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Agenda

Permit Sonoma Hearing Room

2550 Ventura Ave.

Santa Rosa, CA 95403

PlanningAgency@sonoma-county.org

June 11, 2026

Meeting No.: 26-10

In-Person Meeting Information

Members of the public can attend the meeting in person at:

[Permit Sonoma Hearing Room](#)

[2550 Ventura Ave.](#)

[Santa Rosa, CA 95403](#)

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/84646448432?pwd=e015bXZruAVYfhPxd9191JqiB4ri4r.1>

- **Telephone:** 1 (669) 444-9171
- **Webinar ID:** 846 4644 8432
- **Passcode:** 742039

Zoning Administrator

Derik Michaelson

Staff Members

Jennifer Faso, Project Planner

Katerina Orella, Project Planner

Mark Shurvinton, Project Planner

Deborah Waller, Project Planner

Levan King Cranston, Project Planner

Robert Aguero, Project Planner

Tasha Levitt, Administrative 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) 565-1737 or email PlanningAgency@sonomacounty.gov at least 72 hours in advance of the meeting to make arrangements.

Materials

Available digitally through the link in the Agenda and on the Permit Sonoma Website. You can also email PlanningAgency@sonomacounty.gov or the project planner to request materials.

1:00 PM Call to order

Announcements

Public Appearances for Non-Agenda Items

Items scheduled on the Agenda

[View documents for all items listed digitally>>](https://share.sonoma-county.org/link/SQZRyyZUU38/)
<https://share.sonoma-county.org/link/SQZRyyZUU38/>

Zoning Administrator Consent Calendar

Item No.: 1
File: CPH25-0007
Applicant: California Department of Transportation (Caltrans)
Owner: California Department of Transportation (Caltrans)
Cont. from: N/A
Staff: Jennifer Faso
Env. Doc: 2023 Adopted Mitigated Negative Declaration
Proposal: Coastal Permit with Hearing to allow the replacement of four culverts along a section of State Highway 1 between Post Miles (PM) 19.25 and Post Mile (PM) 21.84.

Recommended

Action: Staff recommends that the Zoning Administrator approved the Coastal Permit subject to the conditions of approval.
Location: Post Mile 19.25 and 21.84 State Highway 1
APN: Adjacent to 099-030-007, 099-150-023, 099-050-015 & 099-060-0006
District: Five
Zoning: N/A State Right-of-Way

Action:
Appeal Deadline:
Record of Action No.:

Item No.: 2
File: UPE25-0065
Applicant: Gold Ridge RCD
Owner: Aaron Greene & Angela Greene
Cont. from: N/A
Staff: Robert Aguero
Env. Doc: Program Environmental Impact Report (SCH# 2019100230)
Proposal: Request for a Riparian Corridor Use Permit with a Conservation Plan for the Greene and Sweetwater Habitat Enhancement Project that will construct in-channel and off-channel habitat features to improve the quantity and quality of accessible habitat for salmonids.

Recommended

Action: Staff recommends that the Zoning Administrator find the project within the scope of the SRGO PEIR, adopt the mitigation measures and Statement of Overriding Considerations for the SRGO PEIR, file a Notice of Determination, and approve the project subject to the proposed conditions of approval.
Location: 4650 and 4520 Thomas Road, Sebastopol
APN: 104-030-034,-027,-033,-035
District: Five
Zoning: DA (Diverse Agriculture) B6 20(allowed density: 20 acres per dwelling unit), F2 (Floodplain), OAK (Oak Woodland), with combining districts for RC100/50 (Riparian Corridor with 50-foot and 100-foot setbacks) and BH (Biotic Habitat Combining Zone)

Action:
Appeal Deadline:
Record of Action No.:

Zoning Administrator Regular Calendar

Item No.: 1
Time: At or after 1:00 PM
File: UPE25-0045
Applicant: Sandra Lessing
Owner: Lessing-Hionides Trust
Cont. from: N/A
Staff: Katerina Orella

Env. Doc: Exempt under CEQA Section 15301
Proposal: Use Permit to legalize an existing solid redwood fence approximately 6 feet, 2 inches in height within the front yard setback on a 1.45-acre parcel located at 21662 Moscow Road, Monte Rio.

Recommended

Action: Staff recommends that the Zoning Administrator find the project exempt from the California Environmental Quality Act (CEQA) under Section 15301 Existing Facilities and approve the Use Permit subject to conditions of approval.
Location: 21662 Moscow Road, Monte Rio
APN: 095-091-031
District: Five
Zoning: RR B6 1 (Rural Residential with 1-acre per dwelling unit density) with combining districts for F1 (Floodway), F2 (Floodplain), LG/116 (Hwy 116 Scenic Corridor Local Guidelines), RC200/100 (Riparian Corridor with 200 and 100-ft setbacks), and X5 (Five Percent Vacation Rental Cap).

Action:
Appeal Deadline:
Record of Action No.:

Item No.: 2
Time: At or after 1:00 PM
File: CPH24-0019 and VAR26-0001 (PLP26-0008)
Applicant: Rick Kadello
Owner: Damin D Liu & Rita Sun Liu Tr
Cont. from: N/A
Staff: Mark Shurvinton
Env. Doc: Exempt under CEQA Section 15303
Proposal: Request for 1) Coastal Permit with Hearing to legalize the replacement and expansion of structures associated with an existing single-family dwelling, including 429sqft deck replacement and 438sqft deck expansion, removal and replacement of existing access stairs and landings, replacement and expansion of existing retaining walls, and removal of a shed to accommodate the deck expansion; and 2) Variance to allow for the construction of new decks within the required rear property line setbacks.

