Housing stock will be preserved from conversion to visitor serving uses;

- iii. The subject site is in a high fire hazard area with moderate to steep topography and fire prone oak woodland vegetation. Because owners and long term renters are more knowledgeable about such conditions, they can be more vigilant in keeping brush and other potential fire hazards clear. Short-term renters are not necessarily aware of these conditions and their activities would increase fire safety hazards; and
- iv. The residential character of the area would be protected by excluding vacation rentals.

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 is hereby declared to be in full force and effect from and after thirty (30) days after the date of its passage, except that complete permit applications received prior to the effective date of the ordinance shall be processed and may be issued in accordance with the permit requirements. of this Ordinance 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. 1.

In regular session of the Board of Supervisors of the County of Sonoma, introduced on the 20th day of March, 2018, and finally passed and adopted this 20th day of March, 2018, on regular roll call of the members of said Board by the following vote:

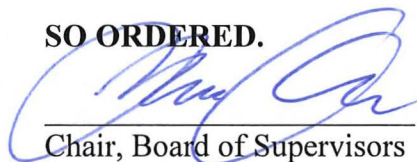
SUPERVISORS:

Gorin: Absent Rabbitt: Aye Zane: Aye Hopkins: Aye Gore: Aye

Ayes: 4 Noes: 0 Absent: 1 Abstain: 0

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

SO ORDERED.



Chair, Board of Supervisors
County of Sonoma

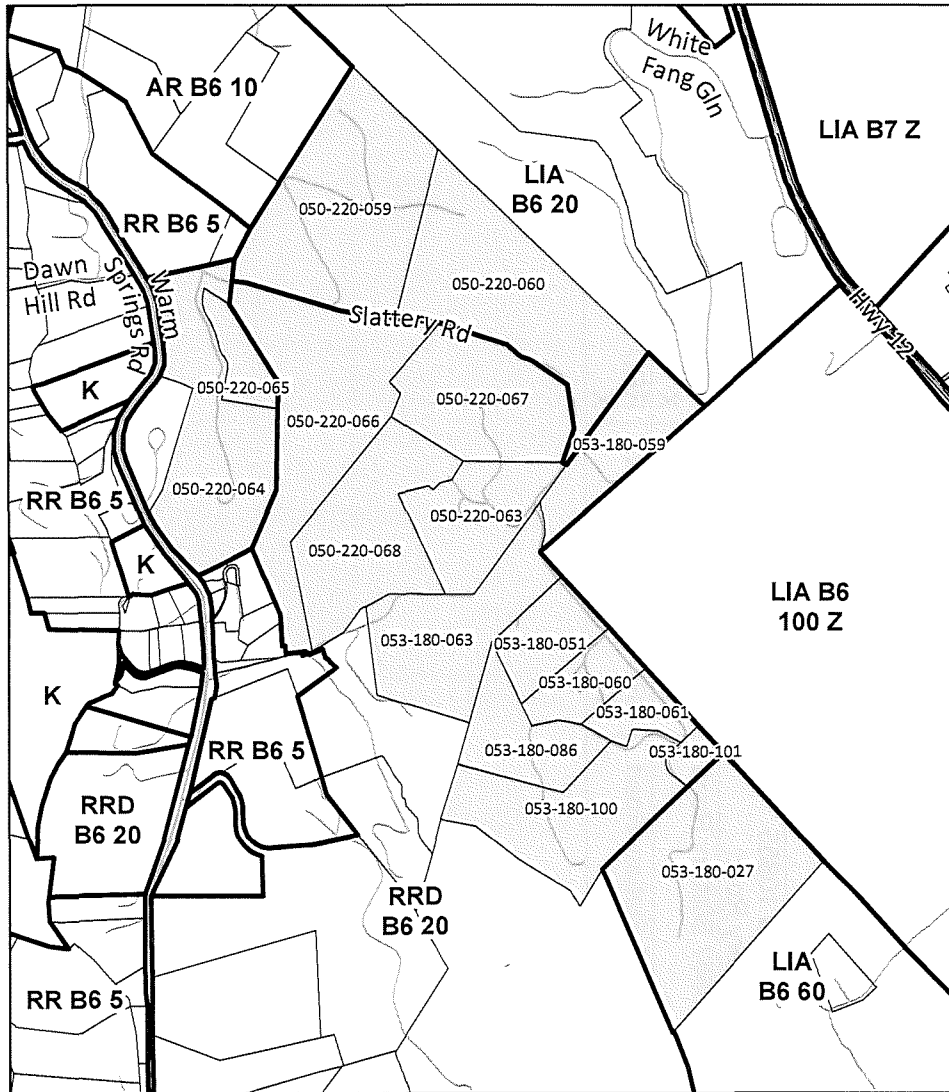
ATTEST:

