



County of Sonoma  
Permit & Resource Management Department

## ***Sonoma County Planning Commission Draft Minutes***

Permit Sonoma  
2550 Ventura Avenue, Santa Rosa, CA 95403  
(707) 565-1900 FAX (707) 565-1103

May 20, 2021  
Meeting No.: 21-02

### **Roll Call**

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

### **Staff Members**

Scott Orr  
Nina Bellucci  
Chelsea Holup, Secretary  
Jennifer Klein, Chief Deputy County Counsel (Confirm which County Counsel attended)

**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**

**Public Comments on matters not on the Agenda:** None

**Public Comments on matters not on the Agenda will resume at the end of the hearing.**

## **Planning Commission Regular Calendar**

Item No.:	1
Time:	1:10 PM
File:	PLP20-0018
Applicant:	County of Sonoma
Owner:	Not Applicable
Cont. from:	Not Applicable
Staff:	Nina Bellucci
Env. Doc:	Environmental Impact Report
Proposal:	Rezoning Sites for Housing Draft Environmental Impact Report.
Location:	Various

APN: Various  
District: All  
Zoning: Various

**Commissioner Disclosures:** None

**Nina Bellucci** summarized the staff report, which is incorporated herein by reference. 0h11m

**Darcy Kremin Recon Consultants**, summarized the DEIR. 0h18m

**Nina Bellucci** summarized how to submit questions and review DEIR 0h 32m

**Christa Shaw**, Advised today's hearing is to listen to comments and receive comments but not appropriate to deliberate on document. time 0h 35m

**Commissioner Questions:**

**Commissioner Carr** asked All comments kept in record and incorporate in final packet?.

**Staff Orr** responded. 0h 37m

**Commissioner Carr** by right for ministerial project that come in? Public notice for future projects? If a mitigation measure has a site specific not in the EIR can it still be mitigated on a policy bases? 0h 38m

**Staff Counsel:** responded. 0h 39m

**Commissioner Carr:** Concerned if a mitigation measure is not inserted in this EIR then decision makers cannot make decision in the future.

**Staff Counsel:** responded 0h 41m

**Commissioner Carr:** Projects subject to public notices and or hearings?

**Staff Orr responded:** 0h 42m

**Staff Counsel responded:** 0h 43m

**Commissioner Davis:** My understanding this DEIR we need to update the housing element every eight years. Part of the Housing Element for the General Plan Update?

**Staff Bellucci responded:** 0h 44m

**Commissioner Reed:** Have the six sites already been eliminated or are they in the 59 sites?

**Staff Kremin responded:** 0h 45m

**Public Hearing Opened:** 1:46 PM

**Steve Birdlebough**  
**Vesta Copestakes**  
**Paul Rockett**  
**Rick Shavel**  
**Alice Horowitz**  
**Bill Keene**  
**Wendy Krupnick**  
**Viki Hill**  
**Greg Guerrazzi**

**Dave Ransom**  
**Fred Allebach**

**Public Hearing Closed, and Commission discussion Opened: 2:14 PM**

**Commissioner Carr** requesting staff to exam or come up with ideas to come back to restrict sites to affordable housing at a 50 % need to be moderate to low income level. 1h16m

**Staff Orr:** Comments now will have to be responded to in the EIR.

**Commissioner Davis:** Evaluate to reduce impacts? Less density? 1h 17m

**County Counsel** clarified. 1h18m

**Commissioner Ocana:** Private parcels ownership clarification? 1h 19m

**Staff Bellucci** responded: 1h 20m

**Commissioner Reed:** Close today's meeting. Encouraged by comments today and encourage more comments during the review period. 1h 22pm

**Action:** No Action taken. Informational item only.  
**Appeal Deadline:** Not Applicable  
**Resolution No.:** Not Applicable

**Vote:** Not Applicable