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Sonoma County Project Review and Advisory Committee Agenda

Permit Sonoma
2550 Ventura Avenue
Santa Rosa, CA 95403

PRAC@sonoma-county.org

March 7, 2024

**Sonoma County Law Library
Judge Gayle Gyunup / U.S. Rep. Douglas Bosco Conference Room
2604 Ventura Avenue
Santa Rosa, CA 95403**

Webinar Information

Members of the public can watch or listen to the meeting by calling in or by using the Zoom application:

- Zoom Webinar: [Join Meeting >>](https://sonomacounty.zoom.us/j/91466545445?pwd=Q2FpNnd1QWdGNmld1VQSEkyTXRBQT09)
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- Telephone: 1 (669) 900-9128
- Webinar ID: 914 6654 5445
- Password: 616262

Committee Members

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

Staff Members

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

Disability Accommodation

If you have a disability which requires an accommodation or an alternative format to assist you in observing and commenting on this meeting, please call (707) 565-1926 or email PRAC@sonoma-county.org at least 72 hours in advance of the meeting to make arrangements.

Materials

Available digitally through the link in the Agenda and on the [Project Review and Advisory Committee website](#). You can also email PRAC@sonoma-county.org or the project planner to request materials.

9:00 AM, Chair Introduction Call to order, Roll Call and Pledge of Allegiance.

Regular Calendar

[View documents for all items listed digitally>>](#)

<https://share.sonoma-county.org/link/Ddyf3nfMlko/>

Item No.: 1

Time: 9:05 AM

File: PLP23-0026

Applicant: James Laier

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 are commendation 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:

Appeal

Deadline:

Item No.: 2

Time: 9:10 AM

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File: MNS22-0003
Applicant: Jason Bertlow
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 a pre 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:

Appeal

Deadline:

Item No.: 3

Time: 9:15 AM

File: MNS22-0002

Applicant: Annabel McClellan

Owner: Alan Montes and Hogan Land Services

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 in a 1.68 acre designated remainder and a 0.51 acre parcel. The resulting parcels will be served by Sonoma Vally sewer and Vally of the Moon water district.

Recommended

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

Appeal

Deadline:

Item No.: 4

Time: 9:20 AM

File: PLP18-0013

Applicant: KS Mattson Partners LP

Owner: Same

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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:

Appeal

Deadline:

Vote: (Same order as Roll Call)

Tuan Huynh

Ben Wishnoff

Thomas Haugg

Nader Dahu

Scott Hunsperger

Steve Snow

Jon Olin

Ayes:

Noes:

Absent:

Abstain:

Public Comments

Please follow the instructions below to submit a Public Comment in writing, email or in person via the hearing room. PRAC invites interested persons to submit comments which are entered into the permanent record. Written comments received prior to and during the hearing are distributed to the commissioners, staff, and are available to the public via the public copies link in the calendar section of this agenda. Written comments received after the package is made public may be read into the record.

Mail Public Comments: Address letters to: Permit Sonoma, Attn: Project Review and Advisory Committee Secretary, 2550 Ventura Avenue, Santa Rosa, CA 95403 and include the project number. **This is not the location of the hearing.**

Email Public Comments: Email comments to: PRAC@sonoma-county.org. Please provide your name and the project number. It is advised to email comments (no later than the day before) prior to the hearing date to give commissioners and staff review time.

If you wish to speak on an item which appears on this agenda, please fill out a speaker card and drop it in the box near the staff table. You will be called by the Chair in the order received. Your name, will be announced

when it's your turn to speak (1 public comment is allowed per person). The meetings are recorded and all in person testimony must be given through the microphone. Please state your name upon approaching the microphone. Each person may speak only once and is usually granted 3 minutes. Time limits are at the discretion of the Chair. Questions raised by the public are to be directed to the Commission. At the end of the hearing, the Commission may ask staff or the applicant to respond to any questions raised during the hearing.

Please Be Respectful of others and the varying points of view. No clapping, booing, or speaking out of turn.

Please Be Courteous turn off cell phones and pagers while the meeting is in session.