Sheryl Bratton,
Clerk of the Board of Supervisors

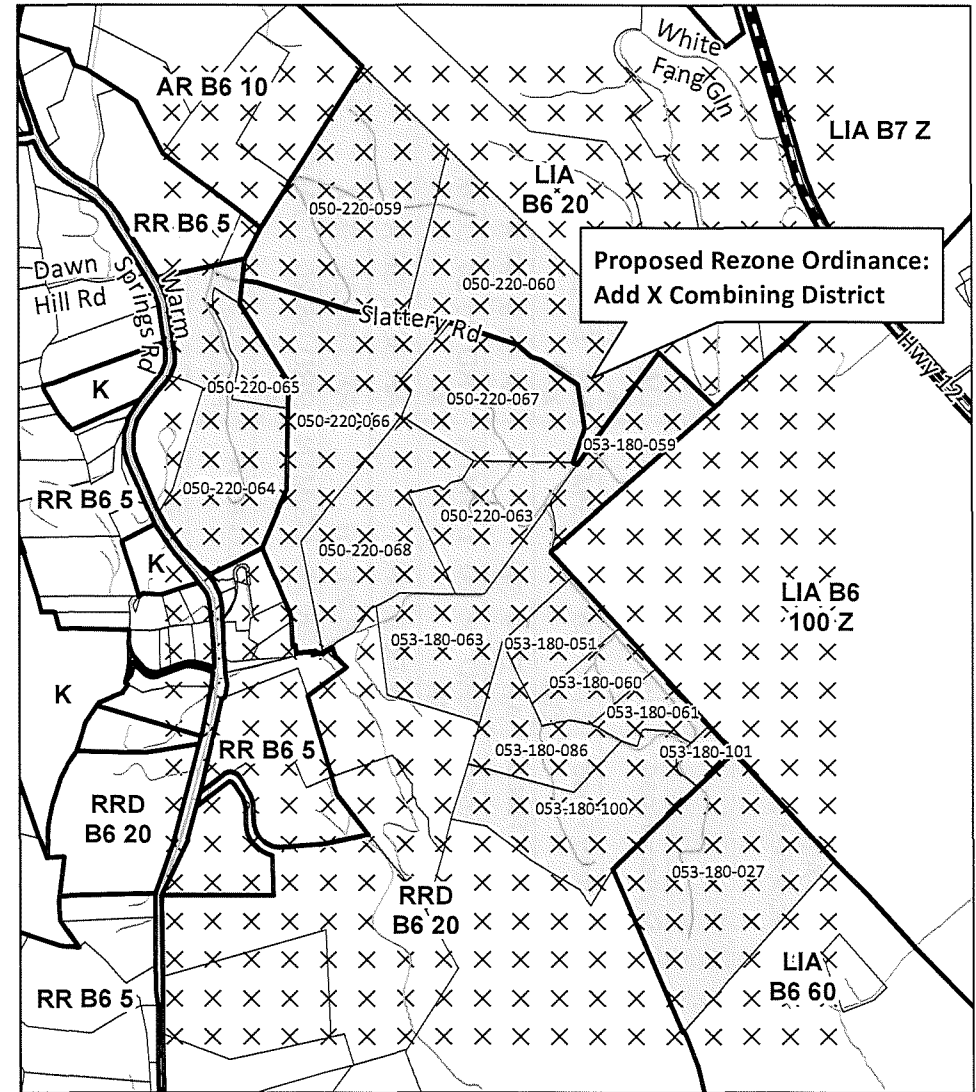
Attachment A to the Ordinance -
Parcel List and Current/Proposed Zoning for Properties Included in Zone Change Request

Assessor Parcel			
050-220-059	10300 Slattery Road	LIA B6 20, LG/MTN SR	LIA B6 20, LG/MTN SR X
050-220-060	10412 Slattery Road	LIA B6 20, LG/MTN SR	LIA B6 20, LG/MTN SR X
050-220-064	10001 Slattery Road	AR B6 9, SR	AR B6 9, SR X
050-220-063	10601 Slattery Road	RRD B6 20, LG/MTN SR	RRD B6 20, LG/MTN SR X
050-220-065	10015 Slattery Road	AR B6 9, SR	AR B6 9, SR X
050-220-066	10195 Slattery Road	RRD B6 20, SR	RRD B6 20, SR X
050-220-067	10453 Slattery Road	RRD B6 20, LG/MTN SR	RRD B6 20, LG/MTN SR X
050-220-068	10605 Slattery Road	RRD B6 20, LG/MTN SR	RRD B6 20 SR X
053-180-027	11000 Slattery Road	RRD B6 20, LG/MTN SR	LIA B6 60, LG/MTN SR X
053-180-051	10699 Slattery Road	RRD B6 20, LG/MTN SR	RRD B6 20, LG/MTN SR X
053-180-059	10600 Slattery Road	RRD B6 20, LG/MTN SR	RRD B6 20, LG/MTN SR X
053-180-060	10733 Slattery Road	RRD B6 20, LG/MTN SR	RRD B6 20, LG/MTN SR X
053-180-061	10765 Slattery Road	RRD B6 20, LG/MTN SR	RRD B6 20, LG/MTN SR X
053-180-063	1790 Warm Springs Road	RRD B6 20, LG/MTN SR	RRD B6 20, LG/MTN SR X
053-180-086	10861 & 10855 Slattery Road	RRD B6 20, LG/MTN SR	RRD B6 20, LG/MTN SR X
053-180-100	10867 Slattery Road	RRD B6 20, LG/MTN SR	RRD B6 20, LG/MTN SR X
053-180-101	10995 Slattery Road	RRD B6 20, LG/MTN SR	RRD B6 20, LG/MTN SR X





Existing Zoning




Proposed Zoning

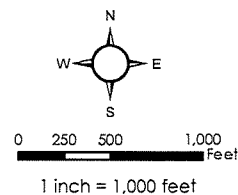


Base Map Data

-  Subject Parcels
-  Parcels
-  Base Zone
-  Street

Proposed Combining District

-  X X X Vacation Rental Exclusion



FILE: ZCE16-0013

APNs: 050-220-059, -060, -063, -064, -65, -66, -67, -68

053-180-027, -051, -059, -060, -061, -063, -086, -100, -101

Ordinance No. TBA

Sectional District Map No. TBA

Permit and Resource Management Department

Project Review Section

2550 Ventura Avenue, Santa Rosa, CA 95403

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