



Sonoma County Planning Commission Actions

Board of Supervisors Chambers
575 Administration Drive, Room 102A
Santa Rosa, CA 95403
PlanningAgency@sonoma-county.org

August 3, 2023
Meeting No.: 23-13

Roll Call

Commissioner Carr, District 1
Commissioner Reed, District 2
Commissioner Ocaña, District 3
Commissioner McCaffery, District 5
Commissioner Koenigshofer, Chair, District 4

Staff Members

Cecily Condon, PRMD Division Manager
Levan King Cranston, Project Planner
Doug Bush, Project Planner
Robert Aguero, Project Planner
John Mack, PRMD Division Manager
Tasha Levitt, Administrative Assistant
Jennifer Klein, Chief Deputy County Counsel

Planning Commission Regular Calendar

Item No.: 1
Time: 1:05 PM
File: ZCE22-0014
Applicant: Peter Valtin
Owner: Thomas R. Morse III, Kristin Carol Moore, Trustees of the Moore Morse Trust
Cont. from: N/A
Staff: Levan King Cranston
Env. Doc: Statutory Exemption Public Resources Code Section 21080.17 and CEQA Guidelines 15282(h) (ordinances implementing Government Code Section 65852.2); Categorical Exemption: CEQA Guidelines Section 15305, Minor Alterations in Land Use Limitations)
Proposal: Request for a zone change to remove the Z (Accessory Dwelling Unit Exclusion) Combining District from a 6.22-acre parcel

Recommended

Action: The Permit and Resource Management Department (Permit Sonoma) recommends that the Planning Commission adopt a resolution recommending that the Board of Supervisors approve a Zone Change to remove the Z (Accessory Unit Exclusion) Combining District from the subject parcel to allow for the potential development of an accessory dwelling unit, and find the project exempt from the California Environmental Quality Act (CEQA) under Public Resources Code Section 21080.17 and CEQA Guidelines Section 15282(h); and, CEQA Guidelines Section 15305.

Location: 1524 Dry Creek Rd., Healdsburg

APN: 089-040-001

District: Fourth

Zoning: LIA (Land Intensive Agriculture District) B6 20 (20 acres per dwelling unit density) and Combining Districts for Z (Accessory Dwelling Unit Exclusion), F1 (Flood Way), RC 50/25 (Riparian Corridor with 50-foot setbacks for development, 25-foot setback for agriculture), RC 100/50 (Riparian Corridor with 100-foot setback for development, 50-foot setback for agriculture), SR (Scenic Resources), and VOH (Valley Oak Habitat)

Action: **Commissioner Carr** motioned to recommend approval to the Board of Supervisors as recommended by staff. Seconded by **Commissioner Reed** and approved with a 5-0-0 vote.

Appeal Deadline: N/A

Resolution No.: 23-36

Vote:

Commissioner Carr	Aye
Commissioner Reed	Aye
Commissioner Ocaña	Aye
Commissioner Koenigshofer	Aye
Commissioner McCaffery	Aye

Ayes: 5

Noes: 0

Absent: 0

Abstain: 0

Item No.: 2

Time: 1:20 PM

File: ORD21-0001

Env. Doc: Categorical Exemptions Section 15307 for actions by regulatory agencies for protection of natural resources, 15308 Actions by Regulatory Agencies for Protection of the Environment

Proposal: Amendments to Sonoma County Code Chapter 26 (Sonoma County Zoning Code Regulations) and Chapter 25 (Subdivisions) including technical changes and updates to the Tree Protection Ordinance, Riparian Corridor Ordinance, and the Minor and Major Timberland Conversion Ordinances.

Recommended

Action: The Permit Resource and Management Department (Permit Sonoma) recommends that the Planning Commission find the proposed action exempt from CEQA and adopt a resolution recommending that the Board of Supervisors adopt the attached ordinance (Attachment 2).

Location: All unincorporated parcels outside coastal zone

APN: Various

District: All

Zoning: Various

Action: **Commissioner Koenigshofer** motioned to continue the item to August 31st, 2023 at 1:05 PM. Seconded by **Commissioner Ocana** and approved with a 5-0-0 vote.

Appeal Deadline: Not applicable

Resolution No.: Not applicable

Vote:

Commissioner Carr	Aye
Commissioner Reed	Aye
Commissioner Ocaña	Aye
Commissioner Koenigshofer	Aye
Commissioner McCaffery	Aye

Ayes: 5

Noes: 0

Absent: 0

Abstain: 0