



County of Sonoma
Permit & Resource Management Department

Sonoma County Planning Commission Draft Minutes

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

November 4, 2021
Meeting No.: 21-11

Roll Call

Commissioner District 1 Cornwall
Commissioner District 3 Ocana
Commissioner District 4 Deas
Commissioner District 5 Brady
Commissioner District 2, Reed Chair

Staff Members

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

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

Approval of Minutes July 26, 2021 and September 2, 2021

Correspondence

Board of Zoning Adjustments/Board of Supervisors Actions

Cannabis Permit approved by the Board under Original Jurisdiction: UPC18-0037

Commissioner Announcements None

Public Comments on matters not on the Agenda: None

Items scheduled on the agenda

Planning Commission Regular Calendar

Item No.: 1
Time: 1:10 PM
File: CMO21-0002
Applicant: Blake Miremont
Owner: The Sonja Miremont 2017 Trust
Staff: Claudette Diaz
Env. Doc: Project is categorically exempt from the California Environmental Quality Act under Section 15305 of the CEQA Guidelines which provides for minor alterations in land use limitations.

Proposal: Certificate of Modification to expand the building envelope on Lot 4 of "Tract 984 Two Rock Estates Subdivision" recorded in Book 565, Pages 6-10, in Sonoma County Records. Project site is located on a 3.12 acre parcel. The proposed building envelope expansion extends north to allow for construction of future development and will restrict the maximum building height for structures to 16 feet within the expanded area. The project includes the following PRAC note addition "The maximum building height for the expanded building envelope area, shown in shaded hatch pattern on Lot 4, will be 16 feet. Landscaping and irrigation shall be maintained at all times. Any dead and or dying plants shall be replaced immediately."

Location: 156 Shelina Vista Way, Petaluma
APN: 021-060-042
District: Two
Zoning: Agricultural Residential (AR) and B6 3 acre density

Claudette Diaz summarized the staff report, which is incorporated herein by reference. 0h6m

Commissioner Disclosures: Commissioner Reed, drove by property. 0h19m

Commissioner Questions:

None 0h19m

Public Hearing Opened: 1:20 PM

Tim Schram representing applicant available for questions. 0h20m

Public Hearing Closed, and Commission discussion Opened: 1:21 PM

Commissioner Reed commented I don't see any visual impacts and would recommend approval of project. 0h22m

Commissioner Grady stated I would second that Motion. 0h22m

Commission Caitlin commented why would Sonoma County want to allow a third home in a rural setting? Not comfortable contributing to increasing density in a rural area. 0h 23m

Staff Claudette Diaz responded this expansion does not increase dwelling units. This expansion would be a garage to serve the proposed Assessor Dwelling Unit (ADU). The Primary home and ADU would not be permitted anymore dwellings. Each parcel is permitted only one Assessor dwelling unit. 0h24m

Commissioner Ocana asked is there a current ADU? 0h27m

Staff Claudette Diaz responded no there is a proposed ADU. 0h27m

Commission Ocana what is the language in the notification to the neighbors for the proposed ADU? Issues with adding vacation rentals in Rural areas. 0h28m

Staff Claudette Diaz responded describing postings on site, PRAC notices plus PC notice. 0h 29m

Commissioner Reed stated we are not debating if they are allowed an ADU. We are debating the expansion of the building envelope. 0h30m

County Counsel Jennifer Klein clarified that an ADU is a ministerial permit and not under the review of the Planning Commission. 0h30m

Commissioner Cornwall stated she does not agree with expanding a building envelope in a Rural Area. I will vote no on this item. 0h 31m

Commissioner Ocana requested clarification: Were the neighbors notified the purpose of the garage was for a future ADU? **0h 32m**

Staff Claudette Diaz replied no the neighbors did not receive notification of a proposed garage it is not required for a ministerial permit. **0h33m**

Applicant stated the maps included in application clearly show it is for an ADU and shows the expansion and proposed height of no more than 16 feet. **0h34m**

Commissioner Reed stated that the issue of expansion of ADU's in Rural Areas is encouraged by the County. That seems like a separate issue. **0h37m**

Action: **Commissioner Reed** motioned to approve project. Seconded by **Commissioner Grady** and approved with a 4-1-0 vote.

