



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

April 21, 2022
Meeting No.: 22-08

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/94303503525?pwd=QSt3WTN1aFZvS3g3aTJlcWF6VGdzdz09>
- **Telephone:** 1 (669) 900-9128
- **Webinar ID:** 943 0350 3525
- **Password:** 969457

Roll Call

Commissioner District 1 Absent
Commissioner District 2 Gilardi
Commissioner District 4 McCaffery
Commissioner District 5 Koenigshofer
Commissioner District 3, Chair Ocana

Staff Members

Scott Orr, Deputy Director
Eric Gage, Staff
Chelsea Holup, Secretary
Christa Shaw, County Counsel IV

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>>](#)

Item No.: 1
Time: 1:05 PM
File: PLP20-0018
Applicant: County of Sonoma
Owner: Not applicable
Cont. from: Not applicable
Staff: Eric Gage
Env. Doc: Environmental Impact Report

Proposal: The Planning Commission will hold a virtual public workshop on the 6th Cycle Housing Element update. The workshop is informational only and is not a public hearing. The workshop will provide an update to the Planning Commission on the project's status and will present some of the broad policy options that should be considered based on data collected and public input received to date. All interested persons are invited to attend and provide comments.

Location: Various
APN: Not applicable
District: All
Zoning: Various

Action:
Appeal Deadline:
Resolution No.:

Vote:

Commissioner District 1 Absent
Commissioner District 2 Gilardi
Commissioner District 4 McCaffery
Commissioner District 5 Koenigshofer
Commissioner District 3, Chair Ocana

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: UPE19-0002
Project Name: Bees N Blooms Outdoor Events
Applicant: Susan Kegley and Geoffrey Marcy
Staff: Derik Michaelson
Location: 3883 Petaluma Hill Road, Santa Rosa
APN: 044-190-023
Project Description: Use Permit for hosting seven (7) annual outdoor events limited to weekends only to promote the agricultural use and marketing of an existing flower and lavender production operation (Bees N Blooms), including four (4) private wedding events for up to 150 guests between 5pm and 10pm, one (1) industry dinner event for up to 100 guests between 5pm and 10pm, and two (2) industry picnic events for up to 200 guests between 11am and 4pm, on a 11.3-acre parcel, zoned DA B6 10 (Diverse Agriculture with 10- acre density) Z (Accessory Dwelling Exclusion), SR (Scenic Resource; Community Separator, Corridor) VOH (Valley Oak Habitat), located at 3883 Petaluma Hill Rd, Santa Rosa, APN 044-190-023; Supervisorial District 3.

Last Day for
Public Comment: April 25, 2022

File: UPE22-0010
Project Name: Safelite Auto-Glass Repair
Applicant: Ricky Williams
Staff: Derik Michaelson
Location: 3355 McMaude Place, Santa Rosa
APN: 134-102-062
Project Description: Use Permit for new auto related business within existing industrial building on a 0.78 acre parcel. Work to be performed is auto glass replacement on passenger vehicles with 12 employees open 5 days a week from 8am to 5pm. Applicant proposes tenant improvement in building with no significant changes to the exterior of the structure.

Last Day for
Public Comment: April 25, 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.