



County of Sonoma
Permit & Resource Management Department

Sonoma County Planning Commission STAFF REPORT

FILE: PLP19-0040
DATE: October 17, 2019
TIME: 1:20 PM
STAFF: Eric Gage, Project Planner

Board of Supervisors Hearing will be held at a later date and will be noticed at that time.

Appeal Period: 10 calendar days

SUMMARY

Applicant: County of Sonoma

Location: Various

APNs: Various

Supervisorial

District No.: Various

Subject: General Plan, Zoning Code, and Official Zoning Database technical corrections

Proposal: Amend the General Plan, Zoning Code, and Official Zoning Database to correct minor technical errata and to efficiently implement routine amendments required as conditions of project approvals.

Environmental

Determination: Exempt, CEQA Guidelines Section 15061(b)(3)

General Plan: Various

Specific/Area Plan: Various

Land Use: Various

Ord. Reference: Sections 26-02-110 and 26-02-130

Zoning: Various

RECOMMENDATION: That the Planning Commission recommend that the Board of Supervisors approve the proposed amendments to the General Plan, Zoning Code and Official Zoning Database as technical corrections.



EXECUTIVE SUMMARY: Permit Sonoma periodically identifies zoning and/or land use discrepancies to improve and maintain the accuracy of the Official Zoning Database (OZD) and land use regulation generally. Many factors may lead to technical discrepancies that require correction. For minor or non-substantive corrections, the Department bundles the changes to land use regulations and brings a collection forward to the Planning Commission and Board of Supervisors for adoption as technical corrections. Technical corrections include minor zone changes and General Plan amendments that were required as conditions of approval for lot line adjustments and subdivisions.

On June 8, 2010 the Board of Supervisors (Board) adopted the first set of technical corrections to the OZD, some of which required concurrent General Plan amendments (Technical Corrections - Round 1). To date the Board has approved six rounds of technical corrections. Table 1 summarizes the number of parcels affected by the proposed corrections in Technical Corrections - Round 7:

Table 1

Reason for Correction	Total Parcels Affected
Inadvertent Errors and Historical Corrections	41
Required as Conditions of Project Approvals	9
Combining District Mapping Corrections	2
Total:	53

Project Description:

The primary purpose of the proposed changes is to correct technical errors in zoning and/or land use designations resulting from inaccurate manual transcription of data and incorrect zoning code language. The project is also intended to correct inconsistencies between zoning and General Plan Land Use designations that may not have been processed or that may have arisen out of mapping errors. Zone changes required through project conditions of approval have also been included in the project. Because the corrections are clarifying and reinforcing approved land use decisions by the County, the proposed technical changes, as described below, do not result in any substantive change to County land use policy.

Four type of technical corrections are included in Round 7:

- A. Inadvertent Errors and Historical Corrections.** Corrects zoning and General Plan Land Use designations to resolve inadvertent errors and/or inconsistencies with historical records that may have resulted during map digitization or for other reasons. The also restore the subject parcels to the correct zoning and/or land use based on the evidentiary record.

- B. Corrections Approved through Project Conditions of Approval.** Incorporates all known changes to zoning district or General Plan Land Use boundaries to align with approved lot line adjustments and recorded maps.
- C. Zoning Combining District Mapping Corrections.** Corrects Combining District boundaries resulting from mapping updates, refining the location of parcel boundaries. A Combining District is a zoning designation overlaid on the base zoning district for a property. Combining zones include: BH (Biotic Habitat), F1 (Floodway), F2 (Floodplain), HD (Historic District), LG (Local Guidelines), MR (Mineral Resources), RC (Riparian Corridor), SR (Scenic Resources), and VOH (Valley Oak Habitat). The parcel numbers and proposed changes for each property are listed in Attachment A, Exhibit D.
- D. Zoning Code Text Corrections.** Corrects non-substantive errata in zoning code text.

A. Amendments to General Plan Land Use and Zoning
Inadvertent Errors and Historical Corrections

- 1. Affected Properties: 18345-19210 Highway 128 and environs, Calistoga**
APNs: 120-060-002 thru -004, -006 thru -008, -010, -012, -019, -022 thru -026, -029, -030; and 120-090-013, -031 and -032

Existing Zoning: DA B6 20 base zoning, and various combining districts

Proposed Zoning: DA B6 40 base zoning, and no change to combining districts

Existing Land Use Designation: DA 40

Proposed Land Use Designation: No Change

This correction pertains to a long-standing discrepancy on several parcels in which the base zoning district density is not consistent with the General Plan land use density. The discrepancy was brought to the attention of staff through public inquiry. The affected properties have a base zoning of DA B6 20, but the parcels retain a General Plan Land Use designation of DA 40. State law mandates that General Plan supersedes the zoning designation and the residential density of the zoning must comply.

On further analysis, several surrounding parcels were observed to have General Plan designations that conflicted with the parcels' zoning district. In each of twenty identified parcels, the Zoning District designation erroneously depicted a lower minimum lot size than allowed by the General Plan. No approved action could be found authorizing a General Plan Amendment to match the zoning, so it was determined that a mapping error occurred before 1989, most likely when digitizing paper-based zoning map books. General Plan land use amendment is being brought forward to apply the DA B6 40 zoning district to twenty parcels and ±337 acres to correct the inconsistency of the zoning designation.

2. 1105 Jacobson Lane, Penngrove

APN 137-040-012

Existing Zoning: DA B6 40/3 (Ac/DU)/Ac MIN, LG/MTN RC50/50 SR VOH

Proposed Zoning: Unchanged

Existing Land Use Designation: DA 30

Proposed Land Use Designation: DA 40

A minor subdivision was approved for this property on June 24, 1993 (file MNS92-747). The subdivision was conditioned to rezone the property from DA 30 to DA 40 acre density. An application (file ZC94-411) to rezone the property was submitted by the property owner and was approved by the Board of Supervisors on September 27, 1994. The staff report explained that the current zoning would allow development in excess of what is allowed by the General Plan. The General Plan land use was not changed to DA 40 at that time, creating the current inconsistency.

3. 7060/7065 Bodega Avenue, Petaluma, Landmark Designation/HD Zoning Mapping Correction #1

a. APN 022-100-028, 7060 Bodega Avenue

Current Zoning: LEA B7 Z, SR

Proposed Zoning: LEA B7 Z, SR, HD

Existing Land Use Designation: LEA 100 (no Landmark designation)

Proposed Land Use Designation: LEA 100 (Landmark No. 152 designation)

b. APN 022-100-029, 7065 Bodega Avenue

Current Zoning: LEA B7 Z, SR, HD

Proposed Zoning: LEA B7 Z, SR

Existing Land Use Designation: LEA 100 (Landmark No. 152 designation)

Proposed Land Use Designation: LEA 100 (no Landmark designation)

Landmark #No. 152 is for the Two Rock Grange Hall, constructed in 1870. The Grange was designated a County Landmark by Board of Supervisors Resolution 85-

2789, 12/17/85. A mapping error was discovered which incorrectly identified the historic resource on APN 022-100-029 instead of APN 022-100-028. The HD Zone should also be applied to the Two Rock Grange site (APN 022-100-029) consistent with General Plan Policy OSRC-19i calling for rezoning of historic resources to the Historic District (HD) Combining Zone.

Change to Zoning: Change the zoning of APN 022-100-028, 7060 Bodega Avenue to LEA 87 Z, SR, HD (Landmark No. 152 designation), and change the zoning of APN 022-100-029, 7065 Bodega Avenue to LEA 87 Z, SR, removing the HD overlay.

Change to General Plan Land Use Designation: Add Landmark No. 152 designation to APN 022-100-028, 7060 Bodega Avenue, and remove the Landmark No. 152 designation from APN 022-100-029, 7065 Bodega Avenue.

4. 4200/4205 Canfield Road, Sebastopol, Landmark Designation/HD Zoning Mapping Correction #2;

a. APN 025-110-006, 4200 Canfield Road

Current Zoning: LEA B6 60 Z, RC50/50

Proposed Zoning: LEA B6 60 HD Z, RC50/50

Existing Land Use Designation: LEA 60

Proposed Land Use Designation: LEA 60 (Landmark No. 162 designation)

b. APN 025-130-009, 4205 Canfield Road

Current Zoning: DA B7, RC 50/50

Proposed Zoning: No Change

Existing Land Use Designation: DA 15 (Landmark No. 162 designation)

Proposed Land Use Designation: DA 15

The Sonoma County Historic Resource Inventory identifies the John Taber House (built ca. 1860), 4200 Canfield Road (APN 025-110-006), as a historic resource based on surveys in 1973, 1979/80, and 1981. The John Taber House was first identified as a significant historic structure in the 1976 Sonoma County General Plan Historic Resource Element. This property was also identified in the prior zoning maps adopted by Ordinance 1928 as containing a Historic Resource and has been designated by the Board of Supervisors as Landmark No. 162.

In response to a public inquiry for 4205 Canfield Road, this technical error was discovered. 4205 Canfield APN 025-130-009 was built in 1963 and does not qualify as a historic structure; it is labeled Landmark No. 162 in error. The Landmark designation should instead be on the Table House property at APN 025-110-006. The technical correction on these two lots is consistent with General Plan Policy OSRC-

19i calling for rezoning of historic resources to the Historic District (HD) zone. Furthermore, prior zoning maps designated the property a Historic Resource.

5. 14270 Valley Ford Road, Valley Ford, Landmark Designation/HD Zoning Mapping Correction #3;

a. APN 026-010-077, 14270 Valley Ford Road, Valley Ford

Current Zoning: RR CC B6 2, HD SR

Proposed Zoning: No Change

Existing Land Use Designation: RR 2

Proposed Land Use Designation: RR 2 (Landmark No. 123 designation)

b. APN 026-050-008, 14655 Hwy 1, Valley Ford

Current Zoning: LEA 86 160 Z, LEA CC B6 160/640 Z, RC 100/50 SR

Proposed Zoning: No Change

Existing Land Use Designation: LEA 160, 160/640 (Landmark No. 123 designation)

Proposed Land Use Designation: LEA 160, 160/640

The James Fowler House (ca. 1870) was the family residence of one of the first settlers in Valley Ford. Mr. Fowler bought land including this property in 1852 and is known as the "father" of Valley Ford. The Board of Supervisors adopted Ordinance 2949 in 1982, applying the HD zone and designating it Landmark No. 123.

