

ZONING CODE BUSINESS MODIFICATIONS FOR COVID-19

ORD21-0003

Eric Gage, Project Planner

Planning Commission
December 14, 2021

Background

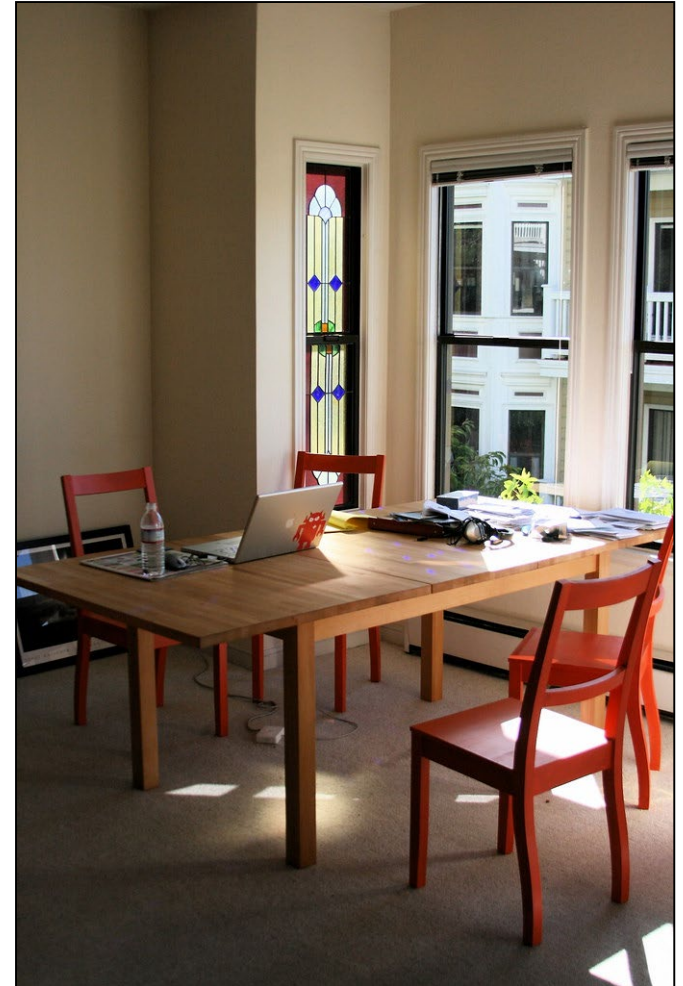
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- Following the 2020 shelter-in-place order, businesses modified operations for social distancing.
- In July 2020, the Board approved urgency ordinance for temporary relief from zoning code restrictions.
- On September 9, 2021, the Planning Commission approved a resolution to make specific provisions of the urgency ordinance permanent.

Home Occupations

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- Update to remove unnecessary permitting and maintain operating standards.
- Currently requires zoning permit and signed affidavit
- Limit one per DU
- Home occupation operating standards always in effect
- Make exempt from permitting and remove limit of one per DU



Braden Kowitz, Creative Commons

Restaurant Take-out

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- Update to eliminate use permit requirements for standard take-out restaurant service.
- Requires a use permit for restaurant take-out service in Limited Commercial, Neighborhood Commercial and Retail and Service District commercial zones.



Code Enforcement Data

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- Code Enforcement complaint data produced no complaints about unpermitted home occupations or restaurant take-out.
- These uses are ongoing and have not resulted in additional complaints.



General Plan Consistency

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Supportive General Plan Policies include:

- LU-6i: Provide expanded opportunities for a mix of residential and commercial uses in urban areas.
- CT-2y: Encourage employers to increase the use of telecommuting and home work employment.
- CT-2z: Encourage the establishment of home based businesses.

Recommendation

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- Approve a resolution finding the proposed ordinance **categorically exempt from CEQA** under CEQA Guidelines Section 15061(b)(3) the Class 1 and Class 4 categorical exemptions, and adopt the ordinance **ORD21-0003 amending sections 26-08-030, 26-10-030, 26-24-180, 26-26-140, 26-88-121, and 26-18-021** of the Sonoma County Zoning Code.

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Questions?

