

Resolution Number

County of Sonoma
Santa Rosa, California

August 18, 2009
ORD09-0005

Jane Riley

RESOLUTION OF THE BOARD OF SUPERVISORS, COUNTY OF SONOMA, STATE OF CALIFORNIA, APPROVING THE APPLICATION FOR AN ALTERNATIVE EQUIVALENT ACTION UNDER SECTION 26-89-040.G. OF THE SONOMA COUNTY CODE FOR PROPERTY LOCATED AT 1170 WALKER ROAD, PETALUMA; APN 022-010-001.

WHEREAS, the applicant, [REDACTED], for owner [REDACTED] filed an application on behalf of property owner Joe Tresch with the Sonoma County Permit and Resource Management Department for an Alternative Equivalent Action to allow the provision of four existing agricultural employee units to meet the affordable housing requirement for a 2,143 square foot addition to the main home on the same site for property located at 1170 Walker Avenue, Petaluma, APN 022-010-001; Supervisorial District 2; and

WHEREAS, on June 7, 2005, the Board of Supervisors adopted amendments to Chapter 26 of the Sonoma County Code (the Zoning Ordinance) to implement the policies and programs of the adopted General Plan Housing Element; and

WHEREAS, said amendments included the adoption of a new Affordable Housing Program (Article 89) setting forth the requirements for participation in the County's Affordable Housing Program for all new development, including additions of over 1,000 square feet; and

WHEREAS, among other things, Subsection 26-89-040.G allows the affordable housing requirement to be met through a variety of ways, including through development of a second dwelling unit, development of an affordable agricultural employee or farm family unit, or payment of an in-lieu fee; and

WHEREAS, Subsection 26-89-040.G, Alternative Equivalent Actions, sets forth that the Board of Supervisors, at its sole discretion, may approve an Alternative Equivalent Action to meet the affordable housing requirements when it makes certain findings of fact.

NOW THEREFORE BE IT RESOLVED that the Board of Supervisors makes the following findings:

1. This action is exempt from CEQA under Section 15061(b)(3) because it can be seen with certainty that it will not result in any significant negative impact on the environment, in that it allows the use of existing structures to meet ordinance requirements rather than requiring the construction of new structures.
2. The designation and use of the four existing agricultural employee units on the subject site is an appropriate alternative action to satisfy the affordable housing requirement for construction of a 2,143 square foot addition to the existing main home at 1127 Walker Road, Sebastopol, APN 022-010-001, as it furthers affordable housing opportunities in the unincorporated county.
3. The designation and use of the four existing agricultural employee units on the subject

site provides a greater affordable housing benefit than would the provision of a single second dwelling unit on the project site. Because a Second Dwelling Unit is expressly prohibited on the subject site, the provision of the ag employee units is an acceptable alternative.

BE IT FURTHER RESOLVED that the Sonoma County Board of Supervisors hereby approves the application to designate and use four existing agricultural employee units of 500, 624, 720, and 925 square feet, respectively, as an Alternative Equivalent Action under Subsection 26-89-040.G. of the Sonoma County Code, to satisfy the affordable housing requirement for construction of a 2,143 square foot addition to the existing single family residence on the same site.

BE IT FURTHER RESOLVED that the Board of Supervisors designates the Clerk of the Board 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 Clerk of the Board, 575 Administration Drive, Room 100-A, Santa Rosa, California 95403.

SUPERVISORS VOTE:

Brown: Kerns: Zane: Carrillo: Kelley:

 Ayes: Noes: Absent: Abstain:

SO ORDERED.