When the property was subdivided in the 1990s, the Landmark designation was misplaced on the adjacent parcel. The Landmark designation should be on APN 026-010-077, and removed from APN 026-050-008.

6. 1312/1350 Aggesen Creek Lane, Penngrove, Landmark Designation/HD Zoning Mapping Correction #4;

a. APN 047-073-030, 1312 Aggesen Creek Lane

Current Zoning: RR B6 3

Proposed Zoning: No Change

Existing Land Use Designation: RR 3 (Landmark No. 190 designation)

Proposed Land Use Designation: RR 3

b. APN 047-073-031, 1350 Aggesen Creek Lane

Current Zoning: RR B6 3

Proposed Zoning: No Change

Existing Land Use Designation: RR 3 (Landmark No. 190 designation)

Proposed Land Use Designation: RR 3

The Sonoma County Historic Resource Inventory identifies the Wharff-Aggesen House (built ca. 1853), 1291 Elysian Avenue (APN 047-073-031), as a historic resource based on a survey in 1993/94. This property was designated by the Board of Supervisors as Landmark No. 190 and zoned HD as a condition of approval of Parcel Map MNS 99-0033. The condition of approval applied to three lots within the five-lot subdivision. The Landmarks Designation was erroneously applied to all five lots (APN 047-073-030 & 031 should not be designated) during prior map updates.

7. 2247/2211 London Ranch Road, Glen Ellen, Landmark Designation/HD Zoning Mapping Correction #5

a. APN 054-040-064, 2247 London Ranch Road

Current Zoning: LIA B6 60, HD LG/MTN SR

Proposed Zoning: LIA B6 60, LG/MTN SR

Existing Land Use Designation: LIA 60

Proposed Land Use Designation: No Change

b. APN 054-040-091, 2211 London Ranch Road

Current Zoning: LIA B6 60, HD LG/MTN SR

Proposed Zoning: LIA B6 60, LG/MTN SR

Existing Land Use Designation: LIA 60 (Landmark No. 34 designation)

Proposed Land Use Designation: LIA 60

The Sonoma County Historic Resource Inventory identifies the Wegener Resort (built ca. 1860's), 1883 London Ranch Rd., (APN 054-040-092), as a historic resource based on a survey in 1979. The property was designated by the Board of Supervisors as Landmark No. 34 and zoned HD in 1979. Through the years the property has been subdivided and lot line adjusted. The HD combining zone remains on a portion of 054-040-064 and there is no Landmark No. 34 designation on this parcel. The home located on 054-040-064 was built in the 1980's and has no historical significance. Similarly, the HD combining district and the Landmark No. 34 designation remain on portions of APN 054-040-091, which was also the subject of a lot line adjustment. No historic structures are present on the portion of the lot with the HD and landmark designations. APNs 054-040-064 and 054-040-091 are wooded hillside lots, distinctly different than the surrounding vineyards of the historic Wegener Resort property and not a part of that functioning historic vineyard/winery land.

8. 6050 Westside Road, Healdsburg, Landmark Designation/HD Zoning Mapping Correction #6

a. APN 110-160-016, 6050 Westside Road

Current Zoning: LIA B6 60 Z, F1 F2 HD RC50/50 RC200/100 SR VOH

Proposed Zoning: No change to zoning, change to boundary

Existing Land Use Designation: LIA 60 (Landmark No. 8)

Proposed Land Use Designation: LIA 60 (Landmark No. 8, 9, 10)

b. APN 110-160-017, no address

Current Zoning: LIA 86 60 Z, F1 F2 HD RC50/50 RC200/100 SR VOH

Proposed Zoning: No change to zoning, change to boundary

Existing Land Use Designation: LIA 60 (Landmark No. 8 designation)

Proposed Land Use Designation: No Change

c. APN 110-160-006, 6025 Westside Road

Current Zoning: LIA B6 60 HD SR

Proposed Zoning: No Change

Existing Land Use Designation: LIA 60 (Landmark No. 8 designation)

Proposed Land Use Designation: LIA 60 (Landmark Designation No's. 8, 11)

In 1976, the Board of Supervisors rezoned the entirety of APN 110-160-006, and the portions of 110-160-016 and 017 southwest of the creek to the HD zone and designated all of this area as Landmark No. 008, the "Sweetwater Springs Historic District". At the same time, on APN 110-160-016, they designated the Hop Kiln Winery building as Landmark No. 9, the historic residence as Landmark No. 10, and the large sheep barn on APN 110-160-006 as Landmark No. 11.