Recommended

Action: Staff recommends that the Zoning Administrator find the project exempt from the California Environmental Quality Act (CEQA) and approve the Coastal Permit with Hearing and Variance subject to the proposed conditions of approval.
Location: 1735 Bay Flat Road, Bodega Bay
APN: 100-052-056
District: Five

Zoning: Low Density Residential with a frozen lot size (R1 B7), Coastal Zone (CC) and combining zones for Floodplain (F2) and Geologic Hazard Area (G).

Action:

Appeal Deadline:

Record of Action No.:

Item No.: 3

Time: At or after 1:00 PM

File: UPE24-0056

Applicant: Lawrence Blatt

Owner: Lawrence Blatt

Cont. from: N/A

Staff: Deborah Waller

Env. Doc: Exempt under CEQA Section 15333

Proposal: Request for a Use Permit for grading and drainage improvements to stabilize and restore the creek bank along West Slough within the 50-foot Riparian Corridor on a 5.23 acre parcel. The project also includes a Streamside Conservation and Restoration Plan, including removal of non-native landscape plants and restoration with native riparian plants along approximately 662 linear feet of the creek bank, for a total restoration area of approximately 0.47 acres within the 50-foot Riparian Corridor.

Recommended

Action: Staff recommends that the Zoning Administrator find the project exempt from CEQA and approve the project subject to conditions of approval.

Location: 15315 Norton Road, Healdsburg

APN: 089-061-073

District: Four

Zoning: Agricultural and Residential (AR) 5-acre density (B6 5), Oak Woodlands (OAK); Riparian Corridor with 50-foot and 25-foot setbacks (RC 50/25); Scenic Resources (SC); Valley Oak Habitat (VOH) and Five Percent Vacation Rental Cap (X5)

Action:

Appeal Deadline:

Record of Action No.:

Item No.: 4

Time: At or after 1:00 PM

File: UPE25-0024

Applicant: Santos Pablo, Tannery Bend LLC

Owner: Tannery Bend LLC

Cont. from: N/A
Staff: Levan King Cranston
Env. Doc: Exempt under CEQA Section 15301
Proposal: Use Permit to allow an existing restaurant to sell alcohol for off-site consumption, operating Monday through Saturday between the hours of 7:00am-9:00pm, with a maximum of 11 employees per shift, at an existing 3,122-squarefoot commercial building on a 2.17-acre parcel northwest of Sonoma. The project does not propose expansion of square footage or any new construction and utilizes an existing parking area to serve the proposed use.

Recommended

Action: Staff recommends that the Zoning Administrator approve the request to allow a restaurant to sell alcohol for offsite consumption, subject to Conditions of Approval, and find the project exempt from the California Environmental Quality Act.

Location: 18981 Hwy 12 102, Sonoma

APN: 127-083-016

District: One

Zoning: C1 (Neighborhood Commercial District), LG/SPR (the Springs Highway 12 Corridor) SR (Scenic Resource).

Action:
Appeal Deadline:
Record of Action No.:

Public Appearances for Non-Agenda Items: Shortly after the hearing begins, the Zoning Administrator invites public participation regarding the affairs of the County. Any person desiring to speak on any matter which is not scheduled on this agenda may do so. Comments may be limited to three minutes, or as imposed at the discretion of the Zoning Administrator. Under State Law, matters presented during public appearances cannot be discussed or acted upon by the Zoning Administrator.

Public Appearances for Agenda Items: Zoning Administrator hearings begin at 1:00 PM and are recorded. Agenda items begin on or after the time stated on the agenda. After a county staff project presentation and commission questions, the public hearing is then opened. The applicant may then give a 10-minute project presentation followed by public comments. The time limit for public comments is at the Zoning Administrator's discretion and is typically three minutes per speaker. Please state your name for the record when you are called upon. Questions raised by the public may be answered after all public comments are given. The Zoning Administrator may request staff or the applicant to answer questions, and the applicant

is given the opportunity to respond to any public comments. The public hearing is then closed, and no further public comments are received. The Zoning Administrator discusses the project and renders a decision on the project.

Contributions: Pursuant to Government Code section 84308 (the "Levine Act"), members of the Planning Agency or Planning Commission, or Zoning Administrator (collectively "Planning Agency") are disqualified and not able to participate in any agenda item involving contracts (other than competitively bid, labor, or personal employment contracts), franchises, discretionary land use permits and other entitlements if the member of the Planning Agency received more than \$500 in campaign contributions from the applicant or contractor, an agent of the applicant or contractor, or any financially interested participant who actively supports or opposes the County's decision on the agenda item within the preceding 12 months. Members of the Planning Agency who have received, and applicants, contractors or their agents who have made, campaign contributions totaling more than \$500 to a member of the Planning Agency within the 12 months prior to the Planning Agency taking action, are required to disclose that fact for the official record of the subject proceeding. Disclosures must include the amount of the campaign contribution and identify the recipient Planning Agency member and may be made in writing to the Clerk for the Planning Agency on the date of application or, for contributions made during any stage while the application/hearing is pending, within 30 days of making the contribution or the date the party first appears before the Planning Agency, whichever is earliest.

Public Comments

Please follow the instructions below to submit a Public Comment in writing, email or in person via the hearing room. The Zoning Administrator 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 Zoning Administrator, 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, 2550 Ventura Avenue, Attn: Planning Agency Secretary, Santa Rosa, CA 95403 and include the project number.

Email Public Comments: Email comments to: PlanningAgency@sonomacounty.gov. 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 queue at the direction of the Chair. 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.