



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

July 15, 2021  
Meeting No.: 21-06

### **Roll Call**

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

### **Staff Members**

Scott Orr, Deputy Director  
Eric Gage, Planner  
Georgia McDaniel, Planner  
Chelsea Holup, Secretary  
Jennifer Klein, Chief Deputy County Counsel

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

**Approval of Minutes** June 3, 2021 and July 1, 2021

**Correspondence**

**Board of Zoning Adjustments/Board of Supervisors Actions**

**Commissioner Announcements**

**Public Comments on matters not on the Agenda:** 014m

**Fred Allebach**

**Items scheduled on the agenda**

## **Planning Commission Regular Calendar**

Item No.: 1  
Time: 1:05 PM  
File: PLP19-0044  
Applicant: Springs Investor Group, LP  
Owner: Springs Investor Group, LP  
Cont. from: Non-applicable  
Staff: Eric Gage

Env. Doc: Mitigated Negative Declaration

Proposal: Use Permit for a new three-story 120-room hotel with a café/bar on the roof deck and a swimming pool for guests; and a General Plan Amendment and Zone Change and to allow a new 72-unit affordable multi-family housing development (apartment complex) consisting of six buildings and a manager's unit. Maximum building height for the hotel is 52'10"; and 43' for the apartments. Also proposed is a 15,000 square foot landscaped parklet containing passive recreation amenities such as benches, water fountains, historical and educational markers. The parklet, located at the southwest corner of the project, is owned by County Regional Parks Department and will be maintained by the applicant. To establish the multifamily housing development on parcel 127-071-005 the General Plan land use designation would change from Urban Residential with an 8-unit/acre density to Urban Residential with a 20-unit/acre density; and the Zoning District from Medium Density Residential to High Density Residential with a 20-unit/acre density. To establish the multifamily housing development on parcel 127-071-012 the General Plan land use designation would change from Recreational and Visitor-Serving Commercial to Urban Residential with a 20-unit/acre density; and the Zoning District from Recreational and Visitor-Serving Commercial to High Density Residential with a 20-unit/acre density.

Location: 135 and 155 West Verano Avenue, 175 East Verano Avenue, Sonoma

APN: 127-071-005, -012 and -013

District: First

Zoning: Parcel Zoning: Medium Density Residential (allowed density: 8 dwelling units per acre) and Recreation and Visitor-Serving Commercial and combining zones for Floodplain and Riparian Corridor with 50-foot and 25-foot setbacks (R2 B6 8 DU F2 RC50/25, K F2 RC50/25).

**Commissioner Disclosures:** **Commissioner Carr** toured site. **Commissioner Ocana** spoke with Staff on Air Quality. **Commissioner Tamura** requested staff to provide Air Quality study. 0h17m

**Eric Gage** summarized the staff report, which is incorporated herein by reference. 0h18m

#### **Commissioner Questions:**

**Commissioner Carr** asked is the approval of hotel dependent on the GP approval?

**Staff Eric Gage** responded. 0h27m

**Staff Scott Orr** responded 0h27m

**Commissioner Carr** asked can we allow the affordable housing to go forward but not the hotel?

**Staff Scott Orr** responded. 0h28m

**Commissioner Carr** asked about Midpen backed out of funding for project?

**Staff Scott Orr** responded. 0h29m

**Commissioner Carr** asked can we give preference to particular individuals for the affordable housing? **County Counsel Jennifer Klein** responded. 0h29m

**Commissioner Carr** Visual impact of affordable housing on the mobile home park? Can you clarify that concern? **Staff Eric Gage** responded. 0h31m

**Commissioner Carr** might have to be some changes to units on that side of the property?

**Staff Scott Orr** responded. 0h32m

**Commissioner Carr** asked with respect to sewer and water District to serve the project but Condition #26 talks about building a sewer main? **Staff Eric Gage** responded. 0h34m

