

PROJECT REVIEW ADVISORY COMMITTEE RECORD OF ACTION

Item No: 1
Item Date: March 16, 2023
Item Time: 9:05
File No: PLP22-0009
Staff: Doug Bush
Applicant: Robert and Paige Locke
Owner: Same
Con't from: February 16, 2023
Env Doc: Categorical Exemption
Proposal: Request for 1) Zone Change to remove the Accessory Dwelling Exclusion Combining District "Z" and 2) a Certificate of Modification (CMO) to extend an existing building envelope as depicted on Parcel 1 of Parcel Map PLP05-0102 (Book 736 of Maps, Pages 33 to 35) by 25 feet to the west and revise Note 15 on the parcel map to allow for a second dwelling (accessory dwelling unit) on Parcel 1.

Location: 19675 7th Street E, Sonoma
APN: 127-291-036
District: 1
Zoning: AR (Agriculture & Residential) B6 3 (Maximum residential density of one dwelling per 3 acres) Z (Accessory Dwelling Unit Exclusion Combining District) VOH (Valley Oak Habitat)

ACTION: Adopt Env. Doc. and approve subject to attached Findings and Conditions
 Find Categorically Exempt from CEQA and approve subject to attached Findings and Conditions
 Recommend Findings and Conditions to the Planning Commission
 Recommend Findings and Conditions to the BOS as Blank
 Continued to _____ at _____

SPEAKERS PRESENT:

Bob Haroche - Attorney for applicants - 121 N Main St Ste. 210, Sebastopol

PROJECT REVIEW AND ADVISORY COMMITTEE

Tuan Huynh : Aye Ben Wishnoff : Aye Nader Dahu : Absent

Thomas Haugg : Aye

Ayes: 5 Noes: 0 Absent: 2 Abstain:

FINDINGS:

1. There are changes in circumstances which make any or all of the conditions of such map no longer appropriate or necessary.
2. The modifications do not impose any additional burden on the present fee owner of the property.

3. The modifications do not alter any right, title or interest in the real property reflected on the recorded map.

4. The map as modified conforms to all the provisions of the Subdivision Map Act and local implementing ordinances.

CONDITION MODIFICATIONS:

Planner - if applicable, please attach the Conditions of Approval for the project as modified during the hearing.

Changes should be made in a different color font with strike-through to show deleted text. If Track Changes was enabled, please "print" a PDF showing all changes.