Sonoma County Planning Commission
ACTIONS

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

Date: **November 20, 2008**
Meeting No.: **08-022**

ROLL CALL

Commissioners		**Staff Members**	
Bob Williams	present	Jennifer Barrett	present
Don Bennett	present	Cynthia Demidovich	present
Sharon Wright	absent	Jane Riley	present
Pam Alberigi	present	Dave Hardy/Randy Leach	present
Rue Furch, Chair	present	Steve Padovan	present
		David Hurst, Chief Deputy, County Counsel	present

1:00 PM Call the meeting to order

Minutes approved - None

REGULAR CALENDAR

Item No. 1 **Time:** **1:05 p.m.** **File:** **MJS07-0004**
Applicant: **Baechtel Hudis Inc.** Staff: Cynthia Demidovich
Env. Doc.: Mitigated Negative Declaration
Proposal: Major Subdivision of a 2.06 acre parcel into ten parcels ranging from 6,000 square feet to 8,889 square feet in size.
Location: 5495 Old Redwood Highway, Santa Rosa
APN: 039-380-018 Supervisorial District: 4
Zoning: R1 (Low Density Residential), B6-5 dwelling units per acre

CONTINUED TO JANUARY 15, 2009 AT 1:05 P.M.

Item No. 2 **Time:** **1:15 p.m.** **File:** **PLP02-0031**
Applicant: **Kunde Partnership** Staff: Steve Padovan
Cont'd. from: **November 6, 2008**
Env. Doc.: Mitigated Negative Declaration
Proposal: Request for: (1) a text amendment to recommendation No. 14 under Summary and Conclusions in the North Sonoma Valley Area Plan stating that the Kunde property, consisting of 830 acres, shall allow for three additional residential lots on the non-agricultural lands with no subdivision of the 400 acres under agricultural production; (2) a Zone Change from the RRD (Resources and Rural development), B7 (Frozen Lot Size), Z (Second Unit Exclusion), SR (Scenic Resource) District to the RRD, B6-100 acre density, Z, SR district; and (3) a subdivision of the 830 acre parcel into three lots of 26 acres, 40 acres and 122 acres in area along with a designated remainder of 527 acres and a separate 115 acre parcel to be deeded to the State of California.
Location: 11011 Highway 12, Kenwood
APN: 051-160-029 Supervisorial District: 1
Zoning: RRD (Resources and Rural Development), B7 (Frozen lot size), Z (Second Unit Exclusion), SR (Scenic Resources) and LIA (Land Intensive Agriculture), B7 (Frozen lot size), Z (Second Unit Exclusion), SR (Scenic Resources), VOH (Valley Oak Habitat)
Board of Supervisors Hearing to be determined.

Action: **Recommend approval to the Board of Supervisors with modified conditions and revised findings.**
Resolution No: 08-034

Williams: M/aye Bennett: S/aye Wright: absent Alberigi: aye Furch: aye
Ayes: 4 Noes: 0 Absent: 1 Abstain: 0

Item No. 3 **Time:** **1:30 p.m.** **File:** **GPA08-0027**

Applicant:	**County of Sonoma - PRMD**	Staff:	Jane Riley
Env. Doc.:	Negative Declaration		
Proposal:	Update of the Housing Element of the General Plan and related California Environmental Quality Act documentation.		
Location:	County-wide		
APN:	Various		Supervisorial District: All
	Board of Supervisors Hearing on January 6, 2009 at .		
Action:	Recommend approval to the Board of Supervisors with revised policies.		
Resolution No:	08-035		

Williams: aye Bennett: M/aye Wright: absent Alberigi: S/aye Furch: aye
Ayes: 4 Noes: 0 Absent: 1 Abstain: 0

Item No. 4	**Time:**	**1:45 p.m.**	**File:**	**ORD08-0003**
	Appellant:	**Joseph Mercieca**	Staff:	Dave Hardy/Randy Leach
	Env. Doc.:	Categorical Exemption		
	Proposal:	Appeal of the Project Review Advisory Committee's denial for use of infiltration gallery as an alternative water source per Section 7-12 of the County Code		
	Location:	500 Pearl Street, Guerneville		
	APN:	106-170-026		Supervisorial District: 5
	Zoning:	RRD (Resources and Rural Development), B6-160 acre density		
	Action:	**Denied without prejudice.**		
	Appeal Deadline:	10 days		
	Resolution No:	08-036		

Williams: aye Bennett: S/aye Wright: absent Alberigi: M/aye Furch: aye
Ayes: 4 Noes: 0 Absent: 1 Abstain: 0