**Commissioner Carr** where would overflow parking go for the housing site or the hotel?

**Staff Eric Gage** responded. 0h34m

**Commissioner Carr** Traffic mitigation fee? Did not see in the Conditions.

**Staff Eric Gage** responded. 0h36m

**Commissioner Carr** actual hotel is three stories? Where is the bar and café?

**Staff Eric Gage** responded. 0h36m

**Commissioner Carr** Condition 138 states, the BZA must review for the Use Permit. Or would it come back to the PC?

**Staff Scott Orr** responded. 0h37m

**Commissioner Carr** stated that the Events in Conditions are confusing should be clarified. Emergency exits is it possible to add a third one? 0h39m

**Commissioner Koenigshofer** asked is the request to waive the height limitation to the towers?

**Staff Eric Gage** responded. 0h40m

**Commissioner Koenigshofer** waiving height for ornamental purposes raises concern for me. 0h41m

**Commissioner Koenigshofer** is the project subject to appeal both hotel or housing part? 0h42m

**Staff Scott Orr** responded if there were a violation in the Conditions of Approval for the Use Permit Code Enforcement would investigate and if it could not be rectified staff would have the authority to bring any component of the hotel or housing project back to the Board of Zoning Adjustments for potential revocation. 0h42m

**Commissioner Koenigshofer** asked if an appeal could be made for whole package? 0h44m

**County Counsel** clarified. 0h44m

**Commissioner Carr** we are not taking a final action on the Use Permit. The Board of Supervisors has the final approval. 0h45m

**County Counsel** clarified. 0h46m

**Commissioner Koenigshofer** the residential portion offered up as part of the plan influences the approval of the hotel commented about. 0h47m

**Commissioner Ocana** asked to bring up the architects rendering. Clarify overflow parking on the housing site. No close street parking. What is the plan for any overflow parking? What are the evacuation routes? Concerned about residents crossing Verno Avenue with no cross walk. Could a traffic light be installed closer to project? 0h49m

**Staff Eric Gage** responded 0h51m

**Staff Scott Orr** responded 0h56m

**Commissioner Carr** there is a lighted section at cross walk. 0h56m

**Commissioner Tamura** were street improvements considered? 0h57m

**Staff Nader Dau** responded 0h58m

**Commissioner Tamura** asked about parking. Is there any study that shows that a lower income population would have only one car?. 1h0m

**Staff Scott Orr responded** 1h01m

**Commissioner Carr** is there a potential to share parking between the hotel and the housing parking? 1h02m

**County Counsel** clarified. 0h0m

**Commissioner Ocana** how have we dealt with projects in past in overflow parking? Concerned about complaints from public and people trying to cross HWY 12. 1h3m

**Commissioner Koenigshofer** add to concern to parking. The requirement is a minimum does not mean we can't do more. Pushing out parking into neighborhood as overflow parking discourages support for affordable housing. Is the parking as tight for the hotel as well? 1h6

**Public Hearing Opened: 2:07 PM**

**Mr. Krug and Mr. McCalligan Applicant,** gave an overview of the project. 1h8m

**Commissioner Koenigshofer** Unit size inventory inquired about. 1h25m

**Staff Scott Orr responded** 1h28m

**Commissioner Tamura** focus on key issues Commissioners have asked about. 1h32m

**Commissioner Tamura** similar project can you name the project? 1h38m

**Staff Scott Orr responded** 1h38m

**County Counsel** clarified. 0h0m

**Commissioner Koenigshofer** visual of mobile home park into the hotel? 1h39m

**Applicant McCalligan responded** 1h40m

**Commissioner Ocana** On Fairview Lane will any trees be removed? 1h41m

**Applicant McCalligan responded** 1h42m

**Commission Tamura** Parking assigned in the housing project? 1h43m

**Applicant Krug responded** 1h43m

**Commissioner Carr** identify the barrier between the affordable housing and the hotel? Bar is located where? 1h46m

**Applicant McCalligan responded** 1h47m

**Commissioner Carr** how much is the level of affordable funding sources. What are they? Are they Government funding? TOT? 1h50m

**Applicant Krug responded** 1h51m

**Commissioner Koenigshofer** asked about roof top garden railing. Is it anticipated there will be events up there on the roof top? Amplified music or piped in music? 1h53m

**Commission Tamura** question on Air Quality. GHG significant for this area how was it done? ISMND some discussion on page 196/197. 1h55m