Appeal Deadline: 10 days
Resolution No.: 20-006

Vote:

Commissioner District 1 Cornwall	No
Commissioner District 3 Ocana	Aye
Commissioner District 4 Deas	Aye
Commissioner District 5 Grady	Aye
Commissioner District 2, Chair Reed	Aye

Ayes:4
Noes: 1
Absent:0
Abstain:0

Item No.: 2
Time: 1:30 PM
File: ORD21-0001
Applicant: County of Sonoma
Owner: N/A
Cont. from: N/A
Staff: Doug Bush, Robert Aguero
Env. Doc:

Proposal: Planning and Natural Resources staff will provide a status update on a project to 1) identify important oak woodlands, 2) develop regulatory protections of oaks and oak woodlands and their associated benefits, and 3) identify additional mechanisms to support woodland stewardship, including education, technical assistance, easements and incentives. Staff will provide an overview and update including background, current efforts and next steps. This item is for informational purposes only and will not involve any formal action by the Planning Commission at this time.

Location: County Wide
APN: Various
District: County Wide
Zoning: Various

Commissioner Disclosures: None

Doug Bush and Robert Aguero summarized the staff report, which is incorporated herein by reference. **0h39m**

Commissioner Questions:

Commissioner Cornwall stated define what kinds of plant communities are being addressed it could miss forest or more dense plant communities. Wording is important. I will look for how this Ordinance will help achieve climate commitments. **1h5m**

Commissioner Ocana asked what would a moratorium look like? Would this be for public land only? **1h6m**

Staff Doug Bush responded a moratorium can stop certain activity or limit activity. Can be exceptions to allow for safety issues. Concern about ongoing impacts in the interim. **1h7m**

Scott Orr responded the Board of Supervisors would have to make findings and recommendations in order for a moratorium. **1h7m**

County Counsel Jennifer Klein stated there must be a current and immediate threat to human life and welfare. That is the legal standard the Board of Supervisors would have to meet. **1h9m**

Commissioner Deas asked when someone pays to remove trees where does the money go? **1h9m**

Staff Doug Bush responded money goes to Regional Parks for enhancement. **1h10m**

Staff Scott Orr announced **Commissioner Grady** has to leave. Will listen to audio later. **1h11m**

Commissioner Cornwall commented on replanting and stated it does not work well. The fee should include the cost on land underneath to plant the tree. **1h12m**

Staff Doug Bush responded climate change puts a twist on replanting. Some trees won't grow or come back as they would grow today due to climate change. This will also be a consideration. **1h13m**

Commissioner Reed stated that 9 out of 10 times I don't see Valley Oak on maps but would we be looking for a redefinition of habitat? **1h13m**

Staff Doug Bush stated that yes one of the objectives is look for where the species do exist. We will be addressing the current discrepancy. **1h14m**

Public Hearing Opened: 2:15 PM

Kimberly Burr
Larry Hanson
Matthew Callaway
Anna Jacopetti
Loriel Golden
Ivan O'Neal
Bonnie Berkeley
Wendy Krupnick
Betty Young
Dennis Rosatti
Dee Swanhuysen

Public Hearing Closed, and Commission discussion Opened: 2:45 PM

Commissioner Reed requested clarification on a moratorium. We are not looking at making a formal recommendation on that? **1h45m**

County Counsel Jennifer Klein clarified we are here today as a workshop there is no vote today. **1h46m**

Commissioner Reed commented how little protections there are for the Oaks. Agriculture is diversifying and becoming more sustainable. Wondering if the Ordinance could move in a direction like that? **1h47m**

Staff Doug Bush stated that one process will be to look at the overlap of the Zoning Code regulations would interact with Agricultural Weights and Measures process. Portion of County with woodland on Agricultural land is large so it will be looked at. **1h48m**

Commissioner Cornwall asked if the heritage tree program has been considered for updates and changes? Relies now on public to disclose or nominate select trees. **1h49m**

Staff Doug Bush outside of scope right now and has not been considered. **1h49m**

Commissioner Cornwall suggested electing could we use data we have now and automatically nominate trees? **1h50m**

Staff Doug Bush we will look at similar factors, look at the size of tree, age of tree historic or cultural significance. The process may address some of these considerations **1h51m**

Staff Scott Orr stated it is up to the Planning Commission to decide what will be the measuring units. **1h52m**

Commissioner Reed stated, I would be interested in more opportunity for enhancement. Rather than voluntary enhancement requires it as a mitigated enhancement. **1h53m**

Staff Doug Bush responded that staff could explore provisions. **1h53m**

Commissioner Cornwall repeated the Ordinance should make a positive contribution and impact on climate and fishery protections. Land Use policy should be in line with this. **1h24m**

Action: N/A
Appeal Deadline: N/A
Resolution No.: N/A

Vote: N/A

Hearing Closed: 2:55 PM

Minutes Approved: July 26, 2021 and September 2, 2021