



# 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

REVISED 1-14

Date: January 15, 2009

## 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 Bill Passarretti at (707) 565-1935, 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.

## CONSENT CALENDAR

The following items have been placed as consent items before the Project Review and Advisory Committee. If any member of the Committee, the applicant or a member of the public requests a full public hearing, such hearing will be conducted at that time. If not, it will be acted upon by the Project and Review Advisory Committee.

**Item No. 1 Time: 9:00 a.m. File: MNS04-0028**  
**Applicant: Michelle and Tobias Young Staff: Melinda Grosch**  
Env. Doc.: Mitigated Negative Declaration (previously adopted)  
Proposal: Request for a second one year extension of time to meet conditions of a previously approved Minor Subdivision of 4.36 acres creating two parcels of 2.15 and 2.2 acres.  
Location: 220 Fair Avenue, Petaluma  
APN: 048-052-005 Supervisorial District: 2  
Zoning: AR (Agriculture and Residential), B6-2 acre density  
**Action:**

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

**Item No. 2 Time: 9:00 a.m. File: MNS05-0039**  
**Applicant: Michael Ford inc. Staff: Melinda Grosch**  
Env. Doc.: Categorical Exemption  
Proposal: Request for a one year extension of time to meet conditions of a previously approved Minor Subdivision of .69 acres creating two parcels of .39+/- and .30+/- acres.  
Location: 270 Woodward Avenue, Penngrove  
APN: 047-164-013 Supervisorial District: 2  
Zoning: R1 (Low Density Residential), B6- 4 dwelling units per acre  
**Action:**

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

**REGULAR CALENDAR**

**Item No. 3 Time: 9:00 a.m. File: PLP07-0090**  
**Applicant: Dana Diluvio Staff: Traci Tesconi**  
 Env. Doc.: Mitigated Negative Declaration  
**Cont'd. from; December 18, 2008**  
 Proposal: Request for: 1) a Minor Subdivision of 132 acres creating two parcels of 20.1 acres and 20.79 acres in size, and a Designated Remainder of 40 acres in size, and 2) a Lot Line Adjustment between four parcels of 70.2 acres, 22.8 acres, 20.1 acres (proposed Lot 2 of the subdivision), and 20.79 acres (proposed Lot 1 of the subdivision), resulting in four parcels of 24.6 acres, 67.8 acres, 22.8 acres, and 20.7 acres. (Applicable code Section 51257 of the Government Code as one lot is under an existing Type I Williamson Act contract).  
 Location: 9887, 9882 and 10054 Eastside Road and 1820 Windsor River Road, Windsor  
 APN: 066-300-054, -055, -056, and -057 Supervisorial District: 4  
 Zoning: LIA (Land Intensive Agriculture), B6-60 acre density, Z (Second Dwelling Unit Exclusion), F2 (Floodplain Combining District), VOH (Valley Oak Habitat), and RRD (Resources and Rural Development), B6-20 acre density, 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. 4 Time: 9:05 a.m. File: MNS08-0003**  
**Applicant: Sharpe Associates Staff: Blake Hillegas**  
 Env. Doc.: Mitigated Negative Declaration (previously adopted)  
 Proposal: Request for a Minor Subdivision of 3.68 acres creating three parcels of 1.83, .78 and 1.07 acres.  
 Location: 4732 Old Redwood Highway, Santa Rosa  
 APN: 058-290-051 Supervisorial District: 4  
 Zoning: LC (Limited Commercial), AH (Affordable Housing), 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: 9:35 a.m. File: PLP08-0088**  
**Applicant: Burbank Housing Development Corp. Staff: Jane Riley**  
 Env. Doc.: Mitigated Negative Declaration  
 Proposal: Request for a General Plan Amendment Zone Changes and Design Review for a 48 unit affordable housing apartment complex consisting of 36 single story flats and 12 two story townhome units. Units range in size from 680 to 1,250 square feet. The project also includes a community center with management offices, laundry facility and common room.  
 Location: 14119 Mill Street, Guerneville  
 APN: 070-020-022 Supervisorial District: 5  
 Zoning: R2 (Medium Density Residential), B6-10 dwelling units per acre, 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: