



County of Sonoma  
Permit & Resource Management Department

## ***Sonoma County Planning Commission***

### ***Actions***

Board of Supervisors Chambers  
575 Administration Drive, Room 102A  
Santa Rosa, CA 95403  
[PlanningAgency@sonoma-county.org](mailto:PlanningAgency@sonoma-county.org)

December 21, 2023  
Meeting No.: 23-20

#### **Roll Call**

Commissioner Carr, District 1  
Commissioner Gilardi, District 2  
Commissioner Wiig, District 3  
Commissioner Marquez, District 5  
Commissioner McCaffery, Chair, District 4

#### **Staff Members**

Cecily Condon  
Joshua Miranda  
Tasha Levitt, Administrative Assistant  
Jennifer Klein, Chief Deputy County Counsel

---

## **Planning Commission Regular Calendar**

**Item No.:** 1  
**Time:** 1:05 PM  
**File:** CMO21-0007  
**Applicant:** Cathy Smith-Kemiji  
**Owner:** Jeffrey B and Anne-Marie Allen Family Trust  
**Cont. from:** Not Applicable  
**Staff:** Joshua Miranda  
**Env. Doc:** Categorical Exemption  
**Proposal:** Certificate of Modification to expand the existing building envelope, 1,848 square feet, on Lot 2 of "Johnathan Oaks Subdivision" MJS160.893 recorded in Book 330, Pages 31-32 in Sonoma County Records. The proposed building envelope expansion would allow for a future 1,200 square foot ADU on a 3.02 acre parcel

#### **Recommended**

**Action:** Adopt the Draft Conditions of Approval recommended by PRAC on October 19, 2023, and approve the request for a Certificate of Modification to modify the existing building

envelope by expanding 1,848 square feet on Lot 2 of “Tract No. 603 of the Johnathan Oaks Subdivision”, recorded in Book 330 Page 31-32 of Sonoma County Official Records

**Location:** 1478 Olivet Road, Santa Rosa  
**APN:** 057-130-080  
**District:** Five  
**Zoning:** Agriculture and Residential with a 3-acre density (AR B6 3) and Combining District for Valley Oak Habitat (VOH)

Action: **Commissioner Carr** motioned to approve the project as recommended with modification to findings in Section 3 of the resolution as proposed by Staff. Seconded by **Commissioner Gilardi** and approved with a 5-0-0 vote.

Appeal Deadline: 10 days  
Resolution No.: 23-45

**Vote:**  
Commissioner Carr Aye  
Commissioner Gilardi Aye  
Commissioner Wiig Aye  
Commissioner Marquez Aye  
Commissioner McCaffery Aye

Ayes: 5  
Noes: 0  
Absent: 0  
Abstain: 0