



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

July 15, 2021
Meeting No.: 21-06

In accordance with Executive Orders N-08-21 the July 15, 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/99269856047?pwd=aXIWMzBEUFgwT0pWZUtwNTYmZjwQT09>
- **Telephone:** 1 (669) 990-9128
- **Webinar ID:** 992 6985 6047
- **Password:** 093928

Roll Call

Commissioner District 1 Carr
Commissioner District 3 Ocana
Commissioner District 4 Deas
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

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 June 3, 2021 and July 7, 2021

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

Item No.: 1
Time: 1:05 PM
File: LP19-0044
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).

Action:
Appeal Deadline:
Resolution No.:

Vote:

Commissioner District 1
Commissioner District 3
Commissioner District 4
Commissioner District 5
Commissioner District 2, Chair

Ayes:
Noes:
Absent:
Abstain:

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:

Appeal Deadline:

Resolution No.:

Vote:

Commissioner District 1

Commissioner District 3

Commissioner District 4

Commissioner District 5

Commissioner 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 of the waiver period are available by contacting the project planner prior to the "last day for public comment" date listed for each item.

None
