



County of Sonoma
Permit & Resource Management Department

Sonoma County Planning Commission
Agenda

Board of Supervisors Chambers
575 Administration Drive, Room 102A
Santa Rosa, CA 95403
PlanningAgency@sonoma-county.org

March 16, 2023
Meeting No.: 23-06

Roll Call

Commissioner Carr, District 1
Commissioner Gilardi, District 2
Commissioner Ocana, District 3
Commissioner Koenigshofer, District 5
Commissioner Deas, Chair, District 4

Staff Members

Scott Orr, Deputy Director
Claudette Diaz, Planner
Gary Helfrich, Planner
Alisa Sanders, Administrative Assistant
Jennifer Klein, Chief Deputy County Counsel
Sita Kuteira, Deputy County Counsel III

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) 565-1947 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 and on the Planning Commission website. 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

Planning Commission/Board of Supervisors Actions

Commissioner Announcements

Public Appearances for Non-Agenda Items

Items scheduled on the Agenda in order to expedite the meeting, please fill out a speaker card located on the back table before speaking.

Planning Commission Regular Calendar

[View documents for all items listed digitally>>](#)

<https://share.sonoma-county.org/link/GamJs6DxlwE/>

Item No.: 1
Time: 1:05 PM
File: ZCE23-0001, Vacation Rental Rezone
Applicant: Sonoma County
Owner: Various
Cont. from: N/A
Staff: Gary Helfrich
Env. Doc: CEQA Guidelines Section 15305, Minor Alterations in Land Use Limitations
Proposal: Adding and amending the Vacation Rental Exclusion and Cap (X, X5, or X10) combining zones for certain parcels in the 1st, 4th, and 5th Supervisorial District

Recommended

Action: Recommend that the Board of Supervisors (1) apply the Vacation Rental Exclusion (X) Combining Zone to certain parcels in the within the Gates Road, Glen Ellen, Hughes Chicken Colony, Kenwood, Palmer Avenue, Theodor Lane, and Waldrue Heights neighborhoods within the 1st Supervisorial District, and certain parcels in the Armstrong Woods Road, Drake Road, Guernwood Park, and Neeley Road neighborhoods in the 5th Supervisorial District; (2) apply the 5% Vacation Rental Cap (X5) Combining Zone to certain parcels within the Chiquita Road and Norton Road neighborhoods in the 4th Supervisorial District, and certain parcels in the Austin Creek, Hacienda, Monte Rio, Northwood, Rio Dell, Summerhome Park, and Villa Grande neighborhoods in the 5th Supervisorial District; and replace the current Vacation Rental Exclusion (X) Combining Zone in the Fitch Mountain neighborhood with a Vacation Rental 10% Cap (X10) Combining Zone and expand the rezoned area to include all parcels between the Russian River and the City of Healdsburg in the 4th Supervisorial District.

Location: Countywide
APN: Various
District: One, Four and Five
Zoning: Various

Action:

Appeal Deadline:

Resolution No.: 23-0_

Vote:

Commissioner Carr, District 1

Commissioner Gilardi, District 2

Commissioner Ocana, District 3

Commissioner Koenigshofer, District 5

Commissioner Deas, Chair, District 4

Ayes:

Noes:

Absent:

Abstain:

Item No.: 2
Time: 1:20 PM
File: ZCE20-0002, Zone Change to add Vacation Rental Exclusion (X) Combining District
Applicant: Charles Williamson
Owner: Various
Cont. from: N/A
Staff: Claudette Diaz
Env. Doc: CEQA Guidelines Section 15305, Minor Alterations in Land Use Limitations
Proposal: Request for a Zone Change to add the Vacation Rental Exclusion (X) Combining Zone to 22 Parcels along North Castle Road and Half Moon Street in Sonoma to prohibit future vacation rentals on the subject parcels.

Recommended

Action: Permit Sonoma recommends that the Planning Commission adopt a resolution recommending that the Board of Supervisors find the project exempt from the provisions of the California Environmental Quality Act pursuant to the provisions of Title 14 of the California Administrative Code, Section 15305 and adopt an ordinance to add the Vacation Rental Exclusion Combining Zone to the subject parcels.

Location: 22 parcels along North Castle Road and Half Moon Street in Sonoma.

APN: 127-111-005; 127-111-009; 127-111-012; 127-111-027; 127-111-033; 127-111-039; 127-111-044; 127-111-045; 127-111-050; 127-111-051; 127-111-062; 127-111-069; 127-111-070; 127-111-071; 127-111-075; 127-111-092; 127-111-093; 127-111-102; 127-111-103; 127-540-032; 127-540-034; 127-540-036

District: One

Zoning: Various

Action:

Appeal Deadline:

Resolution No.: 23-0_

Vote:

Commissioner Carr, District 1

Commissioner Gilardi, District 2

Commissioner Ocana, District 3

Commissioner Koenigshofer, District 5

Commissioner Deas, Chair, District 4

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.

File: UPE20-0061
Project Name: Fence
Applicant: Arleen Amaya
Staff: Claudette Diaz
Location: 750 Penngrove Avenue, Penngrove
APN: 047-052-013
Project Description: Request for a Use Permit to legalize an existing 6-foot corrugated metal fence, to be painted brown (Benjamin Moore Ticonderoga Taupe #992) to better blend with surroundings. The proposed fence is located within the required front yard setbacks of a corner lot located on 1.79-acre parcel zoned Agriculture and Residential (AR) B6 2.5-dwelling units per acre.
Last Day for Public Comment: March 20, 2023

File: UPC22-0005
Project Name: UPC22-0005, Outdoor Cannabis Cultivation (Additional Cultivation Premises)
Applicant: Steven and Candace Sommer
Staff: Haleigh Frye
Location: 6029 Dry Creek Road, Healdsburg
APN: 090-240-022
Project Description: Use Permit Modification (UPC18-0053) for a revision to an approved limited term commercial cannabis cultivation operation to allow for an expansion of the approved licensed premises to move a portion of the cultivation to a new location. The enlarged premises will include the existing and new cultivation area but will not increase total cultivation beyond the previously approved 43,560 square feet. The new additional cultivation space would be located within an existing 2.1 acre existing cleared area, with minor changes to the existing facilities and no change in trip generation. The existing operation is approved for 43,560 square feet of outdoor cannabis cultivation in above ground pots within a 2.4-acre cleared area on a 59.55-acre parcel zoned Land Intensive Agriculture. Outdoor cultivation activities are permitted 24 hours per day, seven days a week as needed, although generally hours of operation are from 7:00 a.m. to 7:00 p.m. All deliveries and shipping activities shall be limited from 8:00 a.m. to 5:00 p.m. Monday through Friday. The project would have a maximum of two (2) employees. The project site would not be open to the public.
Last Day for Public Comment: March 20, 2023

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 Appearances for Agenda Items: PC 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 Chair'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 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.

Hearing Waiver Calendar: The hearing waiver calendar lists projects proposed for public hearing waivers for informational purposes only. The listed items are not scheduled on the current or uncontested calendars. For more information on the hearing waiver item, contact the planner assigned to the project or fill out a 'Request for Information' card.

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 Comments

Please follow the instructions below to submit a Public Comment in writing, email or in person via the hearing room. 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. **This is not the location of the hearing.**

Email Public Comments: Email comments to: PlanningAgency@sonoma-county.org. 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 fill out a speaker card and drop it in the box near the staff table. You will be called by the Chair in the order received. Your name, will be announced when it's your turn to speak (1 public comment is allowed per person). 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.

If you wish to comment on a hearing waiver item, submit your comment directly to the assigned planner prior to the "last day for public comment" date listed for each item.

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.