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## ***Sonoma County Project Review and Advisory Committee Agenda***

Permit Sonoma  
2550 Ventura Avenue, Front Conference Room  
Santa Rosa, CA 95403  
[PRAC@sonoma-county.org](mailto:PRAC@sonoma-county.org)

April 18, 2024

### **Webinar Information**

Members of the public can watch or listen to the meeting by calling in or by using the Zoom application:

- Zoom Webinar: [Join Meeting >>](#)  
<https://sonomacounty.zoom.us/j/99231660496?pwd=ZnFnTGJqbnZnQU94eIZYd2dFdzJrdz09>
- Telephone: 1 (669) 444-9171
- Webinar ID: 992 3166 0496
- Password: 994826

### **Committee Members**

Tuan Huynh, Health Specialist  
Ben Wishnoff, Agricultural Commissioner's Office  
Thomas Hagg, Sanitation  
Nader Dahu, Department of Transportation and Public Works  
Scott Hunsperger, Planning - Secretary  
Steve Snow, Grading and Storm Water - Vice Chair  
Keri Rynearson, Survey - Chair

### **Staff Members**

Peter Kaljian, Planner I  
Derik Michealson, Planner II  
Stacie Groll, Senior Office Assistant

### **Disability Accommodation**

If you have a disability which requires an accommodation or an alternative format to assist you in observing and commenting on this meeting, please call (707) 565-2164 or email [PRAC@sonoma-county.org](mailto:PRAC@sonoma-county.org) at least 72 hours in advance of the meeting to make arrangements.

## Materials

Available digitally through the link in the Agenda and on the [Project Review and Advisory Committee website](#). You can also email [PRAC@sonoma-county.org](mailto:PRAC@sonoma-county.org) or the project planner to request materials.

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9:00 AM, Chair Introduction Call to order, Roll Call and Pledge of Allegiance.

## Regular Calendar

[View documents for all items listed digitally>>](#)  
<https://share.sonoma-county.org/link/YCFd5Qem2gs/>

**Item No.:** 1  
**Time:** 9:05 AM  
**File:** CMO23-0004  
**Applicant:** Mike Robertson, Robertson Engineering INC  
**Owner:** Brian and Laura Gannon  
**Cont. from:** April 4, 2024  
**Staff:** Peter Kaljian  
**Env. Doc:** Categorical Exemption  
**Proposal:** Remove abandoned easement  
**Recommended**  
**Action:** Approve the removal of the abandoned easement and find the project exempted from CEQA under 15303 Minor Alterations to Land Use Limitations  
**Location:** 7110 Baker Ln, Sebastopol  
**APN:** 063-330-019  
**District:** Five  
**Zoning:** Rural Residents, 3 Acres per unit, with no combining districts  
**Action:**  
**Appeal**  
**Deadline:**

**Vote:** (Same order as Roll Call)

Tuan Huynh  
Ben Wishnoff  
Thomas Hugg  
Nader Dahu  
Scott Hunsperger  
Steve Snow  
Keri Rynearson

**Ayes:**  
**Noes:**  
**Absent:**  
**Abstain:**

**Item No.:** 2  
**Time:** 9:10 AM  
**File:** CMO24-0002  
**Applicant:** Matthew Martinez  
**Owner:** Same as Applicant  
**Cont. from:** N/A  
**Staff:** Derik Michealson  
**Env. Doc:** Categorical Exemption  
**Proposal:** Certificate of Modification to expand the recorded building envelope as shown for Lot 2 on Parcel Map MNS07-0011, Book 753 of Maps, Pages 47-50, Sonoma County Records from 0.15 acres to 0.56 acres to accommodate development potential for additional accessory structures with construction of a permitted primary residence on a 5.22-acre parcel at 2745 Bennett Ridge Road, Santa Rosa, APN 055-240-021; Supervisorial District 1. Zoning: RR B6 5/3 (Ac/DU)/Ac MIN, RC50/50 SR

**Recommended**

**Action:** Adopt CEQA exemption and approve building envelope expansion as proposed with standard CMO conditions  
**Location:** 2745 Bennett Ridge Rd, Santa Rosa  
**APN:** 055-240-021  
**District:** One  
**Zoning:** Rural Residential, 5-acre density, 3-acre minimum lot size; Riparian Corridor, 50-foot setbacks; Scenic Resource: Landscape Unit  
**Action:**  
**Appeal**  
**Deadline:**

**Vote: (Same order as Roll Call)**

Tuan Huynh  
Ben Wishnoff  
Thomas Haugg  
Nader Dahu  
Scott Hunsperger  
Steve Snow  
Keri Rynearson

**Ayes:**  
**Noes:**  
**Absent:**  
**Abstain:**

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**Public Comments**

Please follow the instructions below to submit a Public Comment in writing, email or in person via the hearing room. PRAC invites interested persons to submit comments which are entered into the permanent record. Written comments received prior to and during the hearing are distributed to the

commissioners, staff, and are available to the public via the public copies link in the calendar section of this agenda. Written comments received after the package is made public may be read into the record.

**Mail Public Comments:** Address letters to: Permit Sonoma, Attn: Project Review and Advisory Committee Secretary, 2550 Ventura Avenue, Santa Rosa, CA 95403 and include the project number. **This is not the location of the hearing.**

**Email Public Comments:** Email comments to: [PRAC@sonoma-county.org](mailto:PRAC@sonoma-county.org). Please provide your name and the project number. It is advised to email comments (no later than the day before) prior to the hearing date to give commissioners and staff review time.

**If you wish to speak** on an item which appears on this agenda, please fill out a speaker card and drop it in the box near the staff table. You will be called by the Chair in the order received. Your name, will be announced when it's your turn to speak (1 public comment is allowed per person). The meetings are recorded and all in person testimony must be given through the microphone. Please state your name upon approaching the microphone. Each person may speak only once and is usually granted 3 minutes. Time limits are at the discretion of the Chair. Questions raised by the public are to be directed to the Commission. At the end of the hearing, the Commission may ask staff or the applicant to respond to any questions raised during the hearing.

**Please Be Respectful** of others and the varying points of view. No clapping, booing, or speaking out of turn.

**Please Be Courteous** turn off cell phones and pagers while the meeting is in session.