

## 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:**

<input type="checkbox"/>	Adopt Env. Doc. and approve subject to attached Findings and Conditions
<input type="checkbox"/>	Find Categorical Exempt from CEQA and approve subject to attached Findings and Conditions
<input checked="" type="checkbox"/>	Recommend Findings and Conditions to the Planning Commission
<input type="checkbox"/>	Recommend Findings and Conditions to the BOS as Blank
<input type="checkbox"/>	Continued to _____ at _____

### **SPEAKERS PRESENT:**

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

### **PROJECT REVIEW AND ADVISORY COMMITTEE:**

<u>Keri Rynearson</u> : Aye	<u>Steve Snow</u> : Absent	<u>Joshua Miranda</u> : Aye
Chair	Vice Chair	Secretary

<u>Tuan Huynh</u> : Aye	<u>Ben Wishnoff</u> : Aye	<u>Nader Dahu</u> : Absent
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Thomas Haugg : Aye

Ayes: 5      Noes: 0      Absent: 2      Abstain:

### **FINDINGS:**

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

