



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

December 9, 2021
Meeting No.: 21-14

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, 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/95462394720?pwd=ZVUwTW1mTE1pMFNVSitVRmR6eHpsZz09>
- **Telephone:** 1 (669) 900-9128
- **Webinar ID:** 954 6239 4720
- **Password:** 456606

Roll Call

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

Staff Members

Brian Oh, Comprehensive Planning Manager
Gary Helfrich, Staff
Chelsea Holup, Secretary
Diana Gomez, 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.

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.

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

Approval of Minutes July 15, 2021 and November 10, 2021

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: Sonoma County Local Coastal Plan Update (PLP13-0014)

Applicant: County of Sonoma

Owner: Not Applicable

Cont. from: July 26, 2021

Staff: Gary Helfrich

Env. Doc: The project is statutorily exempt from the California Environmental Quality Act (CEQA) as per Section 15265, Adoption of Coastal Plans and Programs. CEQA does not apply to activities and approvals pursuant to the California Coastal Act by any local government, necessary for the preparation and adoption of a local coastal program.

Proposal: The State requires Sonoma County to develop and maintain a Local Coastal Program to regulate land use and protect coastal resources in compliance with the Coastal Act. The Revised Public Review Draft - June 2021 of the Local Coastal Plan Update was developed in response to public and agency comments on the Public Review Draft - 2019 and in response to changed conditions along the Sonoma County Coast since the certification of the 2001 Local Coastal Plan.

Sonoma County Planning Commission will resume the virtual public hearing opened on July 26 2021 to receive public comment and consider recommendations on the Public Review Draft of the Local Coastal Plan to the Board of Supervisors in which all interested persons are invited to attend and provide comments. The Planning Commission will review the Local Coastal Plan on an element by element basis and anticipates considering the **Public Circulation and Transit Elements, Water Resources and Agricultural Resources Elements** at this meeting.

The Planning Commission will review and recommend elements of the Local Coastal Plan at subsequent meeting of this continued hearing on a monthly basis. As of the date of this agenda, future meetings are anticipated for January 13, 2022, February 3, 2022, March 3, 2020, and April 7, 2022. At the conclusion of each meeting, the Planning Commission will announce elements to be considered at the next scheduled meeting.

APN: Various within the Fifth District.

District: All Item of County Wide Importance.

Zoning: All Parcels within the Sonoma County Coastal Zone, CC (Coastal Combining District).

Vote:

Commissioner District 1 Cornwall

Commissioner District 3 Ocana

Commissioner District 4 Deas

Commissioner District 5 Koenigshofer

Commissioner District 2, Chair Reed

Ayes:

Noes:

Absent:

Abstain:

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: UPE21-0016
Project Name: Legalize conversion of a portion of a commercial building to one residential unit.
Applicant: Aivaras Vilimas
Staff: Katrina Braehmer
Location: 17541 Highway 12, Sonoma
APN: 056-301-012
Project Description: Request for a Use Permit to legalize one 490 square foot residential unit within an existing 2,000 square foot retail building, with an existing retail use, on a 4,000 square foot parcel zoned LC TS, LG/SPR SR VOH.
Last Day for
Public Comment: December 13, 2021.
