



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

April 6, 2023
Meeting No.: 23-07

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
Katrina Braehmer, Planner
Alisa Sanders, Administrative Assistant
Jennifer Klein, Chief 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) 565-1947 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/2Zls3iwlkfU/>

Item No.: 1
Time: 1:05 PM
File: ORD23-0001, Timeshare Regulations
Applicant: County of Sonoma
Owner: Same
Cont. from: N/A
Staff: Katrina Braehmer
Env. Doc: Exempt per CEQA Guidelines Section 15061(b)(3)
Proposal: The proposed ordinance would amend Sonoma County Code Chapter 26 (the Zoning Code) to add definitions and standards related to timeshares, including fractional ownership models, to Article 4 (Glossary) and Article 28 (Service Use Standards); update the land use table in Article 10 (Commercial Zones) to specify that timeshares are conditionally permitted within the K (Recreation and Visitor Serving Commercial) District; and update Article 77 (Visitor Residential Combining Zone) to clarify the applicability of affordable housing requirements.

Recommended

Action: Recommend that the Planning Commission approve a resolution recommending Board of Supervisors approval of the proposed ordinance to amend the Zoning Code to clarify timeshare regulations.

Location: Countywide, excluding the Coastal Zone

APN: N/A

District: Countywide

Zoning: N/A

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.

None

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.