



# Sonoma County Project Review and Advisory Committee AGENDA

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**

## AGENCY REPRESENTATIVE

Planning  
Drainage Review  
Public Works - Roads  
Surveyor  
Sanitation  
Health  
Agricultural Commissioner's Office

## COMMITTEE MEMBER

Sigrid Swedenborg - Secretary  
Alex Rosas  
Ken Giovannetti  
Gary O'Connor - Chair  
Charlie Ozanich  
Jon Tracy - Vice Chair  
Gail Davis

**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 Amber Franzino at (707) 565-6105, as soon as possible to ensure arrangements for accommodation.

Materials related to an item on this Agenda submitted to the Project Review and Advisory Committee after distribution of the Agenda packet are available for public inspection at 2550 Ventura Avenue, Santa Rosa, CA 95403. 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.

**If you wish to speak** on an item under discussion by the Project Review Advisory Committee which appears on this agenda, you may do so upon receiving recognition from the Chairperson. Please step up to the rostrum located in the center of the room, and sign in. 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 Project Review and Advisory Committee.

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**Item No. 1 Time: 9:05 a.m. File: PLP08-0036**  
**Applicant: Perry Trust Properties Staff: Steve Padovan**  
Env. Doc.: Categorical Exemption  
Proposal: Request for a Minor Subdivision of an existing 15,002 square foot commercial building into four condominiums and a Use Permit for the condominium project on a 1.7 acre parcel.  
Location: 5355 Skylane Boulevard, Santa Rosa  
APN: 059-340-021 Supervisorial District: 4  
Zoning: MP (Industrial Park), F1 (Floodway Combining District), F2 (Floodplain Combining District), VOH (Valley Oak Habitat)  
Action:  
Gary O'Connor \_\_\_\_\_ Ken Giovannetti \_\_\_\_\_ Charlie Ozanich \_\_\_\_\_ Gail Davis \_\_\_\_\_  
Alex Rosas \_\_\_\_\_ Jon Tracy \_\_\_\_\_ Sigrid Swedenborg \_\_\_\_\_  
Ayes: Noes: Absent: Abstain:

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**Item No. 2 Time: 9:25 a.m. File: MNS08-0013**  
**Applicant: Steven LaFranchi & Associates Staff: Steve Padovan**  
Env. Doc.: Categorical Exemption  
Proposal: Request to subdivide a 7.14 acre parcel into three lots of 2.64 acres, 1.91 acres and 2.59 acres in size.  
Location: 3839 Brickway Boulevard, Santa Rosa  
APN: 059-271-091 Supervisorial District: 4  
Zoning: MP (Industrial Park), B6-1 acre density, F1 (Floodway Combining District), F2 (Floodplain Combining District)  
Action:  
Gary O'Connor \_\_\_\_\_ Ken Giovannetti \_\_\_\_\_ Charlie Ozanich \_\_\_\_\_ Gail Davis \_\_\_\_\_  
Alex Rosas \_\_\_\_\_ Jon Tracy \_\_\_\_\_ Sigrid Swedenborg \_\_\_\_\_  
Ayes: Noes: Absent: Abstain:

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**Item No. 3 Time: 9:45 a.m. File: MNS07-0020**  
**Applicant: Benovia Vineyards Staff: Traci Tesconi**  
 Env. Doc.: Mitigated Negative Declaration  
 Proposal: Request for a Minor Subdivision of a 54.1 acre parcel creating two parcels of 29.2 acres and 24.9 acres.  
 Location: 1590 Felta Road, Healdsburg  
 APN: 110-040-024 Supervisorial District: 4  
 Zoning: RRD (Resources and Rural Development), B6-20 acre density  
 Action:

Gary O'Connor \_\_\_\_\_ Ken Giovannetti \_\_\_\_\_ Charlie Ozanich \_\_\_\_\_ Gail Davis \_\_\_\_\_  
 Alex Rosas \_\_\_\_\_ Jon Tracy \_\_\_\_\_ Sigrid Swedenborg \_\_\_\_\_  
 Ayes: Noes: Absent: Abstain:

**Item No. 4 Time: 10:05 a.m. File: PLP06-0101**  
**Applicant: Jim Olmsted Staff: Sigrid Swedenborg**  
 Env. Doc.: Mitigated Negative Declaration  
 Proposal: Request to 1) modify General Plan Policy LU-12k to allow for the project and to establish new land use designations, 2) two Zone Changes, 3) a Minor Subdivision of the 16 acre parcel creating three parcels: 3, 4 and 9 acres in size, and 4) three separate Use Permits: 1) an animal shelter with special events, 2) a wine warehouse and a tasting facility with six tasting rooms with special events, and 3) a vineyard management business.  
 Location: 555 Westside Road, Healdsburg  
 APN: 088-220-022 Supervisorial District: 4  
 Zoning: M3 (Limited Rural Industrial), BR (Biotic Resource), F1 (Floodway Combining District), SR (Scenic Resource), VOH (Valley Oak Habitat)  
 Action:

Gary O'Connor \_\_\_\_\_ Ken Giovannetti \_\_\_\_\_ Charlie Ozanich \_\_\_\_\_ Gail Davis \_\_\_\_\_  
 Alex Rosas \_\_\_\_\_ Jon Tracy \_\_\_\_\_ Sigrid Swedenborg \_\_\_\_\_  
 Ayes: Noes: Absent: Abstain:

**Item No. 5 Time: 10:25 a.m. File: MNS07-0021**  
**Applicant: Hogan Land Services Staff: Gary Helfrich**  
 Env. Doc.: Categorical Exemption  
 Proposal: Request for a Minor Subdivision of 25.11 acres creating two parcels of 12.03 and 13.08 acres.  
 Location: 3973 Coffey Lane, Santa Rosa  
 APN: 066-290-033 Supervisorial District: 4  
 Zoning: DA (Diverse Agriculture), B6-10 acre density, SR (Scenic Resource)  
 Action:

Gary O'Connor \_\_\_\_\_ Ken Giovannetti \_\_\_\_\_ Charlie Ozanich \_\_\_\_\_ Gail Davis \_\_\_\_\_  
 Alex Rosas \_\_\_\_\_ Jon Tracy \_\_\_\_\_ Sigrid Swedenborg \_\_\_\_\_  
 Ayes: Noes: Absent: Abstain: