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Fire Marshal

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## ***Sonoma County Planning Commission Agenda***

Board of Supervisors Chambers  
575 Administration Drive, Room 102A  
Santa Rosa, CA 95403  
[PlanningAgency@sonoma-county.org](mailto:PlanningAgency@sonoma-county.org)

May 2, 2024  
Meeting No.: 24-03

### **In-Person Meeting Information**

Members of the public can attend the meeting in person at:  
[Board of Supervisors Chambers](#)  
[575 Administration Drive, Room 102A](#)  
[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/99402747282?pwd=M3lkb3JKTWgzV0M3WWhmU2OrTEovZz09>
- **Telephone:** 1(669)444-9171
- **Webinar ID:** 994 0274 7282
- **Passcode:** 639381

### **Roll Call**

Commissioner Olmstead, District 1  
Commissioner Reed, District 2  
Commissioner Wiig, District 3  
Commissioner Marquez, District 5  
Commissioner McCaffery, Chair, District 4

### **Staff Members**

Emi Thériault, Deputy Director of Planning  
Mark Shurvinton, Planner I

Joshua Miranda, Planner III  
Stacie Groll, Administrative Assistant  
Jennifer Klein, Chief Deputy County Counsel

### **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) 565-6186 or email [PlanningAgency@sonoma-county.org](mailto:PlanningAgency@sonoma-county.org) at least 72 hours in advance of the meeting to make arrangements.

### **Contributions**

Pursuant to Government Code section 84308, members of the Planning Agency, Planning Commission, or Board of Zoning Adjustments (collectively “Planning Agency”) are disqualified and not able to participate in any agenda item involving contracts (other than competitively bid, labor, or personal employment contracts), franchises, discretionary land use permits and other entitlements if the member of the Planning Agency received more than \$250 in campaign contributions from the applicant or contractor, an agent of the applicant or contractor, or any financially interested participant who actively supports or opposes the County’s decision on the agenda item since January 1, 2023. Members of the Planning Agency who have received, and applicants, contractors or their agents who have made, campaign contributions totaling more than \$250 to a member of the Planning Agency since January 1, 2023, are required to disclose that fact for the official record of the subject proceeding. Disclosures must include the amount of the campaign contribution and identify the recipient Planning Agency member and may be made either in writing to the Clerk for the Planning Agency, Planning Commission, or Board of Zoning Adjustments, as the case may be, prior to the subject hearing or by verbal disclosure at the time of the hearing.

### **Materials**

Available digitally through the link in the Agenda and on the Planning Commission website. You can also email [PlanningAgency@sonoma-county.org](mailto:PlanningAgency@sonoma-county.org) or the project planner to request materials.

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**1:00 PM** Call to order, Roll Call and Pledge of Allegiance.

### **Correspondence**

### **Board of Zoning Adjustments/Board of Supervisors Actions**

### **Commissioner Announcements**

### **Public Appearances for Non-Agenda Items**

### **Items scheduled on the Agenda**

## Planning Commission Regular Calendar

[View documents for all items listed digitally>>](https://share.sonoma-county.org/link/n8b6sF4EVI/A/)  
<https://share.sonoma-county.org/link/n8b6sF4EVI/A/>

**Item No.:** 1  
**Time:** 1:05 PM  
**File:** ZCE15-0008  
**Applicant:** Tim Geiser  
**Owner:** Same  
**Cont. from:** N/A  
**Staff:** Mark Shurvinton  
**Env. Doc:** Categorical Exemption  
**Proposal:** Request for a zone change to remove the Z (Accessory Dwelling Unit Exclusion) Combining District from a 2.58-acre parcel and a 10-acre parcel.

### Recommended

**Action:** Recommend adopting resolution finding the project exempt from CEQA and recommending that the Board of Supervisors approve the zone change request.  
**Location:** 3127 and 3083 Middle Two Rock Rd., Petaluma  
**APN:** 021-160-044, 021-160-045  
**District:** Two  
**Zoning:** Diverse Agriculture (DA)

Action:

Appeal Deadline:

Resolution No.: 24-0\_

### Vote:

Commissioner Olmstead  
Commissioner Reed  
Commissioner Wiig  
Commissioner Marquez  
Commissioner McCaffery

Ayes:

Noes:

Absent:

Abstain:

**Item No.:** 2  
**Time:** 1:20 PM  
**File:** MJS23-0001  
**Applicant:** Rick Rosenbaum  
**Owner:** James Laier  
**Cont. from:** N/A  
**Staff:** Joshua Miranda  
**Env. Doc:** Revised Mitigated Negative Declaration  
**Proposal:** Major Subdivision of a 4.78 acre property consisting of two legal parcels (0.29 acres and 4.49 acres) into 57 residential lots ranging from 1,322 square feet to 3,414 square feet in size, and one 0.20-acre common area lot for a for-sale residential development, consisting of single family and duet units, with reductions in minimum lot size, lot width, setbacks, and lot coverage. The project proposes 43 new detached single-family units and 14 new attached duet units between 1,230 to 2,058 square feet in size, and 136 parking spaces for residents and guests. The applicant requests a density bonus under State law to achieve the 57-unit project by providing six units for low-income households and six units for moderate income households.

