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Sonoma County Project Review and Advisory Committee Agenda

Permit Sonoma
2550 Ventura Avenue, Front Conference Room
Santa Rosa, CA 95403
PRAC@sonoma-county.org

September 19th, 2024

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/97014707212?pwd=d6SQ1xvogdi1MtgP7spZSqFo0armrU.1>
- Telephone: +1 669 444 9171 US
- Webinar ID: 970 1470 7212
- Password: 023498

Committee Members

Keri Rynearson, Survey - Chair
Steve Snow, Grading and Storm Water - Vice Chair
Tuan Huynh, Health Specialist
Ben Wishnoff, Agricultural Commissioner's Office
Thomas Hugg, Sanitation
Nader Dahu, Department of Transportation and Public Works
Joshua Miranda – Secretary

Staff Members

Kylie Martin, Administrative Assistant
Azine Spalding, Planner

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) 565-2164 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 and Roll Call.

Regular Calendar

View documents for all items listed digitally>>

<https://share.sonoma-county.org/link/nSE-lfvMr3w/>

Item No.: 1
Time: 9:00 AM
File: MJS23-0002
Applicant: JetFuel Capital LLC
Owner: A.M. Properties
Cont. from: N/A
Staff: Azine Spalding
Env. Doc: N/A
Proposal: Major Subdivision of 0.76-acre parcel into eight new lots between 2,946 and 5,598 square feet in size, and the development of six detached and two attached single-family residential units. The two attached units will be made affordable to low-income households (80% of Area Median Income). Access will be provided from Wikiup Drive.

Recommended

Action: Staff recommends that the Project Review and Advisory Committee review the proposed subdivision design and recommend draft conditions of approval to the Sonoma County Planning Commission.
Location: 201 Wikiup Drive, Santa Rosa CA 95403
APN: 039-040-040
District: Four
Zoning: CO, VOH

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.

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.