

NOTICE OF WAIVER OF A BOARD OF ZONING ADJUSTMENTS PUBLIC HEARING TO ALLOW FOR THE CONVERSION OF A BICYCLE REPAIR SHOP TO A SINGLE FAMILY RESIDENCE

Notice Details: This Notice of Waiver was issued during the Sonoma County Shelter in Place order. Additional accommodations for digital file review and time extensions of the waiver period are available.

WHO: Project Applicant, Claudia Sayers, **Permit Sonoma File No. UPE19-0091**

WHAT: Request for a Use Permit to allow for the conversion of an existing +/- 2,100 square foot building, previously approved as bicycle repair shop (PLP15-0051), to a single family residence with an attached garage. The existing structure matches the neighborhood's character. No exterior changes are proposed. The project site is within a Scenic Corridor on a 0.39-acre parcel located at 14783 and 14785 Armstrong Woods Road, Guerneville, **APN 069-300-023. Supervisorial District 5.**

Parcel Zoning: Recreation and Visitor- Serving Commercial District (K) Local Guidelines/ Highway 116 Scenic Corridor (LG/116) Scenic Resources Scenic Corridor (SR) Valley Oak Habitat (VOH)

Permit Sonoma has determined that the project is categorically exempt from the California Environmental Quality Act under Section 15301 (Existing Facilities) of the CEQA Guidelines which provides for minor alterations of existing facilities.

**WHERE &
WHEN:**

The Permit Sonoma Director intends to issue a Use Permit on a public hearing waiver as provided in Section 26-92-040(d) of the Sonoma County Zoning Ordinance. The Use Permit will be issued without a public hearing on June 8, 2020, unless a written request for time extension on decision or objection to permit issuance is received by the Director prior to that date. If a time extension on decision is requested interested parties will be notified of the new date that the permit will be issued unless written objection is received. If the objection cannot be resolved, a public hearing will be scheduled and a notice of the hearing will be issued.

**ADDITIONAL
MATERIALS:**

Project materials and associated documents normally available at Permit Sonoma, 2550 Ventura Avenue, Santa Rosa, CA 95403 are now available digitally through the project planner. A time extension on decision will be granted for requests to review the physical file when the Permit Center reopens to the public. For more information about this proposal, to submit comments, to review files digitally, or to request a time extension on decision or public hearing, please contact the project planner, Claudette Diaz at Claudette.Diaz@sonoma-county.org or (707) 565-7387.

**GETTING
INVOLVED:**

Contact the project planner prior to the approval date; both noted above. Interested parties may also file an appeal of any approval along with the filing fee within 10-days of the approval date.

DATE: May 14, 2020