As a result of prior mapping updates, the boundaries of the zoning district have changed and Landmarks No's 9, 10, and 11 were omitted.

9. 755 Watmaugh Road, Sonoma, Landmark Designation/HD Zoning Mapping Correction #7

a. APN 128-391-016, 755 Watmaugh Road

Current Zoning: LIA B6 20, F1 F2 HD RC100/50 SR VOH

Proposed Zoning: LIA B6 20, F1 F2 RC100/50 SR VOH

Existing Land Use Designation: LIA 20 (Landmark No. 51 designation)

Proposed Land Use Designation: LIA 20

The property contains a large Italianate house (ca. 1870) that was home to Agnew Kiser who arrived in the Sonoma Valley in 1857. He built this two story house, large barn, and substantial outbuildings including blacksmiths shop. Grapes were grown on the ranch as well as other crops. In 1983, the Board of Supervisors approved the removal of the HD zoning due to a proposed partial demolition of 756 square feet of the structure (Board of Supervisors Resolution 75873, 12/20/83). Permit history records show that 1984 building permits for remodels were finalised. Current zoning

maps still show the HD zoning. Although the structure remains, its eligibility for historic designation was never reevaluated.

10. Corona Road/ Adobe Road

APN 137-030-006, -007, -035, -036, -038, -041, -042

Existing Zoning: Various

Proposed Zoning: No Change

Existing Land Use Designation: DA 10

Proposed Land Use Designation: DA 20

This correction pertains to a long-standing discrepancy on several parcels in which the General Plan land use density is not consistent with the zoning code unit density. The discrepancy was brought to the attention of staff due to a public inquiry on subdivision potential of a parcel in the northern Petaluma. The property had been zoned B7 at the time of a lot line adjustment, eliminating future subdivision potential, but the parcel still retained a General Plan Land Use designation of DA 10.

On further analysis, several surrounding parcels were observed to have General Plan designations that conflicted with the parcels' zoning district. In each of eight identified parcels, the General Plan designation erroneously depicted a lower minimum lot size than allowed by the zoning district. It was determined that a mapping error occurred before 1989, most likely when converting the paper zoning map books to digital maps. General Plan land use designation is being brought forward to apply the DA 20 Land Use Designation to seven parcels and ±347 acres to correct the inconsistency between the zoning and General Plan Land Use designation.

Change to Zoning: None

Change to General Plan Land Use Designation: Change the General Plan Land Use designation of seven parcels and 347 acres of land to DA 20 (Diverse Agriculture - 20 acre lot minimum).

B. Amendments to General Plan Land Use and Zoning **Required as Conditions of Project Approvals**

The County Subdivision Ordinance at Section 25-70.3(h) allows a lot line adjustment or subdivision approval between parcels of different General Plan Land Use designations and/or zoning districts provided that a zone change and/or General Plan amendment application is submitted to ensure that district boundaries coincide with the resultant property lines. Since the proposed amendments are routine, unopposed, and required as a condition of a prior project approval, they have been included as a part of these technical corrections for efficiency of processing.

11. 3126 Pauline Drive; File No. PLP18-0020

APN 104-060-046

Existing Zoning: DA B6 20 Z, RR B6 2

Proposed Zoning: DA B6 20 Z

Existing Land Use Designation: DA 20, RR 2

Proposed Land Use Designation: DA 20

Lot Line Adjustment LLA17-0067 involved two parcels with different General Plan and Zoning designations, and as a result, Lot A (104-060-046) now has split General Plan and Zoning designations. The adjustment resulted a 6.9-acre parcel with 6.76 acres of DA 20, and 0.14 acres of RR 2. Similarly, 6.76 acres are zoned DA B6 20 Z and 0.14 acres of the resulting parcel are zoned RR B6 2 Z.

The requirement for a General Plan Amendment and Zone Change was included as a Condition of Approval for the Lot Line Adjustment. Application PLP18-0020 was submitted by the property owner as required by the conditions of approval. Since the proposed amendments are routine, unopposed, and required as a condition of a prior project approval, they have been included as a part of these Technical Corrections for efficiency of processing.

Change to Zoning: Change the base zone of 0.14 acres to DA B6 20 (Diverse Agriculture, 20 acre density). The Z combining district would also be applied.

Change to General Plan Land Use Designation: Amend the General Plan Land Use designation of 0.14 acres to DA 20.

12. 111 Ely Road, Petaluma; File No. PLP15-0020

APN 047-214-027, -028

Lot A: 047-214-027

Existing Zoning: AR B6 5, DA B6 20, F1 F2 RC50/25 SR VOH

Proposed Zoning: AR B6 5, F1 F2 RC50/25 SR VOH

Existing Land Use Designation: DA 20, RR 5

Proposed Land Use Designation: RR 5

Lot B: 047-214-028

Existing Zoning: AR B6 5, DA B6 20, F1 F2 RC50/25 RC100/50 SR VOH

Proposed Zoning: DA B6 20, F1 F2 RC50/25 RC100/50 SR VOH

Existing Land Use Designation: DA 20, RR 5

Proposed Land Use Designation: DA 20

Lot Line Adjustment LLA17-0041 involved two parcels with different General Plan and Zoning designations, and as a result, both Lot A and B now has split General Plan and Zoning designations.. The adjustment resulted a 10 acre parcel with 3 acres of DA 20, and 7 acres of RR 5. Similarly, 3 acres of the resulting parcel are zoned DA B6 20 and 7 acres are zoned AR B6 5.

