



On March 7, 2023 (File No. 23-0256, Item No. 23), the Board of Supervisors directed staff to restore County design oversight for affected parcels (Exhibit D) by adding a new Design Review-Community Combining Zone (-DC) overlay to the remaining 11 commercial or multifamily-zoned parcels, or portions of parcels, that are not currently located within an existing (-DC) or (-PD) Combining Zone overlay.

**Existing Land Uses (Affected Parcels and Adjacent Lands):**

Of the 11 affected parcels, six (6) parcels are currently developed with rural residential uses, including single family residences and associated accessory structures, and five (5) affected parcels are undeveloped. With the exception of a single parcel (Assessor's Parcel No. 071-500-026) adjacent to existing commercial uses (retail, restaurant and storage), all other adjacent parcels are currently vacant/undeveloped or developed with rural residential uses (Exhibit B).

**California Environmental Quality Act (CEQA):**

Staff reviewed the project for consistency with CEQA and found the project exempt from environmental review under Section 15305 of the CEQA Guidelines (Minor Alterations in Land Use Limitations) because the proposed zone change would not result in any changes to land use or density as specified in this Section.

**Staff Recommendations:**

Staff recommends the Planning Commission forward the following recommendations to the Board of Supervisors:

1. Find Rezone Z23-0003 exempt from CEQA under Section 15305 of the CEQA Guidelines (Minor Alterations in Land Use Limitations); and
2. Approve Rezone Z23-0003 to rezone 11 identified multifamily or commercially-zoned parcels, or portions of parcels, adding a new Design Review - Community Combining Zone (-DC) to the base zone of each commercial or multifamily-zoned parcel (Exhibit C).

**Exhibits:**

- A. Vicinity Map
- B. Site Aerial Photo
- C. Affected Parcels Map
- D. Board of Supervisors Resolution of Intention No. 39-2022