



# 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: **July 16, 2009**  
Meeting No.: **09-011**

## ROLL CALL

### Commissioners

Marcel Feibusch  
Komron Shahhosseini  
Dennis Murphy  
Tom Lynch  
Dick Fogg, Chair

### Staff Members

Jennifer Barrett, Deputy Director  
Steve Padovan  
Sigrid Swedenborg  
Karin Theriault  
Gary Helfrich  
David Hurst, Chief Deputy County Counsel

**1:00 PM** Call to order

**Approval of Minutes** - June 18, 2009

## UNCONTESTED CALENDAR

**Item No. 1**    **Time:** 1:05 p.m.    **File:** MJS04-0004  
**Applicant:** Vineburg Wine Company, LLC    **Staff:** Steve Padovan  
**Env. Doc.:** Mitigated Negative Declaration  
**Proposal:** Request for a revision to the approved major subdivision, to include a phasing plan on a 5-lot major subdivision (Arrowhead Mountain Estates) that consists of two phases: Phase I encompasses lots 1, 4, 5 and the designated remainder and all infrastructure related to those lots; Phase II involves Lots 2 and 3 and all related infrastructure.  
**Location:** 2025, 2105, 3550 and 3552 Napa Road and 19664 Arrowhead Mountain Road, Sonoma  
**APN:** 126 101 039, -018, -019, -020, -022, -033, & 126 112 004  
**Zoning:** LIA (Land Intensive Agriculture), B6 - 60 acre density.    **Supervisory District:** 1  
**Action:** Commissioner Fogg moved to approve the revision to the approved major subdivision as recommended by staff. Seconded by Commissioner Feibusch and passed with a 5-0 vote.  
**Appeal Deadline:** 10 days  
**Resolution No:** 09-020

Feibusch : Aye    Shahhosseini: Aye    Murphy: Aye    Lynch: Aye    Fogg, Chair: Aye  
Ayes: 5    Noes: 0    Absent: 0    Abstain: 0

**Item No. 2 Time: 1:05 p.m. File: PLP09-0019**  
**Applicant: Donna and Clarence Freeman Staff: Sigrid Swedenborg**  
 Env. Doc.: Categorical Exemption  
 Proposal: 1) Request for a General Plan Amendment on a 0.3 +/- acre parcel from the Public/Quasi Public to the Recreation and Visitor Serving Commercial designation; a Coastal Plan Land Use Amendment from the Institutional designation to the Visitor Serving Commercial designation; a Zone Change from the PF (Public Facilities), CC (Coastal Combining), SR (Scenic Resources), G (Geologic Hazard) to the CT (Tourist Commercial), CC (Coastal Combining), SR (Scenic Resources), G (Geologic Hazard) or other appropriate zoning designation.  
 2) Request for a General Plan Amendment on portions of a 2.7 acre parcel to follow the lot lines established by the Lot Line Adjustment from the Visitor Serving Commercial designation to the Resources and Rural Development land use designation; a Coastal Plan Land Use Amendment from Visitor Serving Commercial to Sensitive and Hazardous; and a Zone Change from the CT (Tourist Commercial), CC (Coastal Combining), SR (Scenic Resources), G (Geologic Hazard) to the RRD (Resource and Rural Development), B6-20 acre density, CC (Coastal Combining), SR (Scenic Resources), G (Geologic Hazard) or other appropriate zoning designation on the lower portion of the lot.

Location: 1405 and 1409 Hwy 1, Bodega Bay, Bodega Bay  
 APN: 100-080-003 and -076 Supervisorial District: 5  
 Zoning: PF (Public Facilities), CC (Coastal Combining), G (Geologic Hazard Combining), SR (Scenic Resource) / CT (Commercial Tourist), CC (Coastal Combining) SR (Scenic Resource), G (Geologic Hazard Combining) / RRD (Resources and Rural Development), B6 - 20 acre density, CC (Coastal Combining), G (Geologic Hazard Combining), SR (Scenic Resource).  
**Board of Supervisors Hearing date to be determined**

**Action:** Commissioner Lynch moved to recommend approval of the General Plan Amendment to the Board of Supervisors as recommended by staff. Seconded by Commissioner Shahhosseini and passed with a 5-0 vote.

Appeal Deadline: 10 days  
 Resolution No: 09-021

Feibusch: Aye Shahhosseini: Aye Murphy: Aye Lynch: Aye Fogg, Chair: Aye  
 Ayes: 5 Noes: 0 Absent: 0 Abstain: 0

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**REGULAR CALENDAR**

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**Item No. 3 Time: 1:05 p.m. File: PLP08-0117**  
**Applicant: Matt and Ellen Medeiros Staff: Sigrid Swedenborg**  
 Env. Doc.: Categorical Exemption  
 Proposal: Request for a Zone Change to remove the Z (Second Dwelling Unit Exclusion) combining designation on a 14.75 acre parcel.

Location: 13300 Chalk Hill Road, Geyserville  
 APN: 132-100-001 Supervisorial District: 4  
 Zoning: LIA (Land Intensive Agriculture), B6 20 acre density, Z (Second Dwelling Unit Exclusion), SR (Scenic Resource), VOH (Valley Oak Habitat).  
**Board of Supervisors Hearing date to be determined**

**Action:** Commissioner Murphy moved to recommend approval of the Zone Change to the Board of Supervisors as recommended by staff. Seconded by Commissioner Lynch and passed with a 5-0 vote.

Appeal Deadline: 10 days  
 Resolution No: 09-022

Feibusch: Aye Shahhosseini: Aye Murphy: Aye Lynch: Aye Fogg, Chair: Aye  
 Ayes: 5 Noes: 0 Absent: 0 Abstain: 0

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**Item No. 4 Time: 1:30 p.m. File: ADR05-0113**  
**Applicant: Jeffrey G. Spragens Staff: Karin Theriault**  
Env. Doc.: Categorical Exemption  
Proposal: Request to appeal a decision by staff to deny a request for installation of lights at a private tennis court in a designated Scenic Landscape Unit in Bennett Valley.  
Location: 6700 Sonoma Mountain Road, Glen Ellen  
APN: 055-080-030 Supervisorial District: 1  
Zoning: RRD (Resources and Rural Development), B6 - 40 acre density/10 acre density, J (Manufactured Home Exclusion), SR (Scenic Resource)  
**Action:** Commissioner Murphy moved to continue the item to September 3, 2009 to allow the applicant time to work with staff and the neighbors on lighting and tree issues. Seconded by Commissioner Fogg and passed with a 5-0 vote.

**CONTINUED TO SEPTEMBER 3, 2009 AT 1:05 P.M.**

Feibusch: Aye Shahhosseini: Aye Murphy: Aye Lynch: Aye Fogg, Chair: Aye  
Ayes: 5 Noes: 0 Absent: 0 Abstain: 0

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**Item No. 3 Time: 2:00 p.m. File: PLP08-0027**  
**Applicant: Marv Soiland Staff: Gary Helfrich**  
Env. Doc.: Negative Declaration  
Proposal: Request for a zone change on a vacant 1.78 acre parcel from C2 (Retail Business and Service) VOH (Valley Oak Habitat) to C3 (General Commercial) AH (Affordable Housing) VOH (Valley Oak Habitat).  
Location: 5352 Old Redwood Hwy, Windsor  
APN: 039-012-055 Supervisorial District: 4  
Zoning: C2 (Retail Business), VOH (Valley Oak Habitat)  
**Board of Supervisors Hearing date to be determined.**  
**Action:** Commissioner Murphy moved to recommend approval of the Zone Change to the Board of Supervisors as recommended by staff. Seconded by Commissioner Feibusch and passed with a 5-0 vote.  
Appeal Deadline: 10 days  
Resolution No: 09-023

Feibusch: Aye Shahhosseini: Aye Murphy: Aye Lynch: Aye Fogg, Chair: Aye  
Ayes: 5 Noes: 0 Absent: 0 Abstain: 0

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