



County of Sonoma
Permit & Resource Management Department

Sonoma County Planning Commission Agenda

Permit Sonoma
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

June 16, 2022
Meeting No.: 22-12

In accordance with AB 361, Governor Newsom’s March 4, 2020 State of Emergency due to the COVID-19 pandemic, Sonoma County Public Health Officer’s Recommendation for Teleconferenced Meetings, and the Sonoma County Board of Supervisors Resolution 21-0399, the Planning Commission meeting will be held virtually.”

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/97415887706?pwd=dmgrNm9JWEE3UjFKVjVJaTzl1bnBTZz09>
- **Telephone:** 1 (669) 900-9128
- **Webinar ID:** 974 1588 7706
- **Password:** 356009

Roll Call

Commissioner District 1 Carr
Commissioner District 2 Reed
Commissioner District 4 McCaffery
Commissioner District 5 Grady
Commissioner District 3, Chair Belforte

Staff Members

Scott Orr, Deputy Director
Claudette Diaz, Staff
Doug Bush, Staff
Chelsea Holup, Secretary
Jennifer Klein, Chief Deputy County Counsel

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) 565-6105 or email PlanningAgency@sonoma-county.org at least 72 hours in advance of the meeting to make arrangements.

Materials

Available digitally through the link in the Agenda. You can also email PlanningAgency@sonoma-county.org or the project planner to request materials.

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

Correspondence

Board of Zoning Adjustments/Board of Supervisors Actions

Commissioner Announcements

Planning Commission Regular Calendar

[View documents for all items listed digitally>>](https://share.sonoma-county.org/link/1OyCzEkTM3U/)

<https://share.sonoma-county.org/link/1OyCzEkTM3U/>

Item No.: 1

Time: 1:05 pm

File: PLP18-0039

Applicant: County of Sonoma

Owner: N/A

Cont. from: N/A

Staff: Doug Bush and Beth Thompson (Consultant)

Env. Doc: Draft Environmental Impact Report

Proposal: The draft Springs Specific Plan proposes a development program to foster a vibrant, attractive, and multimodal community with increased opportunities for housing and improved circulation for pedestrians, bicyclists, and transit. Full buildout of the Plan area could accommodate additional development of approximately 706 dwelling units, 120 hotel rooms and up to 276,903 square feet of commercial, office, recreation, and non-residential uses. The draft Plan proposes design guidelines and development standards, as well as updated zoning designations to implement the Plan. Adoption of the Plan requires certification of the EIR, a General Plan Amendment and Zone Change Amendment by the Sonoma County Board of Supervisors.

Recommended Action: Receive public input on Draft EIR.

Location: The Specific Plan Area is located along the Highway 12 corridor between Verano Avenue and Agua Caliente Road in the Sonoma Valley and extending to the end of Donald Street at its easternmost point. The Springs Specific Plan Area is approximately 180 acres, 480 lots and is home to approximately 1,800 people.

APN: Various

District: First

Zoning: Various

Action:

Appeal Deadline:

Resolution No.:

Vote:

Commissioner District 1 Carr

Commissioner District 2 Reed

Commissioner District 4 McCaffery

Commissioner District 5 Grady

Commissioner District 3, Chair Belforte

Ayes:

Noes:

Absent:

Abstain:

Item No.: 2

Time: 1:10 PM

File: ZCE21-0006

Applicant: Ryan Leidner Architecture

Owner: Lindsey Schulz and George Peaslee

Cont. from: N/A

Staff: Claudette Diaz

Env. Doc: CEQA Guidelines Section 15305, Minor Alterations in Land Use Limitations and Section 15321, Enforcement Actions by Regulatory Agencies

Proposal: Request for a zone change to remove the Z Accessory Dwelling Unit Exclusion Combining District on a 19.86 acre parcel. The project proposal includes the revocation of Use Permit #6452 for a mobile home for an agricultural employee dwelling unit, previously approved on July 3, 1972 (Board of Zoning Adjustments Resolution No. 3954), and demolished under DEM22-0105.

Recommended Action: Staff recommends that the Planning Commission adopt the resolution finding the project exempt from CEQA, approving revocation of Use Permit 6452 for an agricultural employee dwelling unit, and recommending that the Board of Supervisors approve the requested zone change removing the Z combining district

Location: 10531 Bodega Highway, Sebastopol

APN: 077-070-010

District: Fifth

Zoning: DA (Diverse Agriculture District), B6 20 (20 acres per dwelling unit density), Z (Accessory Dwelling Unit Exclusion Combining District), RC100/25 (Riparian Corridor Combining District, 100-foot setbacks), RC200/25 (Riparian Corridor Combining District, 200-foot setbacks), SR (Scenic Corridor Combining District), VOH (Valley Oak Habitat Combining District).

Action:

Appeal Deadline:

Resolution No.:

Vote:

Commissioner District 1 Carr

Commissioner District 2 Reed

Commissioner District 4 McCaffery

Commissioner District 5 Grady

Commissioner District 3, Chair Belforte

Ayes:

Noes:

Absent:

Abstain:

Permit Sonoma Hearing Waiver Calendar

This calendar serves only to notify the public of hearing waiver projects. The projects listed below are not on the current agenda. During the Sonoma County Shelter in Place order additional accommodations for digital file review of the waiver period are available by contacting the project planner prior to the "last day for public comment" date listed for each item.

File: UPE22-0024

Project Name: Minor Use Permit to Legalize Fence

Applicant: Scott Armstrong
Staff: Eduardo Hernandez
Location: 12294 Jerri Dr., Glen Ellen
APN: 053-220-011
Project Description: Minor Use Permit to legalize the replacement of an 8-ft high solid fence within the street centerline and scenic corridor setbacks of a 1.1-acre parcel. The existing fence was designed as a noise barrier from Hwy 12 at this Rural Residential area, it will remain solid wood with a landscape strip retained along the front of the fence.
Last Day for Public Comment: June 20, 2022

File: UPE22-0011
Project Name: Use Permit Streamside Conservation Plan within the Riparian Corridor
Applicant: Dan Whalen
Staff: Derik Michaelson
Location: 6687 Highway 12, Santa Rosa
APN: 030-110-059
Project Description: Use Permit allowing Annadel Estate Winery implementation of a streamside conservation plan for encroachment of proposed parking and storm water improvements and associated grading and revegetation activities within a portion of a designated 50-foot Riparian Corridor on a 33.58 acre parcel.
Last Day for Public Comment: June 20, 2022

Procedures

PC hearings begin at 1:00 PM and are recorded. Agenda items begin on or after the time stated on the agenda. County staff will give a presentation on the project followed by commissioner questions. A public hearing is then opened and the applicant gives a 10-minute project presentation followed by public comments. The time limit for public comments is at the Chair's discretion and is typically 3 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 Commission 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 commissioners discuss the project and make a decision by motion and roll call vote.

Uncontested Calendar: All items listed on the uncontested calendar are considered to be routine. The Chair will open the public hearing on all items simultaneously. If no one from the public addresses the PC, the hearing will be closed and the items may be acted upon with a single majority vote.

Public Appearances for Non-Agenda Items: Shortly after the hearing begins, the PC 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 Chair. Under State Law, matters presented during public appearances cannot be discussed or acted upon by the PC commissioners.

Public Comments

Please follow the instructions below to submit a Public Comment in writing, email or in person via Zoom. The PC 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, 2550 Ventura Avenue, Attn: Planning Agency Secretary, Santa Rosa, CA 95403 and include the project number. Please note, due to the office closure under the Sonoma County Shelter in Place order, longer than usual processing times for mailed in items may occur.

Email Public Comments: Email comments to: PlanningAgency@sonoma-county.org. Please provide your name and the project number. It is advised to email comments prior to the hearing date to give commissioners and staff review time.

Public Comments Using Zoom: Members of the public who join the Zoom meeting, either through the Zoom app or by calling in, may give a public comment when the Chair opens the public hearing for your item of interest. Please take the time to locate the raise hand feature in the app, press the Alt & Y keys together on your keyboard, or press *9 to raise and lower your hand when calling in. Your name, or phone number if you call in, will be announced when it's your turn to speak (1 public comment is allowed per person).

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.