The requirement for a General Plan Amendment and Zone Change was included as a Condition of Approval for the Lot Line Adjustment. Application PLP15-0020 was submitted by the property owner as required by the conditions of approval. Since the proposed amendments are routine, unopposed, and required as a condition of a prior project approval, they have been included as a part of these Technical Corrections for efficiency of processing.

Change to Zoning (047-214-027): Change the base zone of 3 acres to AR B6 5 (Agriculture and Residential, 5 acre density). The combining districts will not be changed. **Change to General Plan Land Use Designation (047-214-028):** Amend the General Plan Land Use designation of 3 acres to RR 5 (Rural Residential).

Change to Zoning (047-214-028): Change the base zone of 13.4 acres to DA B6 20 (Diverse Agriculture, 20 acre density). The combining districts will not be changed.

Change to General Plan Land Use Designation (047-214-028): Amend the General Plan Land Use designation of 13.4 acres to DA 20 (Diverse Agriculture, 20 acre density).

13. 997 Napa Road, Sonoma; File No. PLP13-0049

APN 126-031-078, 126-031-079

Lot A: 126-031-078

Existing Zoning: AR B6 5, C1, SR VOH

Proposed Zoning: C1, SR VOH

Existing Land Use Designation: LC, RR 5

Proposed Land Use Designation: LC

Lot B: 126-031-079

Existing Zoning: AR B6 5, C1, SR VOH

Proposed Zoning: AR B6 5, SR VOH

Existing Land Use Designation: LC, RR 5

Proposed Land Use Designation: RR 5

Lot Line Adjustment LLA13-0034 involved two parcels with different General Plan and Zoning designations. The adjustment transferred 0.7 acres from APN 126-031-079 (Lot B) to APN 126-031-078 (Lot A). As a result, both Lot A and B now has split General Plan

and Zoning designations. The applicant has requested that the parcel be re-designated as follows:

The requirement for a General Plan Amendment and Zone Change was included as a Condition of Approval for the Lot Line Adjustment. Application PLP13-1071 was submitted by the property owner as required by the conditions of approval. Since the proposed amendments are routine, unopposed, and required as a condition of a prior project approval, they have been included as a part of these Technical Corrections for efficiency of processing.

Change to Zoning (126-031-078): Change the base zone of 0.7 acres to C1, SR VOH (Neighborhood Commercial). The Scenic Resources and Valley Oak Habitat combining districts will not be changed. **Change to General Plan Land Use Designation (126-031-078):** Amend the General Plan Land Use designation of 0.7 acres to LC (Limited Commercial).

Change to Zoning (126-031-079): Change the base zone of 0.04 acres to AR B6 5, SR VOH (Agriculture and Residential, 5 acre density). The Scenic Resources and Valley Oak Habitat combining districts will not be changed. **Change to General Plan Land Use Designation (126-031-079):** Amend the General Plan Land Use designation of 0.04 acres to RR 5 (Rural Residential, 5 acre density).

14. 8821 West Dry Creek Road, Healdsburg; File No. PLP17-0042

APN 139-150-051

Existing Zoning: LIA B6 20, RRD B6 120, SR

Proposed Zoning: LIA B6 20 SR

Existing Land Use Designation: LIA 20, RRD 120

Proposed Land Use Designation: LIA 20

Lot Line Adjustment LLA17-0059 involved two parcels with different General Plan and Zoning designations. The adjustment transferred 0.08 acres from APN 139-150-052 (Lot A) to APN 139-150-051 (Lot B). As a result, Lot B now has split General Plan and Zoning designations. The applicant has requested that the parcel be re-designated as follows:

Lot B (139-150-051), a 0.69 acre parcel with 0.61 acres of LIA 20 and 0.08 acres of RRD 120 General Plan Land Use designations. Similarly the Zoning designations are 0.61 acres of LIA B6 20 SR and 0.08 acres of RRD B6 120 RC 50/50, SR. The applicant proposes a General Plan Amendment to bring the entire parcel into the LIA 20 General Plan

designation and a Zone Change to bring the entire parcel into the LIA B6 20 SR Zoning designation.

The requirement for a General Plan Amendment and Zone Change was included as a Condition of Approval for the Lot Line Adjustment. Application PLP17-0042 was subsequently submitted by the property owner as required by the conditions of approval. Since the proposed amendments are routine, unopposed, and required as a condition of a prior project approval, they have been included as a part of these Technical Corrections for efficiency of processing.

Change to Zoning: Change the base zone of 0.08 acres to LIA B6 20 SR (Land Intensive Agriculture, 20 acre density). The Scenic Resources combining district will not be changed.