**Recommended**

**Action:** Permit Sonoma recommends that the Planning Commission hold a public hearing and, after the hearing is closed: (1) find, pursuant to CEQA guidelines Section 15074.1, that substituted mitigation measures BIO-1 and BIO-2, are equivalent or more effective in mitigating or avoiding potential significant effects of the project and that the substituted measures will not themselves cause any potentially significant effect on the environment; (2) adopt the revised Mitigated Negative Declaration and Mitigation Monitoring Program, incorporated into project conditions of approval; and (3) approve the Major Subdivision subject to conditions of approval as recommended by the Project Review and Advisory Committee.

**Location:** 175 & 245 Airport Boulevard, Santa Rosa

**APN:** 039-025-028 & 039-025-026

**District:** Four

**Zoning:** APN -028: Medium Density Residential (R2) with a density of 9 dwelling units per acre (UR 9), with combining districts of Affordable Housing (AH) and Valley Oak Habitat (VOH).

APN -026: High Density Residential (R3) with a density of 20 dwelling units per acre (UR 20) and combining district of Valley Oak Habitat (VOH).

Action:

Appeal Deadline:

Resolution No.: 24-0\_

**Vote:**

Commissioner Olmstead

Commissioner Reed  
Commissioner Wiig  
Commissioner Marquez  
Commissioner McCaffery

Ayes:  
Noes:  
Absent:  
Abstain:

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## Permit Sonoma Hearing Waiver Calendar

This calendar serves only to notify the public of hearing waiver projects. The projects listed below are not on the current agenda.

**None**

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**Public Appearances for Non-Agenda Items:** Shortly after the hearing begins, the PC invites public participation regarding the affairs of the County. Any person desiring to speak on any matter which is not scheduled on this agenda may do so. Comments may be limited to three minutes, or as imposed at the discretion of the Chair. Under State Law, matters presented during public appearances cannot be discussed or acted upon by the PC commissioners.

**Public Appearances for Agenda Items:** PC hearings begin at 1:00 PM and are recorded. Agenda items begin on or after the time stated on the agenda. After a county staff project presentation and commission questions, the public hearing is then opened. The applicant may then give a 10-minute project presentation followed by public comments. The time limit for public comments is at the Chair's discretion and is typically three minutes per speaker. Please state your name for the record when you are called upon. Questions raised by the public may be answered after all public comments are given. The Commission may request staff or the applicant to answer questions, and the applicant is given the opportunity to respond to any public comments. The public hearing is then closed, and no further public comments are received. The commissioners discuss the project and make a decision by motion and roll call vote.

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in campaign contributions from the applicant or contractor, an agent of the applicant or contractor, or any financially interested participant who actively supports or opposes the County's decision on the agenda item since January 1, 2023. Members of the Planning Agency who have received, and applicants, contractors or their agents who have made, campaign contributions totaling more than \$250 to a member of the Planning Agency since January 1, 2023, are required to disclose that fact for the official record of the subject proceeding. Disclosures must include the amount of the campaign contribution and identify the recipient Planning Agency member and may be made either in writing to the Clerk for the Planning Agency, Planning Commission, or Board of Zoning Adjustments, as the case may be, prior to the subject hearing or by verbal disclosure at the time of the hearing.

**Hearing Waiver Calendar:** The hearing waiver calendar lists projects proposed for public hearing waivers for informational purposes only. The listed items are not scheduled on the current or uncontested calendars. For more information on the hearing waiver item, contact the planner assigned to the project or fill out a 'Request for Information' card.

**Uncontested Calendar:** All items listed on the uncontested calendar are considered to be routine. The Chair will open the public hearing on all items simultaneously. If no one from the public addresses the PC, the hearing will be closed, and the items may be acted upon with a single majority vote.

### **Public Comments**

Please follow the instructions below to submit a Public Comment in writing, email or in person via the hearing room. The PC 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, 2550 Ventura Avenue, Attn: Planning Agency Secretary, Santa Rosa, CA 95403 and include the project number. **This is not the location of the hearing.**

**Email Public Comments:** Email comments to: [PlanningAgency@sonoma-county.org](mailto:PlanningAgency@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.

**If you wish to comment on a hearing waiver item**, submit your comment directly to the assigned planner prior to the “last day for public comment” date listed for each item.

**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.