



County of Sonoma
Permit & Resource Management Department

Sonoma County Planning Commission Draft Minutes

Board of Supervisors Chambers
575 Administration Drive, Room 102A
Santa Rosa, CA 95403
PlanningAgency@sonoma-county.org

April 20, 2023
Meeting No.: 23-08

Roll Call

Commissioner Carr, District 1
Commissioner Gilardi, District 2
Commissioner Ocana, Chair, District 3
Commissioner Koenigshofer, District 5
Commissioner Deas, District 4

Staff Members

Cecily Condon, Project Review Manager
Doug Bush, Planner
Patrick Dirden, Senior Office Assistant
Sita Kuteira, Deputy County Counsel III

1:00 PM Call to order, Roll Call and Pledge of Allegiance.

Correspondence: None

Planning Commission/Board of Supervisors Actions: None

Commissioner Announcements: None

Public Comments on matters not on the Agenda: 2m7s
No Comments

Items scheduled on the agenda

Planning Commission Regular Calendar

Item No.: 1
Time: 1:05 PM
File: PLP22-0009 Z Removal and CMO
Applicant: Robert and Paige Locke
Owner: Same
Cont. from: N/A

Staff: Doug Bush
Env. Doc: Exempt per CEQA Guidelines Section 15305 and Public Resources Code Section 21080.17
Proposal: Request for 1) Zone Change to remove the Accessory Dwelling Exclusion Combining District "Z" and 2) a Certificate of Modification (CMO) to extend an existing building envelope as depicted on Parcel 1 of Parcel Map PLP05-0102 (Book 736 of Maps, Pages 33 to 35) by 25 feet to the west and revise Note 15 on the Parcel Map to allow for a second dwelling (accessory dwelling unit) on Parcel 1.

Recommended

Action: Recommends that the Planning Commission recommend approval of the project to the Board of Supervisors.
Location: 19675 7th St. E, Sonoma
APN: 127-291-036
District: One
Zoning: AR (Agriculture and Residential) B6 3 Z (Accessory Dwelling Unit Exclusion District) VOH (Valley Oak Habitat Combining Zone)

Staff Doug Bush summarized the staff report, which is incorporated herein by reference. [2m35s](#)

Commissioner Disclosures:

Commissioner Carr drove past the site and looked at the adjoining parcel to determine reason for the larger setback. Carr also met with staff. **Commissioner Ocana** spoke with staff about clarifications about Z overlay. [13h28m](#)

Commissioner Questions:

Commissioner Carr expressed appreciation for the Z removal and for the applicants additional review of groundwater. **Commissioner Carr** asked staff to speculate about the reason for the larger setback. **Staff Doug Bush** responded that existing records were reviewed, and it appears that there were conflicts with the neighbors, and that the larger building envelope was an agreement to satisfy neighbor concerns. The larger building envelope was not established due to environmental issues. [14m10s](#)

Commissioner Carr asked if the project had neighborhood support. **Staff Doug Bush** confirmed support and commended the applicant for outreach to their neighbors in advance of the application. [16m00s](#)

Public Hearing Opened at 1:16 PM

Bob Haroche, Attorney for Applicant, gave an overview of the project. He confirmed that the original lot split did create issues with a neighbor, causing the larger building envelope. [16m50s](#)

Public Hearing Closed, and Commission discussion Opened: 1:17 PM

Commissioner Carr moved to recommend the staff recommendation to the Board.

Action: **Commissioner Carr** motioned to recommend approval to the Board of Supervisors as recommended by staff. Seconded by **Commissioner Gilardi** and approved with a 4-0-1 vote. [18m06s](#)

Appeal

Deadline: Not Applicable

Resolution No.: 23-32

Vote:

Commissioner Carr, District 1	Aye
Commissioner Gilardi, District 2	Aye
Commissioner Ocana, Chair, District 3	Aye
Commissioner Koenigshofer, District 5	Aye
Commissioner Deas, District 4	Absent

Ayes:	4
Noes:	0
Absent:	1
Abstain:	0

Hearing Closed: 1:20 PM