



Sonoma County Planning Commission AGENDA

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

Date: **August 7, 2008**
Meeting No.: **08-014**

ROLL CALL

Commissioners

Bob Williams
Don Bennett
Sharon Wright
Pam Alberigi
Rue Furch, Chair
Marcel Feibusch (Items # 1 & 2 only)
Dennis Murphy (Items # 1 & 2 only)

Staff Members

Jennifer Barrett
Scott Hunsperger
Ken Ellison

David Hurst, Chief Deputy
County Counsel

Disabled Accommodation: If you have a disability which requires an accommodation, an alternate format, or requires another person to assist you while attending this meeting, please contact Sue Dahl at (707) 565-1947, as soon as possible to ensure arrangements for accommodation.

1:00 PM Be Courteous - Please turn off cell phones and pagers while the meeting is in session.

Call to order and Pledge of Allegiance

Approval of Minutes - None

Correspondence

Planning Agency Report

Public Appearances - The Planning Commission 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. Time limitations are at the discretion of the chair. It is recommended that you keep your comments under 5 minutes. Under State Law, matters presented during public appearances cannot be discussed or acted upon by the Planning Commission members.

Items scheduled on the agenda In order to expedite the meeting, it is requested that you fill out a speaker card before speaking.

The Commission also invites interested persons to submit written comments and presentation which will be entered into the permanent record. Written comments and presentations may be submitted prior to the meeting by mail addressed to: Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403. You may also hand-deliver comments and presentations to the above address. Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the Agenda packet are available for public inspection at the above address. Office hours are Monday, Tuesday, Thursday and Friday 7:30 a.m. - 4:00 p.m. and Wednesday from 10:00 a.m. - 4:00 p.m.

REGULAR CALENDAR

If you wish to speak on an item under discussion by the Planning Commission which appears on this agenda, you may do so upon receiving recognition from the Chairperson. State your name and address for the record before making your presentation. All hearings are taped. Time limitations on public testimony may be imposed at the discretion of the Chairperson.

Item No. 1 Time: 1:05 p.m. File: ZCE04-0005
Applicant: Kelly Silverstein Staff: Scott Hunsperger
Env. Doc.: Categorical Exemption
Cont'd. from: May 17, 2007
Proposal: Request to remove the Z (Second Dwelling Unit Exclusion) combining district from a 6.45 acre parcel.
Location: 7168 Bloomfield Court, Sebastopol
APN: 025-040-011 Supervisorial District: 5
Zoning: DA (Diverse Agriculture), B6-20 acre density, Z (Second Dwelling Unit Exclusion)
Board of Supervisors Hearing to be determined.

Action:
Appeal Deadline:
Resolution No:

Williams: Feibusch: Wright: Murphy: Furch:
Ayes: Noes: Absent: Abstain:

Item No. 2 Time: 1:30 p.m. File: ZCE06-0005
Applicant: Joe Pennacchio Staff: Scott Hunsperger
Env. Doc.: Categorical Exemption
Cont'd. from: May 17, 2007
Proposal: Request to remove the Z (Second Dwelling Unit Exclusion) combining district from six parcels totaling 32.78 acres.
Location: 3185 Mariola Road, Sebastopol
APN: 076-150-016 Supervisorial District: 5
Zoning: DA (Diverse Agriculture), B6-20 acre density, Z (Second Dwelling Unit Exclusion)
Board of Supervisors Hearing to be determined.

Action:
Appeal Deadline:
Resolution No:

Williams: Feibusch: Wright: Murphy: Furch:
Ayes: Noes: Absent: Abstain:

Item No. 3 Time: 2:00 p.m. File: ZCE07-0017
Applicant: Dawn Kennedy Staff: Scott Hunsperger
Env. Doc.: Categorical Exemption
Proposal: Request for a Zone Change to remove the Z (Second Dwelling Unit Exclusion) combining designation on a 3.22 acre parcel.
Location: 3305 Mariola Road, Sebastopol
APN: 076-150-027 Supervisorial District: 5
Zoning: DA (Diverse Agriculture), B6-20 acre density, Z (Second Dwelling Unit Exclusion)
Board of Supervisors Hearing to be determined.

Action:
Appeal Deadline:
Resolution No:

Williams: Bennett: Wright: Alberigi: Furch:
Ayes: Noes: Absent: Abstain:

Item No. 4 **Time:** **2:10 p.m.** **File:** **PLP06-0048**
Applicant: **Ursuline High School** **Staff:** Ken Ellison
Env. Doc.: Mitigated Negative Declaration
Proposal: General Plan Amendment on APN 058-050-066 and approximately 5 acres of APN 058-050-069 from Rural Residential 5 acre density to Public/Quasi Public, a Larkfield-Wikiup Area Plan Amendment on APN 058-050-066 from Rural Residential 1-5 acre density to Public/Quasi Public/Institutional, a Zone Change on APN 058-050-066 and approximately 5 acres of APN 058-050-069 from Rural Residential 5 acre density to Public Facilities, and a Use Permit to recognize an existing high school (Ursuline) that includes 440 students maximum, and various phased facility improvements, including new library facilities, remodeling of classrooms and the administration building, new performing arts building, athletic facility improvements, and parking lot improvements on a portion of a 57 acre property.
Location: 90 Ursuline Road, Santa Rosa,
APN: 058-050-069 Supervisorial District: 3
Zoning: PF (Public Facilities), VOH (Valley Oak Habitat), G (Geologic Hazard Zone), and RR (Rural Residential), B6-5 acre density, VOH (Valley Oak Habitat)
Board of Supervisors Hearing to be determined.

Action:
Appeal Deadline:
Resolution No:

Williams: Bennett: Wright: Alberigi: Furch:
Ayes: Noes: Absent: Abstain:
