



County of Sonoma
Permit & Resource Management Department

Sonoma County Planning Commission Actions

Permit Sonoma
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

June 16, 2022
Meeting No.: 22-12

Roll Call

Commissioner District 1 Carr
Commissioner District 2 Reed
Commissioner District 4 McCaffery
Commissioner District 5 Koenigshofer
Commissioner District 3, Chair Belforte

Staff Members

Scott Orr, Deputy Director
Claudette Diaz, Staff
Doug Bush, Staff
Chelsea Holup, Secretary
Jennifer Klein, Chief Deputy County Counsel

Planning Commission Regular Calendar

Item No.: 1
Time: 1:05 PM
File: ZCE21-0006
Applicant: Ryan Leidner Architecture
Owner: Lindsey Schulz and George Peaslee
Cont. from: N/A
Staff: Claudette Diaz
Env. Doc: CEQA Guidelines Section 15305, Minor Alterations in Land Use Limitations and Section 15321, Enforcement Actions by Regulatory Agencies

Proposal: Request for a zone change to remove the Z Accessory Dwelling Unit Exclusion Combining District on a 19.86 acre parcel. The project proposal includes the revocation of Use Permit #6452 for a mobile home for an agricultural employee dwelling unit, previously approved on July 3, 1972 (Board of Zoning Adjustments Resolution No. 3954), and demolished under DEM22-0105.

Recommended Action: Staff recommends that the Planning Commission adopt the resolution finding the project exempt from CEQA, approving revocation of Use Permit 6452 for an agricultural employee dwelling unit, and recommending that the Board of Supervisors approve the requested zone change removing the Z combining district

Location: 10531 Bodega Highway, Sebastopol

APN: 077-070-010

District: Fifth

Zoning: DA (Diverse Agriculture District), B6 20 (20 acres per dwelling unit density), Z (Accessory Dwelling Unit Exclusion Combining District), RC100/25 (Riparian Corridor Combining District, 100-foot setbacks), RC200/25 (Riparian Corridor Combining District, 200-foot

setbacks), SR (Scenic Corridor Combining District), VOH (Valley Oak Habitat Combining District).

Action: **Commissioner Koenigshofer** motioned to approve the project as recommended to the Board of Supervisors. Seconded by **Commissioner McCaffery** and approved with a 4-0-1 vote.

Appeal Deadline: Not Applicable

Resolution No.: 22-03

Vote:

Commissioner District 2 Reed

Aye

Commissioner District 3 Belforte

Absent

Commissioner District 4 McCaffery

Aye

Commissioner District 5 Koenigshofer

Aye

Commissioner District 1, Carr Chair

Aye

Ayes:4

Noes:0

Absent:1

Abstain:0

Item No.: 2

Time: 1:10 pm

File: PLP18-0039

Applicant: County of Sonoma

Owner: N/A

Cont. from: N/A

Staff: Doug Bush and Beth Thompson (Consultant)

Env. Doc: Draft Environmental Impact Report

Proposal: The draft Springs Specific Plan proposes a development program to foster a vibrant, attractive, and multimodal community with increased opportunities for housing and improved circulation for pedestrians, bicyclists, and transit. Full buildout of the Plan area could accommodate additional development of approximately 706 dwelling units, 120 hotel rooms and up to 276,903 square feet of commercial, office, recreation, and non-residential uses. The draft Plan proposes design guidelines and development standards, as well as updated zoning designations to implement the Plan. Adoption of the Plan requires certification of the EIR, a General Plan Amendment and Zone Change Amendment by the Sonoma County Board of Supervisors.

Recommended Action: Receive public input on Draft EIR.

Location: The Specific Plan Area is located along the Highway 12 corridor between Verano Avenue and Agua Caliente Road in the Sonoma Valley and extending to the end of Donald Street at its easternmost point. The Springs Specific Plan Area is approximately 180 acres, 480 lots and is home to approximately 1,800 people.

APN: Various

District: First

Zoning: Various

Action: Not Applicable. Informational discussion and public comment received.

Appeal Deadline: Not Applicable

Resolution No.: Not Applicable

Vote: Not Applicable

Commissioner District 2 Reed

Commissioner District 3 Absent

Commissioner District 4 McCaffery

Commissioner District 5 Koenigshofer
Commissioner District 1, Chair Carr

Ayes:
Noes:
Absent:
Abstain: