



County of Sonoma
Permit & Resource Management Department

Sonoma County Project Review and Advisory Committee

Actions

Human Resources Small Training Room
575 Administration Drive, Room 117C
Santa Rosa, CA 95403
PRAC@sonoma-county.org

March 16, 2023

Committee Members

Tuan Huynh, Health Specialist
Ben Wishnoff, Agricultural Commissioner's Office
Thomas Haugg, Sanitation
Nader Dahu, Department of Transportation and Public Works
Joshua Miranda, Planning – Secretary
Ross Markey, Planning (Item 3 only)
Steve Snow, Grading and Storm Water - Vice Chair
Keri Rynearson, Survey - Chair

Staff Members

Doug Bush, Planner
Jen Chard, Planner
Joshua Miranda, Planner

9:00 AM, Chair Introduction

Regular Calendar

Item No.: 1

Time: 9:05 AM

File: PLP22-0009

Applicant: Robert and Paige Locke

Owner: Same

Cont. from: February 16, 2023

Staff: Doug Bush

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.

Recommended

Action: Staff recommends that the Committee recommend approval of the proposed Certificate of Modification and removal of the note on the map.

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Location: 19675 7th St. E, Sonoma
APN: 127-291-036
District: One
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: Joshua Miranda moved to recommend findings and conditions to the Planning Commission. Seconded by Ben Wishnoff and approved with a 5-0-2-0 vote.

Appeal
Deadline: 10 days

Vote:

Tuan Hunyh: Aye
Ben Wishnoff: Aye
Thomas Haugg: Aye
Nader Dahu: Absent
Joshua Miranda: Aye
Steve Snow: Absent
Keri Ryneerson: Aye

Ayes: 5
Noes: 0
Absent: 2
Abstain: 0

Item No.: 2

Time: 9:05 AM

File: MNS19-0012

Applicant: Hogan Land Services

Owner: James Counts

Cont. from: April 7, 2022

Staff: Jen Chard

Env. Doc: Categorical Exemption

Proposal: Minor Subdivision of a 4-acre parcel zoned Rural Residential into two, 2.0-acre parcels. Each property contains an existing, single family residence and accessory structures. No new development, impervious surfaces or improvements are proposed.

Recommended

Action: Staff recommends that the Project Review and Advisory Committee find the project exempt from CEQA and approve the request for a minor subdivision, subject to the attached conditions.

Location: 635 Goodwin Ave., Penngrove

APN: 047-151-003

District: Two

Zoning: Rural Residential (allowed density: 2 acres per dwelling unit)

Action: Joshua Miranda moved to find the project Categorical Exempt from CEQA and approve subject to attached Findings and Conditions. Seconded by Ben Wishnoff and approved with a 5-0-2-0 vote.

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Appeal
Deadline: 10 days

Vote:

Tuan Hunyh: Aye
Ben Wishnoff: Aye
Thomas Haugg: Aye
Nader Dahu: Absent
Joshua Miranda: Aye
Steve Snow: Absent
Keri Rynearson: Aye

Ayes: 5
Noes: 0
Absent: 2
Abstain: 0

Item No.: 3

Time: 9:05 AM

File: MNS18-0007

Applicant: Cinquini and Passarino Inc, Matt Dudley

Owner: Michael Allan Thompson Trust et al.

Cont. from: N/A

Staff: Joshua Miranda

Env. Doc: Mitigated Negative Declaration

Proposal: Request for a revision to a previously approved Minor Subdivision (File No. MNS18-0007) including three proposed changes: 1) reconfigure the common property line boundaries between proposed Parcel 1 and Parcel 2 allotting each new parcel 23.85 acres each. 2) omit the waterline well easement over Parcel 1 to serve Parcel 2 as Parcel 2 is now developed with a dedicated well. 3) relocate the access and utility easement from the previously approved location approximately 500 feet north towards the center of Parcel 1.

Recommended

Action: Staff recommends that the Committee determine that the 2021 adopted MND remains valid for the project as documented in the 2023 MND Addenda, and approve the project subject to the attached Conditions of Approval.

Location: 2030 Westside Rd, Healdsburg

APN: 110-150-007

District: Four

Zoning: Land Intensive Agriculture (LIA), allowed density: 20 acres, (B6 20) Floodway (F1) Riparian Corridor 50/25 and 100/50 (RC50/25 RC100/50) Scenic Resources (SR) Valley Oak Habitat (VOH)

Action: Ross Markey moved to Adopt the Environmental Document and approve subject to attached Findings and Conditions. Seconded by Thomas Haugg and approved with a 5-0-2-0 vote.

Appeal
Deadline: 10 Days

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Vote:

Tuan Hunyh:	Aye
Ben Wishnoff	Aye
Thomas Haugg:	Aye
Nader Dahu:	Absent
Ross Markey:	Aye
Steve Snow:	Absent
Keri Rynearson:	Aye

Ayes:	5
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Noes:	0
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Absent:	2
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Abstain:	0
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