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## ***Sonoma County Project Review and Advisory Committee Actions***

Permit Sonoma  
2500 Ventura Avenue, Front Conference Room  
Santa Rosa, CA 95403  
[PRAC@sonoma-county.org](mailto:PRAC@sonoma-county.org)

March 7, 2024

### **Committee Members**

Tuan Huynh, Health Specialist  
Ben Wishnoff, Agricultural Commissioner's Office  
Thomas Haugg, Sanitation  
Michael Kalua, Department of Transportation and Public Works  
Scott Hunsperger, Planning - Secretary  
Steve Snow, Grading and Storm Water - Vice Chair  
Keri Rynearson, Survey

### **Staff Members**

Josh Miranda, Staff  
Levan King Cranston, Staff  
Peter Kaljian, Staff  
Doug Bush, Staff  
Stacie Groll, Administrative Assistant

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**9:00 AM, Chair Introduction**

### **Regular Calendar**

**Item No.:** 1

**Time:** 9:05 AM

**File:** PLP23-0026

**Applicant:** James Laier

March 7, 2024

Owner: Rick Rosenbaum Lenox Homes LLC  
Cont. from: N/A  
Staff: Joshua Miranda  
Env. Doc: Mitigated Negative Declaration  
Proposal: Major Subdivision and Planned Development of 4.77 acres (APNs 039-025-028 and -026) creating 57 residential lots ranging from 1,303 sf to 3,367 sf in size, and one 0.20-acre common area lot. The project includes development of 41 detached single family units and 16 attached duet units between 1,230 to 2,058 sf in size with reduced setbacks, and 124 total resident and guest parking spaces. Primary access to the site would be from Airport Boulevard with a secondary emergency vehicle access only from Old Redwood Highway. Internal circulation is proposed via a private loop road ranging from 21 to 25 feet wide. A minimum of 20 percent of the project units (12 units) will be provided for-sale at prices affordable to low- and moderate-income buyers.

**Recommended**

Action: Staff recommends that the Project Review and Advisory Committee forward a recommendation of approval to the Sonoma County Planning Commission subject to the attached proposed Conditions of Approval and Mitigation Measures.

Location: 175 & 245 Airport Boulevard, Santa Rosa

APN: 039-025-028 & 039-025-026

District: Four

Zoning: -028 Medium Density Residential (allowed density: 9 dwelling units per acre) and combining zones for Affordable Housing and Valley Oak Habitat-026 High Density Residential (allowed density: 20 dwelling units per acre) and Valley Oak Habitat

Action: Keri motioned to approve the attached Conditions of Approval as modified during the hearing and recommend approval of the project to the Sonoma County Planning Commission. Scott seconded. Vote 7-0-0-0

**Appeal**

Deadline: 10 days, March 17, 2024

**Vote:**

Tuan Huynh – Aye

Ben Wishnoff - Aye

Thomas Haugg - Aye

Michael Kalua - Aye

Scott Hunsperger - Aye

Keri Rynearson - Aye

Steve Snow - Aye

Ayes: 7

Noes: 0

Absent: 0

Abstain: 0

**Item No.:** 2

**Time:** 9:10 AM

**File:** MNS22-0003

**Applicant:** Jason Bertlow

March 7, 2024

Owner: Same  
Cont. from: N/A  
Staff: Levan King Cranston  
Env. Doc: Categorical Exemption  
Proposal: Minor Subdivision of a 0.52+/- acre parcel into two lots of 8,123+/- square feet and 15,809+/- square feet in size. Request to renew approved subdivision File MNS15-0009 which had previously expired.

**Recommended**

Action: To approve a Minor Subdivision of a 0.52-acre parcel into two lots of 8,123-sqft and 15,800-sqft in size.

Location: 650 Cherry Ave, Sonoma

APN: 052-211-006

District: District One

Zoning: R1 - Low Density Residential District, B6, 5 Dwelling Units Per Acre, RC - Riparian Corridor 50/25, and X - Vacation Rental Exclusion Zone

Action: Keri motioned to find the project exempt from the California Environmental Quality Act and approve the project subject to the attached conditions of approval as modified during the hearing. Scott seconded. Vote 7-0-0-0

**Appeal**

Deadline: 10 days, March 17, 2024

**Vote:**

Tuan Huynh - Aye  
Ben Wishnoff – Aye  
Thomas Hugg - Aye  
Michael Kalua - Aye  
Scott Hunsperger - Aye  
Keri Rynearson - Aye  
Steve Snow - Aye

Ayes: 7

Noes: 0

Absent: 0

Abstain: 0

**Item No.: 3**

**Time:** 9:15 AM

**File:** MNS22-0002

**Applicant:** Hogan Land Services

**Owner:** Arnold McClellan Trust

**Cont. from:** N/A

**Staff:** Peter Kaljian

**Env. Doc:** Categorical Exemption

**Proposal:** Minor Subdivision to subdivide a 2.19-acre parcel into two parcels resulting of 0.51 acres and a 1.68-acre designated remainder. The resulting parcels will be served by Sonoma Valley sewer and Valley of the Moon water district.

**Recommended**

Action: Find project exempt form CEQA under 15315 Minor Land Divisions

March 7, 2024

Approve the subdivision as proposed and modified by the Conditions of Approval  
Location: 5024 Warm Springs Road, Glen Ellen  
APN: 054-310-028  
District: District One  
Zoning: Low-density residential, 2 dwellings per acre, floodplain, Glen Ellen Local guidance, Riparian Corridor setbacks (50-foot development setback, 25-foot agriculture setback) vacation rental exclusionary zone  
Action: Keri motioned to find the project exempt from the California Environmental Quality Act and approve the project subject to the attached Conditions of Approval as modified during the hearing. Scott seconded. Vote 7-0-0-0  
Appeal  
Deadline: 10 days, March 17, 2024

**Vote:**

Tuan Huynh - Aye  
Ben Wishnoff - Aye  
Thomas Hagg - Aye  
Michael Kalua - Aye  
Scott Hunsperger - Aye  
Keri Rynearson - Aye  
Steve Snow - Aye

Ayes: 7  
Noes: 0  
Absent: 0  
Abstain: 0

**Item No.:** 4

**Time:** 9:20 AM  
**File:** PLP18-0013  
**Applicant:** KS Mattson Partners LP  
**Owner:** Same  
**Cont. from:** N/A  
**Staff:** Doug Bush  
**Env. Doc:** Mitigated Negative Declaration  
**Proposal:** Request for extension of recording deadline for an approved major subdivision  
**Recommended**  
**Action:** Permit Sonoma recommends that the Project Review and Advisory Committee recommend that the Planning Commission approve the requested time extension  
**Location:** 18201, 18271, 18275, 1879, 18285 Hwy 12; 30, 320 Arroyo Rd; 12, 14, 15, 16, Calle Del Monte  
**APN:** 056-415-016, -017, -018, -020  
**District:** District One  
**Zoning:** PC - Planned Community, Local Guidelines Springs - LG/SPR, and Scenic Resources - SR  
**Action:** Keri motioned to approve the attached Conditions of Approval as modified during the hearing and recommend approval of the project to the Sonoma County Planning Commission. Vote 6-0-1-0

March 7, 2024

Appeal

Deadline: 10 days, March 17, 2024

**Vote:**

Tuan Huynh - Aye

Ben Wishnoff - Absent

Thomas Haugg - Aye

Michael Kalua - Aye

Scott Hunsperger - Aye

Keri Rynearson - Aye

Steve Snow - Aye

Ayes: 6

Noes: 0

Absent: 1

Abstain: 0