



SUMMARY REPORT

Agenda Date: 5/3/2022

To: Board of Supervisors
Department or Agency Name(s): Permit Sonoma
Staff Name and Phone Number: David Rabbitt
Vote Requirement: Majority
Supervisory District(s): Second

Title:

Original Jurisdiction for PLP22-0008 Middle Two Rock Fire Department Use Permit Modification

Recommended Action:

Approve the request to exercise original jurisdiction over the Use Permit modification and Design Review application to amend an approved Use Permit for the Middle Two Rock Fire Department to allow for a storage garage to be used for trainings, meetings, staging, and other similar activities on a parcel located at 7600 Valley Ford Rd, Petaluma; APN 022-140-017. (Second District)

Executive Summary:

The submitted application PLP22-0008 consists of a Use Permit modification and Administrative Design Review allowing the Two Rock Volunteer Fire Department fire truck-storage garage to be used for human occupancy, including onsite training, meetings, staging for emergency operations, and other activities normally associated with a rural fire department.

The garage was originally approved through Use Permit File No. UPE18-0068 to be unconditioned (i.e., unable to be occupied by people for extended time periods).

Discussion:

The Sonoma County Zoning Code allows the Board of Supervisors to exercise original jurisdiction over any planning application (Sec. 26-92-155). Exercising original jurisdiction would result in the project bypassing the Board of Zoning Adjustments and proceeding directly to the Board of Supervisors for a decision. A member of the Board must make the request in writing to the Clerk of the Board. The request to exercise original jurisdiction need not state a reason. On March 29, 2022, Second District Supervisor requested that the Board take original jurisdiction over PLP22-0008. A request for original jurisdiction must be approved by a majority of the Board.

If approved, staff would continue processing the application and bring it directly to the Board at a later date to approve, conditionally approve, or deny. Design review would still be done administratively if the use permit is approved.

Strategic Plan:

N/A

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Prior Board Actions:

N/A

FISCAL SUMMARY

N/A

Narrative Explanation of Fiscal Impacts:

This is an At-Cost application and the processing costs are paid by the applicant.

Narrative Explanation of Staffing Impacts (If Required):

None

Attachments:

None

Related Items "On File" with the Clerk of the Board:

N/A