



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

March 18, 2021
Meeting No.: 21-01

In accordance with Executive Orders N-25-20, N-29-20 and N-33-20 the March 18, 2021 Planning Commission (PC) hearing will be held virtually through Zoom.

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/99211088261?pwd=bnpmNTMxeXZaY1BGV21qY3VLb01VZz09>
- **Telephone:** +1 669 900 9128
- **Webinar ID:** 992 1108 8261
- **Password:** 889730

Roll Call (Confirm which Commissioners are attending and input names below)

Commissioner Carr District 1
Commissioner Belforte District 3
Commissioner Mauritsen District 4
Commissioner Davis District 5
Commissioner Reed District 2, Chair

Staff Members

Scott Orr, Deputy Director
Andrew Smith, Agricultural Commissioner-Sealer
Christina Rivera, Assistant County Administrator
Chelsea Holup, Secretary
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) 565-6105 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

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/i1TGpuQXEC4/) (<https://share.sonoma-county.org/link/i1TGpuQXEC4/>)

Time: 1:10 PM
File: ORD20-0005
Applicant: County of Sonoma, Permit and Resource Management Department, The County Administrator's Office, and the Department of Agriculture/Weights and Measures
Owner: Non-Applicable
Cont. from: Non-Applicable
Staff: Andrew Smith and Christina Rivera
Env. Doc: Mitigated Negative Declaration

Proposal: Consideration of amendments to the County Code, Chapter 26 and new Chapter 38, to allow expanded ministerial permitting for commercial cannabis cultivation in agricultural and resource zoned areas. In addition, a General Plan Amendment is proposed to revise the Agricultural Resources Element to explicitly recognize cannabis cultivation as an agricultural use.

Location: County wide
APN: Various
District: All
Zoning: Various

Action:
Appeal Deadline:
Resolution No.:

Vote:

Commissioner Carr District 1
Commissioner Belforte District 3
Commissioner Mauritsen District 4
Commissioner Davis District 5
Commissioner Reed District 2, Chair

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 and time extensions 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: UPE20-0046
Project Name: Sonoma Station Restaurant
Applicant: Lars Langberg Architects, Chris Smith
Staff: Claudette Diaz
Location: 6615 and 6619 Front Street, Forestville
APN: 083-090-038
Project Description: Request for a Use Permit to allow for a new restaurant offering takeout food and alcohol sales, within an existing +/-1,490 square foot commercial building, previously operating as a tasting room (allowed under File No. UPE14-0013). Proposed project includes +/- 525 square feet of outdoor dining space under a new +/- 425 square foot arbor structure; the kitchen, storage, restrooms, and ordering area will be located within the existing +/- 1,490 square foot structure. Hours of operation will be 8:00 am - 10:00 pm seven days a week with

a total of 21 employees. Proposed project is located on a 0.4-acre parcel zoned Limited Commercial (LC) Local Guidelines Highway 116, Scenic Corridor.

Last Day for
Public Comment: April 5, 2021
