



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

February 2, 2023
Meeting No.: 23-03

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, the February 2, 2023 Planning Commission (PC) 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/93030525461?pwd=NndtNWVvSkVmZ0Y0K0ViK2Z6c0swUT09)
<https://sonomacounty.zoom.us/j/93030525461?pwd=NndtNWVvSkVmZ0Y0K0ViK2Z6c0swUT09>
- **Telephone:** 1 (669) 900-9128
- **Webinar ID:** 930 3052 5461
- **Password:** 575261

Roll Call

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

Staff Members

Scott Orr, Deputy Director
Wil Lyons, Project Planner
Eric Gage, Project Planner
Tasha Levitt, Secretary
Verne Ball, Deputy County Counsel
Christa Shaw, Deputy County Counsel
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) 565-1935 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.

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

Approval of Minutes Planning Commission: November 3, 2022; November 4, 2022; November 17, 2022

Correspondence

Board of Zoning Adjustments/Board of Supervisors Actions

Commissioner Announcements

Planning Commission Regular Calendar

[View documents for all items listed digitally>>](https://share.sonoma-county.org/link/C2fhJhVyIM/)

[https://share.sonoma-county.org/link/ C2fhJhVyIM/](https://share.sonoma-county.org/link/C2fhJhVyIM/)

Item No.: 1
Time: 1:05 PM
File: Gas Station Prohibition
Applicant: County of Sonoma
Owner: N/A
Cont. from: N/A
Staff: Wil Lyons
Env. Doc: Exempt per CEQA Guidelines sections 15061(b)(3), 15307, 15308
Proposal: The proposed Ordinance would amend the Sonoma County Code Chapter 26 to prohibit the development of new retail fuel stations and related infrastructure as an allowed land use in all zoning categories in the Unincorporated County excluding the Coastal Zone. Existing operational retail gasoline fueling stations would be allowed to continue operation subject to Article 94 of the Zoning Ordinance which would allow for limited upgrades and repair of existing facilities for environmental/public safety reasons.
Recommended Action: Recommendation of approval to Board of Supervisors, inclusive of policy options addressing expanded Article 94, and separating Retail and Non-Retail Fuel Station uses to allow Non-Retail Fuel Station uses to continue into the future.
Location: Countywide
APN: Various
District: Countywide
Zoning: Various
Action:
Appeal Deadline:
Resolution No.:

Vote:

Commissioner Carr
Commissioner Reed
Commissioner Ocana
Commissioner Koenigshofer
Commissioner Deas

Ayes:
Noes:
Absent:
Abstain:

Item No.: 2
Time: 1:20 PM
File: Housing Element Workshop
Applicant: County of Sonoma
Owner: N/A

Cont. from: N/A
Staff: Eric Gage
Env. Doc: Environmental Impact Report (EIR)
Proposal: The Planning Commission will hold a virtual public workshop on the 6th Cycle Housing Element Draft Environmental Impact Report. The workshop is informational and requires no action. The workshop will provide an update to the Planning Commission on the published Draft Environmental Impact Report. All interested persons are invited to attend and provide comment.

Recommended Action: Staff recommends that the Planning Commission receive an informational update on the published Draft Environmental Impact Report; hold a workshop to receive information, receive comment from the public; and provide comments to staff and consultants.

Location: Countywide
APN: Various
District: Countywide
Zoning: Various

Action:
Appeal Deadline:
Resolution No.:

Vote:

Commissioner Carr
Commissioner Reed
Commissioner Ocana
Commissioner Koenigshofer
Commissioner Deas

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. 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: PLP22-0006
Project Name: PLP22-0006/ Intermediate Freestanding Commercial Telecommunications Facility
Applicant: EPIC Wireless Group LLC
Staff: Claudette Diaz
Location: 5827 Sierra Grande Drive, Bodega Bay, CA 94923
APN: 101-110-032
Project Description: Request for a Coastal Permit (without Hearing), Use Permit, and Design Review for a replacement of an existing 40-foot high minor freestanding telecommunications facility with a new intermediate freestanding commercial facility, including an 80-foot high faux monopole mono eucalyptus design, associated ground equipment, a 30kw diesel generator with a 190 gallon diesel fuel tank for backup emergency power, located within a 192 square foot leased area on a 387.22 acre parcel.
Last Day for Public Comment: February 6, 2023

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.