



County of Sonoma
Permit & Resource Management Department

Sonoma County Planning Commission

ACTIONS

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

Date: April 18, 2019
Meeting No.: 19-02

ROLL CALL

Dick Fogg
Todd Tamura
Komron Shahhosseini
Ariel Kelley
John Lowry, Chair

STAFF MEMBERS

Milan Nevajda
Brian Millar
Nina Bellucci
Arielle Kohn, Secretary
Jennifer Klein, Deputy County Counsel

PLANNING COMMISSION REGULAR CALENDAR

Item No.: 1
Time: 1:20 PM
File: PLP18-0015
Applicant: Tracy Torano
Owner: Tracy Torano
Cont. from: N/A
Staff: Brian Millar
Env. Doc: Mitigated Negative Declaration

Proposal: Request for a Zone Change from C3 (General Commercial) SR (Scenic Resources) to C2 (Retail Business and Service) SR (Scenic Resources) and Use Permit with Design Review to allow for a mixed-use development consisting of a new commercial retail building of 1,342+/- square feet with two 671+/- square foot one-bedroom residential units on the upper floor, above the retail space, on a 6,750+/- square foot parcel currently served by public sewer and water.

Location: 21020 Highway 101 (aka Geyserville Avenue), Geyserville
APN: 140-100-008
District: 4
Zoning: General Commercial (C3), Scenic Resources (Highway)

Action: **Commissioner Tamura** motioned to approve the project with modified conditions. Seconded by **Commissioner Kelley** and passed with a 5-0-0 vote.

Appeal Deadline: 10 days

Sonoma County Planning Commission Actions

Date: April 18, 2019

Page 2

Resolution No.: 19-002

Vote:

Commissioner Fogg	Aye
Commissioner Tamura	Aye
Commissioner Shahhosseini	Aye
Commissioner Kelley	Aye
Commissioner Lowry	Aye

Ayes: 5

Noes: 0

Absent: 0

Abstain: 0

Item No.: 2

Time: 2:20 PM

File: ZCE18-0019

Applicant: Serena Coltrane Briscoe

Owner: Christopher McCook and Serena Coltrane Briscoe

Cont. from: N/A

Staff: Nina Bellucci

Env. Doc: CEQA Exempt (Pub. Resources Code section 21080.17, ordinances implementing Government Code section 65852.2 re accessory dwelling units; CEQA Guidelines Section 15305, Minor Alterations in Land Use Limitations)

Proposal: Request for a Zoning Change to remove the Z Accessory Dwelling Unit Exclusion Combining District from a parcel zoned RR B6 3 Z VOH

Location: 4391 Price Avenue, Santa Rosa

APN: 035-081-033

District: 5

Zoning: RR (Rural Residential District) B6 3 (three acres per dwelling unit density) Z (Accessory Dwelling Unit Exclusion Combining District), VOH (Valley Oak Habitat Combining District)

Action: **Commissioner Lowry** motioned to approve the project as recommended. Seconded by **Commissioner Fogg** and passed with a 5-0-0 vote.

Appeal Deadline: 10 days

Resolution No.: 19-003

Vote:

Commissioner Fogg	Aye
Commissioner Tamura	Aye
Commissioner Shahhosseini	Aye
Commissioner Kelley	Aye
Commissioner Lowry	Aye

Ayes: 5

Noes: 0

Absent: 0

Abstain: 0

Item No.: 3

Time: 2:25 PM

File: ZCE18-0021

Applicant: Miguel and Monika Pelayo

Owner: Enrique Pelayo and Josefina Pelayo, Miguel Pelayo and Monika Pelayo

Cont. from: April 18, 2019

Sonoma County Planning Commission Actions

Date: April 18, 2019

Page 3

Staff: Nina Bellucci
Env. Doc: CEQA Exempt (Pub. Resources Code section 21080.17, ordinances implementing Government Code section 65852.2 re accessory dwelling units; CEQA Guidelines Section 15305, Minor Alterations in Land Use Limitations)

Proposal: Request for a Zoning Change to remove the Z Accessory Dwelling Unit Exclusion Combining District from a parcel zoned LEA B6 60 Z, RC 50/50 SSR
Location: 5565 Bodega Avenue, Petaluma
APN: 113-010-003
District: 2
Zoning: LEA (Land Extensive Agriculture District) B6 60 (60 acres per dwelling unit density) Z (Accessory Dwelling Unit Exclusion Combining District), RC 50/50 (Riparian Corridor Combining District, 50-foot setbacks) SR (Scenic Resources Combining District)

Item continued to May 2, 2019 at or after 2:20 pm