**Applicant responded** 1h56m

**Jeff Caton, ESA responded** or Air Quality questions **1h28m**

**Brian Schuster responded** **2h01m**

**Commissioner Tamura** requested VMT clarification. **2h3m**

**Colin Burgett Responded** **2h04m**

**Public Comments: 3:07 pm**

**Carol Taylor**  
**David Eichar**  
**Erin Giordano**  
**Fred Allebach**  
**Luke Lindenbusch**  
**Gary Jermonio**  
**Bill Lurtz**  
**Ken Brown**  
**Nancy Citro**  
**Paul Favaro**  
**Cindy Scarborough**  
**Lorrie Hohorst**  
**Matt**

**Commissioner Koeingeshoer** what is the plan for the second item with the Fourth Dist. Absent? **2h40m**

**Staff Scott Orr** responded several options, go forward with discussion without formal vote, or continue the item. **2h41m**

**Commissioner Tamura** applicant can respond to public questions **2h53m**

**Staff Scott Orr responded** **2h53m**

**Commissioner Koenigshofer** future for development of housing site how would it effect the hotel part? **2h54m**

**Staff Scott Orr responded** **2h54m**

**Applicant McCalligan responded** **2h55m**

**Commissioner Tamura** did the noise study address the activity on the roof top? **2h56m**

**Staff Scott Orr responded** **2h56m**

**Staff Orr** Addressing comments and questions: Riparian Corridor set back is a mitigation. Affordability 15% very low. Outlined in staff report. Who is in charge to enforce Conditions. It is PRMD and State level for Fish and Wildlife. Full size of project spans 5.9 acres with a 300 foot noticing for this project. **2h59m**

**Commissioner Carr** suggested an analysis CDC will have experience with past projects. **3h01m**

**Commissioner Tamura** revised Conditions received today not clear why this was needed? **3h02m**

**Jame Reyff responded** **3h03m**

**Public Hearing Closed, and Commission discussion Opened: 4:05 PM**

**Commissioner Carr** Does Counsel have an answer for the idea of earmarking housing for local residents and or employees. Sewer main? commented about. **3h5m**

**County Counsel** responded. 3h7m

**David Brown responded** on sewer main. 3h8m

**Commissioner Carr** my biggest concerns are related to hotel. Worried about combaility issues over scale of hotel, roof top patio issues. Lower the 4<sup>th</sup> story would help minimize impact. Concerned about fence in back between hotel and housing. Housing residents will be exposed to hotel activity. Trigger for building affordable housing before hotel. Concerned about not actually constructing the housing. Is there another trigger or some progress we can ensure for the housing site before the hotel is constructed? Temporary evacuation route would like to see the barrier be able to be moved if needed. Two Conditions for Special Events should be able to hold on the interior but none on exterior. Can we update the cross walk? Speed is issue in this area. Hoping that some of the hotel overflow parking could be used by residents. Fire District comment from public I would like assurance Fire is fully aware of the project. Valley of the Moon is concerned with water resources but if they issue a Will Serve letter it is a commitment to both regular water and emergency water. 3h9m

**Commissioner Tamura** concerned we are micro managing here as the Planning Commission. We need to give staff more specific direction at this point. 3h18m

**Staff Scott Orr** responded for continued item, Winery Events. 3h20m

**County Counsel** responded to Commissioner Ocana concerns about the absent Commission in the Fourth District. 3h21m

**Commissioner Carr** edit the Resolution for the Board of Supervisors to look at issues we have brought up. 3h22m

**County Counsel Jennifer Klein responded** for parking criteria. Law is set up to encourage affordable housing without the burden of extra parking. 3h23m

**Commissioner Car** should be a requirement of the hotel to offer overflow parking to the housing project as a benefit. 3h24m

**Commissioner Ocana** advise from Counsel already established on a statewide level since the county does not have a precedence perhaps we can do it for this one. Scale of hotel is much large than what is in the area and much larger than the affordable housing project. 3h25m

**Commissioner Koenigshofer** regarding Counsel's response can we get a brief Memo that sets out the procedure and standards for the particular section outlined? Is it possible for employee housing to lease a number of units to them as preferred access? 3h31m

