



## COUNTY OF SONOMA PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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**DATE:** March 1, 2018  
**TO:** Planning Commission  
**FROM:** Matthew Gilster, Project Planner  
**SUBJECT:** ZCE17-0014; Continued hearing for Freestone Zoning and Land Use Changes

### Prior Actions:

On February 1, 2018, the Planning Commission, with a 5-0 straw vote, recommended approval of the proposed Freestone Land Use and Zoning changes, and directed staff to return to the Commission for final action with a revised map, resolution, and parcel chart which retains the existing split land use and zoning designations of the CS Fund (APN: 073-130-035), and Osmosis Day Spa (APN: 073-130-041) properties.

Originally, staff recommended eliminating the existing split zoning of the CS Fund (APN: 073-130-035), and Osmosis Day Spa (APN: 073-130-041) properties by changing the General Plan land use and zoning designation of both properties to be entirely Limited Commercial and Commercial Rural respectively, See table below.

Site	Total Lot Size	Existing Limited Commercial Land Use	Existing Rural Residential Land Use	Proposed Limited Commercial Land Use
CS Fund 469 & 489 Bohemian Highway APN: 073-130-035	5.12 acres	1.86 acres	3.26 acres	5.12 acres
Osmosis Day Spa 209 Bohemian Highway APN: 073-130-041	5.52 acres	1.39 acres	4.13 acres	5.52 acres

The Staff recommendation to eliminate the split designations was proposed because split zoning is a generally avoided planning practice and split designation parcel configurations are not specified to be used in the language of General Plan Policy LU-12e. Policy LU-12e guides the application of Limited Commercial land use designations in Freestone. However, removing the split zoning on the two properties would add a total of 7.39 acres of Limited Commercial property that was previously designated as Rural Residential.

Staff provided an alternative policy option to the Commission which would retain the split zoning on the two commercial sites in order to limit the expansion of future commercial use. The Commissioner's discussed the alternatives and concluded that removing the split zoning on the two commercial sites would unnecessarily expand commercial land use and zoning. The commissioners also concluded that, in this case, the split zoning would be appropriate as it would allow the existing commercial uses to continue to operate and would be

consistent with the General Plan Policy LU-12e in limiting the expansion of the Limited Commercial land use designation in Freestone.

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission adopt the attached Resolution recommending that the Board of Supervisors approve the General Plan land use map amendments and zone changes which include the recommended split designation alternative for the CS Fund and Osmosis Day Spa properties. Staff is recommending a General Plan land use designation and zoning change for 17 parcels in order to conform to General Plan Policy LU-12e. This item is tentatively scheduled to be reviewed by the Board of Supervisors as a general discussion item at a noticed public hearing on April 17, 2018.

**LIST OF ATTACHMENTS**

ATTACHMENT A: Draft Planning Commission Resolution  
EXHIBIT A: Sectional Land Use Map  
ATTACHMENT B: Draft Ordinance  
EXHIBIT A: Zoning Database Table  
EXHIBIT B: Sectional Zoning District Map