



County of Sonoma
Permit & Resource Management Department

Sonoma County Board of Zoning Adjustments Draft Minutes

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

May 12, 2022
Meeting No.: 22-06

Roll Call

Caitlin Cornwall, District 1
Pat Gilardi, District 2
Kevin Deas, District 4
Eric Koenigshofer, District 5
Gina Belforte, District 3, Chair

Staff Members

Scott Orr, Deputy Director
Tennis Wick, Director
Derik Michaelson, Staff, Planner III
Liz Goebel, Secretary
Jennifer Klein, Chief Deputy County Counsel

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

Correspondence None

Planning Commission/Board of Supervisors Actions None

Commissioner Announcements None

Deputy Director Scott Orr mentioned on Tuesday, May 10th, Board of Supervisors voted on resolution of intent to direct staff to look into transient use of fractionally-owned residential properties; also voted to enact 45-day moratorium on vacation rental permits while working toward bringing an ordinance forward in August. **0h6m**

Public Comments on matters not on the Agenda **0h7m**

No Comments

Public Comments on matters not on the Agenda will resume at the end of the hearing.

Items scheduled on the agenda:

Board of Zoning Adjustments Regular Calendar

Item No.: 1
Time: 1:05 PM
File: ZCE19-0007
Applicant: Raymond Ramirez
Owner: same
Cont. from: Not Applicable

Staff: Derik Michaelson
Env. Doc: Categorical Exemption
Proposal: Zone change from C2 (Retail and Business services) to C3 (General Commercial) for future development potential on a 1.69-acre parcel within the Larkfield urban service area.
Location: 5390 Old Redwood Highway, Santa Rosa
APN: 039-012-011
District: Four
Zoning: Retail and Business Service (C2); combining zones: Valley Oak Habitat (VOH)

Commissioner Disclosures None

Staff Derik Michaelson summarized the staff report, which is incorporated herein by reference. **0h8m**

Commissioner Questions:

Commissioner Cornwall asked about water & permeability; where does the site drain, does it contribute to flooding. Site is a low-lying area and an unpaved lot – does the county track loss/protection of permeability on a long-term basis. **Staff Derik Michaelson** responded. **0h16m**

Deputy Director Scott Orr recommended going to public comment. **0h20m**

Public Hearing Opened: 1:22 PM

No Comments

Public Hearing Closed, and Commission discussion Opened: 1:23 PM

Commissioner Belforte asked if anybody wants to make a motion. **0h22m**

Commissioner Koenigshofer moved to approve item as recommended by staff; **Commissioner Deas** seconded the motion. **0h22m**

Modified Conditions of Approval None

Action: **Commissioner Koenigshofer** motioned to approve the item as recommended by staff. Seconded by **Commissioner Deas** and approved with a 5-0-0 vote. **0h22m**

Appeal Deadline: Not Applicable

Resolution No.: 22-006

Vote:

Commissioner Cornwall	Aye
Commissioner Gilardi	Aye
Commissioner Deas	Aye
Commissioner Koenigshofer	Aye
Commissioner Belforte	Aye

Ayes:5

Noes: 0

Absent: 0

Abstain: 0

Hearing Closed: 1:27 PM