**County Counsel** responded. 3h31m

**Commissioner Tamura** not looking for more parking but making sure there is not an over flow parking problem. Ingress and Egress issue should be considered. Traffic light or improve pedestrian safety. 3h33m

**Commissioner Koenigshofer** commented about lighting in Sebastopol flashing lights if pushed by the public has improved safety. 3h34m

**Staff Scott Orr** responded Fire has looked at project and the special events proposed. 3h35m

**Commissioner Carr** the two are contradictory 3h36m

**Staff Scott Orr** responded 3h36m

**Commissioner Carr** Condition 18 Fire concerns of Events in the road way? 3h38m

**Staff Scott Orr** responded 3h38m

**Commissioner Carr** Condition 125 how about let the housing site go to foundation level before sign off before the hotel gets its building permit. 3h40m

**Staff Scott Orr** responded 3h40m

**Applicant William Blum** responded would not be feasible to wait for the affordable housing to be built before the hotel. Our goal is start construction right after the housing starts so construction happens all at once. 3h42m

**Staff Scott Orr** responded 3h42m

**County Counsel** if construction happens simultaneously should not be a problem 3h43m

**Commissioner Carr** track that both projects run parallel. 3h44m

**Applicant Blum** responded 3h44m

**Scott Orr** responded Condition should be enough as written 3h46m

**Commissioner Carr** recommend remove garden off roof, solid fence barrier to screen the first floor of housing project from hotel, drop down height of parapets give it style but reduce scale. Look at possibility of temporary evacuation of parking lot via the hotel. Recommend Cross walk upgrade. Condition 79 to be dropped. 3h46

**Commissioner Ocana** clarify roof top issues? 3h49m

**Commissioner Carr** responded no roof garden reasons. 3h49m

**Staff Scott Orr** responded 3h50m

**Commissioner Ocana** do not agree with the roof top garden removal. 3h50m

**Commissioner Koenigshofer** agree with Commissioner Carr sound ordinance does not always cover the nuisance that occurs. Ground level garden instead. 3h51m

**Staff Scott Orr** responded to complaints for noise level. 3h53m

**Action:** **Commissioner Carr** motioned to recommend approval of the project to the Board of Supervisors with modified conditions as recommend by staff, removal of condition 79, and recommend to the Board of Supervisors that the project: 1) not have a roof garden, 2) have a solid fence along the neighboring residential parcel, 3) explore EVA opportunities with FAHA, and upgrade the cross walk. Seconded by **Commissioner Koenigshofer** and approved with a 4-0-1-0 vote. 3h56m

Appeal Deadline: Not applicable

Resolution No.: Not applicable

**Vote:**

Commissioner District 1 Carr	Aye
Commissioner District 3 Ocana	Aye
Commissioner District 4 Deas	Absent
Commissioner District 5 Koenigshofer	Aye
Commissioner District 2, Chair Tamura	Aye

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

Item No.: 2  
Time: 1:50 PM  
File: ORD16-0001  
Applicant: County of Sonoma  
Owner: Non-applicable  
Cont. from: June 3, 2021  
Staff: Georgia McDaniel  
Env. Doc: Exempt from CEQA (Section 15308 and 15061(b)(3) of the CEQA Guidelines)  
Proposal: Consideration of amendments to the County Code, Chapter 26, adding standards for new winery visitor serving uses on lands zoned Land Intensive Agriculture, Land Extensive Agriculture, and Diverse Agriculture, outside of the coastal zone.

Location: Various  
APN: Various  
District: All  
Zoning: Various

**Action:** **Commissioner Tamura** motioned to continue to date uncertain Seconded by **Commissioner Koenigshofer** and approved with a 4-0-0-1 vote.

Appeal Deadline: Non-applicable  
Resolution No.: Non-applicable

**Vote:**

Commissioner District 1 Carr	Aye
Commissioner District 3 Ocana	Aye
Commissioner District 4 Deas	Absent
Commissioner District 5 Koenigshofer	Aye
Commissioner District 2, Chair Tamura	Aye

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

**Hearing Closed: 5:01 PM**

**Minutes Approved: June 3, 2021 and July 1, 2021**