Change to General Plan Land Use Designation: Amend the General Plan Land Use designation of 0.08 acres to LIA 20 (Land Intensive Agriculture, 20 acre density).

15. 8040 Denno Lane, Forestville; File No. PLP17-0012

APN 083-170-067

Existing Zoning: RRD B6 20, RRD B6 40 LG/116

Proposed Zoning: RRD B6 20 LG/116

Existing Land Use Designation: RRD 40, RRD 20

Proposed Land Use Designation: RRD 20

Lot Line Adjustment LLA16-0058 involved two parcels with different General Plan and Zoning designations. The adjustment transferred 10.6 acres from APN 083-170-068 (Lot A) to APN 083-170-067 (Lot B). As a result, Lot B now has split General Plan and Zoning designations. The applicant has requested that the parcel be re-designated as follows:

Lot B (083-170-067), a 15.53 acre parcel with 10.6 acres of RRD 40 and 4.93 acres of RRD 20 General Plan Land Use designations. Similarly the Zoning designations are 10.6 acres of RRD B6 40 LG/116 and 4.93 acres of RRD B6 20 LG/116. The applicant proposes a General Plan Amendment to bring the entire parcel into the RRD 20 General Plan designation and a Zone Change to bring the entire parcel into the RRD B6 20 LG/116 Zoning designation.

The requirement for a General Plan Amendment and Zone Change was included as a Condition of Approval for the Lot Line Adjustment. Application PLP17-0012 was subsequently submitted by the property owner as required by the conditions of approval. Since the proposed amendments are routine, unopposed, and required as a

condition of a prior project approval, they have been included as a part of these Technical Corrections for efficiency of processing.

Change to Zoning: Change the base zone of 10.6 acres to RRD B6 20 LG/116 (Resources and Rural Development, 20 acre density). The Local Guidelines Highway 116 Scenic Corridor combining district will not be changed.

Change to General Plan Land Use Designation: Amend the General Plan Land Use designation of 10.6 acres to RRD 20 (Resources and Rural Development, 20 acre density).

16. 5131 Warm Springs Road, Glen Ellen; File No. ZCE15-0013

APN 054-240-040

Existing Zoning: K LG/GE2 SR

Proposed Zoning: K LG/GE2 SR HD

Existing Land Use Designation: RVSC

Proposed Land Use Designation: RVSC

A condition of approval for the Use Permit, Administrative Design Review, and Landmarks Review (PLP14-0084) requires the addition of the Historic District (HD) combining zoning over the entire 0.76-acre site to protect the historic buildings on the parcel. The property owner has submitted an application (ZCE15-0013) requesting the zone change as required by the condition of approval. This zone change is being included with this project as an efficient means of processing a routine condition of a prior approval.

Change to Zoning: Add the HD (Historic District) combining zone to the zoning of the subject parcel.

Change to General Plan Land Use Designation: No Change.

C. Changes to Combining Districts to Reflect Updated Parcel Boundaries

Combining District Mapping Corrections

The primary purpose of the proposed combining district changes is to correct combining district boundaries as a result of mapping updates. Permit Sonoma geographic information system staff conduct a periodic analysis of the Official Zoning Database (OZD) to identify discrepancies and improve the accuracy of the digital data. As the automated process is improved with updated technology and mapping methods, inconsistencies between the parcel boundaries and the combining district boundaries are identified. This set of technical corrections includes changes to the RC combining district conservation area measurements due to incomplete initial implementation methodology. Any discrepancies are then brought forward as technical corrections to maintain and improve the database.

D. Zoning Code Text Corrections

17. Efficiency Dwelling Unit Definition Text Revision; Section 26-02-140

This correction affects Zoning Code Section 26-02-140, *Definitions*. The Definitions Section is frequently updated whenever changes to other sections of the Zoning Code require modifications or additions to corresponding definitions. When the Efficiency Unit definition was added to the Zoning Code, a typographical error set the minimum square footage below what is allowed by the California Building Code. The proposed correction brings Zoning into compliance with the Building Code.

Changes to Zoning Code Text:

Amend Section 26-02-140. Efficiency Dwelling Unit:

Efficiency dwelling unit. A small, self-contained dwelling unit containing a habitable room of not less than ~~seventy (70)~~ one hundred fifty (150) square feet of floor area and a minimum horizontal dimension of seven feet (7') Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable rooms...

18. Accessory Dwelling Unit Ordinance Text Revision; Section 26-88-060

This correction affects Zoning Code Section 26-88-060, *Accessory Dwelling Unit*. On January 24, 2017, the Board of Supervisors adopted Ordinance No. 6191, which revised the Accessory Dwelling Unit section to be consistent with changes in California state law. Adding numbered text to the Section during this change caused internal references in the section to move out of sequence.

Changes to Zoning Code Text:

- a) Amend Section 26-88-060(j)(1)(i):

Except as provided in subsections (ii) and (iii) ~~(b)~~ of this section, an accessory dwelling unit shall be permitted only in designated groundwater availability classification areas 1 or 2, or where public water is available.

