



Sonoma County Planning Commission Actions

Permit Sonoma
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

December 1, 2022
Meeting No.: 22-25

Roll Call

Commissioner District 2 Reed
Commissioner District 3 Wiig
Commissioner District 4 Deas
Commissioner District 5 Koenigshofer
Commissioner District 1, Chair Carr

Staff Members

Scott Orr, Deputy Director
Marina Herrera, Staff
Blake Hillegas, Staff
Tasha Levitt, Secretary
Jennifer Klein, Chief Deputy County Counsel
Christa Shaw, Deputy County Counsel

Planning Commission Regular Calendar

Item No.: 1
Time: 1:05 PM
File: ORD19-0011
Applicant: Russian River Recreation & Park District
Owner: Sweetwater Springs Water Dist.
Cont. from: N/A
Staff: Marina Herrera
Env. Doc: The appeal and nonconforming use determination do not meet definition of a project under State CEQA Guidelines Section 15060(c). Alternatively, this would be exempt under CEQA Guidelines Sections 15301 (existing facilities) and 15061(b)(3) (common sense exemption).
Proposal: Appeal of Legal Non-Conforming Use Determination (12/3/2021) of the subject property's historic use as a public trail extending over the parcel.
Recommended Action: Staff recommends the Planning Commission deny the appeal and uphold Permit Sonoma's legal non-conforming use determination for the subject property.
Location: 17448 River Ln., Guerneville
APN: 071-220-068
District: Five
Zoning: R1 B6 1 DU, F1 F2 LG/116 RC50/25 VOH
Action: **Commissioner Koenigshofer** motioned to deny the appeal and uphold the staff determination. Seconded by **Commissioner Deas** and approved with a 5-0-0 vote.
Appeal Deadline: 10 days
Resolution No.: 22-09

Vote:

Commissioner District 2 Reed

Aye

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Commissioner District 3 Wiig	Aye
Commissioner District 4 Deas	Aye
Commissioner District 5 Koenigshofer	Aye
Commissioner District 1 Carr	Aye

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

Item No.: 2
Time: 1:20 PM
File: DRH22-0008
Applicant: Steve Petcavich
Owner: West County Transportation Agency
Cont. from: N/A
Staff: Blake Hillegas
Env. Doc: Previously adopted Mitigated Negative Declaration
Proposal: The project is an appeal of the Design Review Committee's approval of Final Design Review for phase II of the West County Transportation Agency's bus storage and employee (bus driver) parking lot. The site improvements under appeal include the DRC's conditional approval of the site plan, parking design, landscaping/irrigation, lighting, and fencing on the 5.27-acre phase II site.

Recommended Action: The Permit Resource and Management Department recommends that the Planning Commission Deny the appeal and uphold the Design Review Committee's Final Design Review Approval of Phase II of the West County Transportation Agency's bus storage yard as conditioned.

Location: 3300 Juniper Ave., Santa Rosa
APN: 134-074-022
District: Three
Zoning: PF, VOH

Action: **Commissioner Carr** motioned to continue the item to January 5th, 2023 at 1:05pm. Seconded by **Commissioner Deas** and approved with a 5-0-0 vote.

Appeal Deadline: N/A
Resolution No.: N/A

Vote:

Commissioner District 2 Reed	Aye
Commissioner District 3 Wiig	Aye
Commissioner District 4 Deas	Aye
Commissioner District 5 Koenigshofer	Aye
Commissioner District 1 Carr	Aye

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