



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: **September 18, 2008**
Meeting No.: **08-017**

ROLL CALL

Commissioners

Bob Williams
Don Bennett
Sharon Wright
Pam Alberigi
Rue Furch, Chair

Staff Members

Jennifer Barrett
Scott Hunsperger
Jim Maertz
Denise Peter
Lisa Posternak
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

Approval of Minutes - September 4, 2008

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: PLP07-0060
Applicant: Alicia Collins Staff: Scott Hunsperger
Env. Doc.: Categorical Exemption
Proposal: Appeal of an administrative decision to deny a request for two Administrative Certificates of Compliance for parcels based on deeds recorded before March 1, 1967.
Location: 1320 Darby Road, Sebastopol
APN: 076-221-067 Supervisorial District: 5
Zoning: DA (Diverse Agriculture), B6-20 acre density, J (Manufactured Home Exclusion), SD (Scenic Design Regulations)

Action:
Appeal Deadline:
Resolution No:

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

Item No. 2 Time: 1:20 p.m. File: ZCE08-0025
Applicant: County of Sonoma - PRMD Staff: Jim Maertz
Env. Doc.: Categorical Exemption
Proposal: Amend the Zoning Code to allow the raising, feeding, and maintaining of not more than six (6) hens in the R1 (Low Density Residential) zoning district, and permit conventionally constructed single family residences to be used as agricultural employee dwelling units in the RRD (Resources and Rural Development) and RRDWA (Resources and Rural Development - Agricultural Preserve) zoning districts.
Location: County-wide
APN: Various Supervisorial District: Various
Board of Supervisors Hearing to be determined.

Action:
Appeal Deadline:
Resolution No:

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

Item No. 3 Time: 1:45 p.m.
Env. Doc.: Categorical Exemption
Proposal: Amend General Plan Land Use Designation and/or apply Planning Area Policies and Zone Changes to Recognize Seven Separate Existing Legal Non-Conforming Uses as directed by Board of Supervisors in conjunction with the General Plan 2020 Update process.
Location: County-wide
APN: Various

Applicant 1: Joseph Leese - **PLP08-0072** **Staff:** Denise Peter
Location: 18935 Fifth Street. W., Sonoma **APN:** 127-101-002 Supervisorial District No. 1
Board of Supervisors Hearing to be determined.

Action:
Appeal Deadline:
Resolution No:

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

Applicant 2: Aspen Mayers, Michael Scheffer - **PLP08-0071**
Location: 9140 Sonoma Highway, Kenwood **APN:** 051-160-002
Board of Supervisors Hearing to be determined.

Staff: Denise Peter
Supervisorial District No. 1

Action:
Appeal Deadline:
Resolution No:

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

Applicant 3: Amir Masshour - **PLP08-0068**
Location: 4115 Highway 116 N., Graton **APN:** 130-060-009
Board of Supervisors Hearing to be determined.

Staff: Jim Maertz
Supervisorial District No. 5

Action:
Appeal Deadline:
Resolution No:

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

Applicant 4: Bear Flag Properties - **PLP08-0065**
Location: 1841 Highway 116 S., Sebastopol **APN:** 063-250-056
Board of Supervisors Hearing to be determined.

Staff: Scott Hunsperger
Supervisorial District No. 5

Action:
Appeal Deadline:
Resolution No:

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

Applicant 5: Anne and Ralph Dada - **PLP08-0066**
Location: 15580 Bonita Ave., Guerneville Ave. **APN:** 070-100-014
Board of Supervisors Hearing to be determined.

Staff: Scott Hunsperger
Supervisorial District No. 5

Action:
Appeal Deadline:
Resolution No:

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

Applicant 6: Unjong Harvey - **PLP08-0067**
Location: 20250 Highway 116, Monte Rio **APN:** 094-130-008
Board of Supervisors Hearing to be determined.

Staff: Scott Hunsperger
Supervisorial District No. 5

Action:
Appeal Deadline:
Resolution No:

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

Applicant 7: Eric Koenigshofer - **PLP08-0064**

Location: 23125 Highway 1, Timbercove

APN: 109-150-010

109-150-012

109-210-005

Staff: Lisa Posternak

Supervisorial District No. 5

Board of Supervisors Hearing to be determined.

Action:

Appeal Deadline:

Resolution No:

Williams:

Bennett:

Wright:

Alberigi:

Furch:

Ayes:

Noes:

Absent:

Abstain:
