



# 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

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Date: **September 3, 2009**  
Meeting No.: **09-015**

## ROLL CALL

### Commissioners

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

### Staff Members

Jennifer Barrett  
Scott Hunsperger  
Karin Theriault  
Bob Gaiser  
David Hurst, Chief Deputy County Counsel

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**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** - August 6, 2009  
July 30, 2009

### 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.

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**Item No. 3 Time: 1:25 p.m. File: GPA09-0008**  
**Applicant: Sonoma Valley County Sanitation District Staff: Bob Gaiser**  
Env. Doc.: Mitigated Negative Declaration  
Proposal: General Plan Amendment to add a Planning Area Policy regarding sewer connections in the Sonoma Valley County Sanitation District's Sphere of Influence.  
Location: Multiple Sonoma Valley parcels.  
APN: multiple Supervisorial District: 1  
**Board of Supervisors Hearing date to be determined.**

**Action:**  
Appeal Deadline:  
Resolution No:

Feibusch: Shahhosseini : Murphy: Lynch: Fogg:  
Ayes: Noes: Absent: Abstain:

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**Item No. 4 Time: 1:45 p.m. File: PLP08-0099**  
**Applicant: Sonoma Creek Inn LLC Staff: Karin Theriault**  
Env. Doc.: Categorical Exemption  
Proposal: Request for 1) a General Plan Amendment to change the land use designation of the site from UR (Urban Residential) 10 acre density designation to the RVSC (Recreation & Visitor Serving Commercial) designation, 2) a Specific Plan Amendment to the South Sonoma One Specific Plan from the Low Multi-Family 6-10 units/acre designation to the Commercial designation 3) a Zone Change from the R2 (Medium Density Residential) B6 10 acre density, VOH (Valley Oak Habitat) district to the K (Recreation & Visitor Serving Commercial) district, and 4) a Use Permit for an existing 16 unit hotel/inn, cafe/restaurant, attached retail space, detached office space and associated adjacent paved parking area.  
Location: 239 Boyes Boulevard, Sonoma,  
APN: 056-364-019 and -005 Supervisorial District: 1  
Zoning: R2 (Medium Density Residential), B6 10 acre density, VOH (Valley Oak Habitat)  
**Board of Supervisors Hearing date to be determined.**

**Action:**  
Appeal Deadline:  
Resolution No:

Feibusch: Shahhosseini: Murphy: Lynch: Fogg:  
Ayes: Noes: Absent: Abstain:

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