



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

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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

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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**