- b) Amend Section 26-88-060(k)(3)(i):

...Any storage space or other enclosed areas attached to the accessory dwelling unit shall be included in the size calculation, except: a) an attached garage, as described in subsection ~~(i)~~(k)(3)(ii) of this section; or b) where the accessory dwelling unit is constructed over or attached to an unconditioned accessory structure, as described in subsection ~~(i)~~(k)(3)(iii) of this section....

- c) Amend Section 26-88-060(k)(3)(iv):

Units Attached to Accessory Structures. Notwithstanding subsection ~~(i)~~(k)(3)(ii) above, an accessory dwelling unit may be located above or attached to a garage of more than four hundred (400) square feet...

19. Article 24 Corrections to references to Housing Element policy and density bonus programs. Sections 26-24-010(k) and 26-24-020(k)

Article 24 (R3 High Density Residential District) of the Zoning Ordinance contains outdated references to a policy in a prior draft Housing Element, as well as outdated terminology to refer to Housing Opportunity Programs.

Zoning Code Subsections 26-24-010(k) and 26-24-020(k) reference design and development criteria set forth in Housing Element Policy HE-2g. The current adopted Housing Element Policy HE-2g refers to habitat and endangered species conservation efforts and does not contain design and development criteria or references to the Housing Opportunity Program. This reference will be removed in the Round 7 corrections.

In addition, in May of 2018, the Board of Supervisors approved zoning ordinance amendments to reduce constraints to housing development (Ord. 6223). The decision modified Zoning Code Article 89 to rename Density Bonus programs from “Type A” and “Type C” to “Rental Housing Opportunity Program” and “Ownership Housing Opportunity Program,” respectively. The references to Type A and Type C in Article 24 will be removed in the Round 7 corrections.

Changes to Zoning Code Text:

a) Amend Section 26-24-010(k):

Rental Housing Opportunity Program projects in compliance with Article 89 (Affordable Housing Program); ~~Housing Opportunity Area Type "A" projects that satisfy all of the applicable requirements of Housing Element Policy HE 2g, including the design and development criteria set forth in Section (4)(d) of Policy HE 2g for Type "A" Housing Opportunity Areas located in urban residential, twelve (12) to twenty (20) dwelling units per acre, areas depicted on the General Plan Land Use maps. The design and development criteria set forth in Section 4 of Policy HE 2g for such Type "A" Housing Opportunity Areas shall prevail over any conflicting criteria specified below in Section 26-24-030. Compliance with Section 4 of Policy HE 2g for such Type "A" Housing Opportunity Areas shall be determined by the body prescribed in Section 5 of that policy. Nothing herein shall limit the ability of the decision-making body to either deny or to apply conditions to the approval of such a Housing Opportunity Type "A" project;~~

b) Amend Section 26-24-020(k):

Rental Housing Opportunity Program projects in compliance with Article 89 (Affordable Housing Program) requiring alternative design and development criteria or standards; ~~Housing Opportunity Area Type "A" projects based on alternative design and development criteria to those set forth in Section (4)(d) and (4)(e) of Housing Element Policy HE 2g for Type "A" Housing Opportunity Areas located in urban residential, twelve (12) to twenty (20) units per acre, areas depicted on the General Plan Land Use maps, or, as applicable, Section 26-24-030. A use permit for such project shall not be approved unless the project meets all other requirements of Policy HE 2g for such Type "A" projects. The decision-making body shall be as specified in Policy HE 2g for Type "A" Housing Opportunity Areas. Nothing herein shall limit the ability of the decision-making body to either deny or to apply conditions to the approval of such a Housing Opportunity Type "A" project;~~

20. Article 86 Corrections to Parking Regulations, Section 26-86-010.

In October of 2018, the Board of Supervisors approved Ordinance No. 6247, which simplified multifamily development standards (including parking), adopted density equivalents, regulated the conversion of rental housing, and adopted provisions for cottage housing developments. An error in the adopted text of the Ordinance revising Section 26-86-010 resulted in the text following the Parking Requirement Table being inadvertently deleted. The correction would restore the deleted text.

Changes to Zoning Code Text:

Amend Section 26-86-010 to append the following text to the end of the parking requirements in table:

(a) – (e) Reserved.

(f) A portion of the above required parking spaces shall be provided for disabled persons consistent with state and federal law.

(g) Vehicular and bicycle parking requirements for all uses not specifically enumerated herein shall be determined by the board of zoning adjustments or the planning commission.

(h) In most cases where mixed uses are proposed, the required parking for the use with the most restrictive parking standard may be utilized to meet the above standards; provided, that the applicant can demonstrate the effectiveness of the parking plan in relation to the proposed uses, and provided that future changes in the use of the property are subject to review by the decision-making body so as to maintain the effectiveness of such plan. Otherwise, each proposed use shall be required to meet its applicable parking standard.

