



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

January 20, 2022  
Meeting No.: 22-02

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 Planning Commission 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/95116711151?pwd=amFhQzUzTzFCQ242ZUlxHhadk1LZz09>
- **Telephone:** 1 (669) 900-9128
- **Webinar ID:** 951 1671 1151
- **Password:** 404867

### **Roll Call**

Commissioner District 1	Cornwall
Commissioner District 2	Gilardi
Commissioner District 4	Deas
Commissioner District 5	Grady
Commissioner District 3, Chair	Ocana

### **Staff Members**

Scott Orr, Deputy Director  
Gary Helfrich, Staff  
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](mailto: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](mailto: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](mailto: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.

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

**Approval of Minutes** November 18, 2021

**Correspondence**

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

**Commissioner Announcements**

## **Planning Commission Regular Calendar**

[View documents for all items listed digitally>>](#)

Item No.: 1  
Time: 1:05 PM  
File: ORD21-0005  
Applicant: County of Sonoma  
Owner: N/A  
Cont. from: November 18, 2021  
Staff: Gary Helfrich  
Env. Doc: Permit Sonoma has determined that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to sections 15307 and 15308 as Vacation Rental regulation standards continue, add, or enhance requirements related to wastewater management, refuse management, noise, outdoor burning, and emergency evacuation and further protect natural resources and the environment from potential impacts related to Vacation Rentals. The Ordinance is further exempt under CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that the project will have no significant effect on the environment, because the Ordinance imposes additional regulations on a currently allowed use through the imposition of a business license, makes clarifying changes to existing standards, and establishes new administrative procedures.

Proposal: Proposed project would retitle Chapter 4 to "Amusements and Business Regulations" to define "Vacation Rental License", and add Section VIII to Chapter 4 to establish a vacation rental business license program with new and enhanced standards, and make related amendments to Chapter 1 (General Provisions) Section 1-7.2., amend Section 26-88-118 (Special use standards for hosted rentals and bed and breakfast inns) to allow dual use rentals, and rescind and replace Section 26-88-120 (Vacation Rentals) to correspond with the new license program and amend Section 26-79 (Vacation Rental Exclusion Combining District) to clarify standards for exclusion and allow area-based Vacation Rentals permit limits in addition to exclusion.

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

Action:  
Appeal Deadline:  
Resolution No.:

**Vote:**

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

Ayes:  
Noes:  
Absent:  
Abstain:

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.

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File:	UPE21-0035
Project Name:	Fence Use Permit
Applicant:	Natividad Jose Pompa
Staff:	Marina Herrera
Location:	1456 Elsie Court, Santa Rosa
APN:	034-073-025
Project Description:	Use Permit to legalize an existing solid wood fence ranging 3 feet to 6 feet in height, located on the front property lines, approximately 13 to 8 feet from the street centerline of Jahn Drive and Elsie Court. The fence is accessory to an existing residence on a 0.48 acre corner lot.
Last Day for Public Comment:	January 18, 2022

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