(i) The above parking standards may be reduced when it has been satisfactorily demonstrated to the planning director or applicable decision-making body that fewer spaces will adequately serve the specific use or that the applicant has encouraged transit opportunities through one or more of the following:

(1) Participation in a comprehensive travel demand management (TDM) program including, but not limited to, provision of flex-time, carpooling, and transit passes such that VMT generated by the project is reduced;

(2) Provision of transit stops and/or turnouts developed in cooperation with and approved by Sonoma County Transit;

(3) Provision of amenities for bicyclists, bus riders, carpoolers and pedestrians beyond those required by this section.

(j) The parking standards may be increased when it is determined that employee parking substantially reduces the number of spaces needed for customer use.

(k) The director may waive the requirement for parking to be covered, subject to administrative design review in accordance with Article 82, only where consistent with the neighborhood character and where either: (1) topographic conditions and/or small lot size make the provision of covered parking infeasible; or (2) the parking area will be visually screened from adjacent lots and from the common roadway(s) serving the property.

(l) An exception to the required parking may be made in cases of re-use of existing buildings located within urban service areas or unincorporated communities where it can be demonstrated to the satisfaction of the decision-maker that the provision of parking meeting the above requirements is not feasible, and the use is of the same or less intensity than the previous use.

(m) The parking required may be reduced by up to 20% of total required spaces when it has been satisfactorily demonstrated to the planning director or applicable decision-making body that: 1) adequate parking for the projected use is provided such that the public health and safety is not compromised; and 2) that such design provides greater sustainability through the incorporation of amenities to encourage alternative modes of transportation and VMT reduction to offset GHG emissions from vehicle trips; and/or that 3) the reductions are required in order to implement Low Impact Development (LID) parking lot design, including onsite retention and treatment of stormwater. Examples include the provision of covered secured bike parking or bike lockers, showers and changing areas for employees, vegetated swales, and connections to Class I facilities. The parking required may be reduced by 10 percent when at least 10 percent of the total spaces are provided as covered by solar panels. These reductions may be combined but the total reduction in the required number of parking spaces may not exceed 20 percent.

(n) The decision maker may increase the allowable percentage of compact spaces to not more than 50% of the total number of required spaces when the increase is needed to facilitate the provision of solar panels, EV charging stations, LID provisions, covered bike parking, connecting trails and the like.

(o) For the purpose of establishing minimum dimensions for parking spaces, a solar covering shall not cause the "covered parking space requirements" to be triggered in an existing parking lot in order that solar panels may be installed over existing spaces. For new parking areas, dimensions for parking spaces to be covered by solar panels shall be of adequate width to allow doors to open freely.

(p) Notwithstanding, the allowable modifications to required parking spaces and dimensions outlined above do not apply to accessible spaces otherwise required by Code.

DISCUSSION OF ISSUES

Issue #1: General Plan Consistency

The primary purpose of the proposed changes to the General Plan and zoning is to ensure consistency between the General Plan and other planning documents and ordinances. Implementation of the amendments and zone changes required as conditions of previously

approved projects also ensures consistency with the County's Subdivision Ordinance. Further, correcting land use and zoning to accurately reflect all applicable combining districts ensures the integrity and reliability of the information on which both the public and staff rely.

Pursuant to California Government Code Section 65358, the County can only amend a mandatory Element of the General Plan up to four times per calendar year. Subject to that limitation, an amendment may be made at any time, as determined by the local legislative body. Separate amendments may be combined and evaluated together as one Amendment action. However, the effectiveness of the General Plan as a policy guide lies in its consistency and integrity in maintaining the public interest over the long term. Therefore, the General Plan should not be changed without careful consideration. No other General Plan Amendments have been processed in 2019, therefore this Amendment request is consistent with the General Plan amendment quota.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt the attached resolution recommending that the Board of Supervisors approve the proposed zone changes, General Plan amendments, and zoning code regulations as technical corrections.

FINDINGS FOR RECOMMENDED ACTION

1. The proposed amendments are necessary to correct inaccuracies, eliminate outdated references, resolve inconsistencies, and make other minor corrections and non-substantive clarifications to the zoning code regulations and Official Zoning Database to ensure the accuracy and reliability of the planning information on which the public relies.
2. The proposed amendments are consistent and compatible with the Sonoma County General Plan in that the changes include technical corrections and minor, inconsequential changes being undertaken to ensure consistency with the General Plan and to implement conditions of approval of previously approved projects.
3. The proposed amendments are exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3), as it can be seen with certainty that the project will have no significant effect on the environment since the project consists of technical corrections, minor changes, and clarifications that are editorial rather than substantive in nature and changes needed to satisfy conditions of prior project approvals.

LIST OF ATTACHMENTS

ATTACHMENT A: Draft Planning Commission Resolution with Exhibits

EXHIBIT A: Draft General Plan Land Use Amendments

EXHIBIT B: Draft Zone Changes

EXHIBIT C: Draft Zoning Code Text Amendments

EXHIBIT D: Draft Combining District Mapping Corrections

ATTACHMENT B: Draft Board of Supervisors Resolution with Exhibit A

EXHIBIT A: Draft General Plan Land Use Amendments

ATTACHMENT C: Draft Ordinance
