



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

July 26, 2021  
Meeting No.: 21-07

### **Roll Call**

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

### **Staff Members**

Scott Orr, Deputy Director  
Gary Helfrich, Staff  
Cecily Condon, Staff  
Chelsea Holup, Secretary  
Verne Ball, Chief Deputy County Counsel

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

### **Correspondence**

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

### **Commissioner Announcements**

**Public Comments on matters not on the Agenda: 0h8m**  
Cindy Eggen

### **Items scheduled on the agenda**

## **Planning Commission Regular Calendar**

Item No.: 1  
Time: 1:10 PM  
File: Sonoma County Local Coastal Plan Update (PLP13-0014)  
Applicant: County of Sonoma  
Owner: Non-Applicable  
Cont. from: Non-Applicable  
Staff: Gary Helfrich  
Env. Doc: The project is statutorily exempt from the California Environmental Quality Act (CEQA) as per Section 15265, Adoption of Coastal Plans and Programs. CEQA does not apply to

activities and approvals pursuant to the California Coastal Act by any local government, necessary for the preparation and adoption of a local coastal program.

- Proposal: The State requires Sonoma County to develop and maintain a Local Coastal Program to regulate land use and protect coastal resources in compliance with the Coastal Act. The Revised Public Review Draft - June 2021 of the Local Coastal Plan Update was developed in response to public and agency comments on the Public Review Draft - 2019 and in response to changed conditions along the Sonoma County Coast since the certification of the 2001 Local Coastal Plan. The Local Coastal Plan currently being updated is one part of the Sonoma County three part Local Coastal Program which also includes the Administrative Manual and Coastal Zoning Code (Implementation Plan). The Local Coastal Plan Update does not become effective until certified by the California Coastal Commission
- Location: Various with the Fifth Supervisorial District  
APN: Various with the Fifth Supervisorial District  
District: All – Item of Countywide importance  
Zoning: All Parcels within the Sonoma County Coastal Zone, CC (Coastal Combining District).

**Commissioner Disclosures: Commissioner Koenigshofer** Attended Coastal Mac meeting and met with several outside parties to discuss LCP Draft. **0h10m**

**Cecily Condon** summarized the staff report, which is incorporated herein by reference. **0h11m**

**Gary Helfrich** summarized the staff report, which is incorporated herein by reference. **0h21m**

**Commissioner Questions:**

**Commissioner Koenigshofer** stated it is his intention to recommend continuation of public comment to another hearing. More time is needed for review of the latest LCP draft for himself and the public. **0h41m**

**Commissioner Koenigshofer** asked for clarity on what policy is being proposed for the vacation rentals in the Draft LCP compared to Sea Ranch policy. **0h59m**

**Staff Gary Helfrich** responded limit vacation rentals under and subject to a Coastal Permit. We have a recommendation today before you but it is not influenced by the Sea Ranch HOA proposal. **1h0m**

**Counsel Verne Ball** responded **1h1m**

**Public Hearing Opened: 1:48 PM**

**Norma J.  
Amy Smith  
Antonia Van Becker  
Ward Bouwman  
Jorge Martinez  
Diane Sichuan  
Marti Campbell  
Eris Weaver  
Mark Watson  
MJ Mack  
Eric Staten  
Richard Charter  
Crista Lucey  
Beth Bruzzone  
Jim Nybakken  
Scott Farmer  
Chris Poehlman**

**Margaret Grahame**  
**Lisa Dundee**  
**Eric Fraser**  
**Cea Higgins**  
**Francisco Saiz**  
**Dibby**  
**Charles Metz**  
**Trini Amador**  
**Rue Furch**  
**Donna Martinez**  
**Mitch Zeemont**  
**Steve Birdlebough**  
**Liz O'Neal**  
**Cindy Eggen**  
**Kerstin Fischer**  
**Chad DeWitt**

**Commission discussion Opened: 3:20 PM**

**Commissioner Reed** asked for clarification from letter from the Coastal Commission dated today would we expect a response from staff? **2h23m**

**Staff Cecily Condon** responded. **2h23m**

**Commissioner Reed** Land Use review when would it be implemented? **2h24m**

**Staff Cecily Condon** responded. **2h24m**

**Counsel Verne Ball** clarified public comment is still open and will continue to the next hearing in both written and oral submittals. **2h25m**

**Commissioner Koenigshofer** the Coastal Commission Letter staff states that they will follow up with more comments line by line does it include the Administrative manual or is it limited to the elements only? **2h26m**

**Staff Cecily Condon** responded. **2h26m**

**Commissioner Koenigshofer** asked when would we get these comments from the Coastal Commission? **2h27m**

**Staff Cecily Condon** responded **2h28m**

**Commissioner Koenigshofer** asked if the LCP could be numbered as a whole instead of by section **2h29m**

**Staff Gary Helfrich** responded **2h29m**

**Staff Scott Orr** requested a screen share to show hyperlinks in the LCP. **2h31m**

**Staff Gary Helfrich** demostated with Table of Contents with links to specific material. **2h32m**

**Commissioner Koenigshofer** commented about the size of the document unable to post for downloading purposes. I would rather have it released before the next meeting date is set. **2h41m**

**Staff Scott Orr** commented that staff needs more clarification as to what the Commission wants for either a one whole document or more links? **2h 43m**

**Commissioner Ocana** can we have a more interactive document online and have a PDF in one full document and print off? **2h45m**

**Commissioner Kevin Deas** suggested the one full PDF not have links. **2h46m**

**Staff Gary Helfrich** suggested making one full document with text only no maps. **2h47m**

**Commissioner Koenigshofer** commented we used to be able to get free hard copies with no payment. **2h50m**

**Commissioner Reed** timeline would determine when we could return to the next meeting. **2h51m**

**Scott Orr responded** **2h51m**

**Commissioner Reed** how does the Commission feel about one PDF with text only to download and maps separate? **2h52m**

**Staff Cecily Condon** responded **2h53m**

**Commissioner Koenigshofer** stated I need time to review material and pursue questions and let the public have time to provide detailed questions to me for review. **2h55m**

**Commissioner Reed** agreed and would like time for the Coastal Commission response and to review. **2h55m**

**Staff Gary Helfrich** responded **2h56m**

**Commissioner Koenigshofer** what is the legal lead time needed for the Coastal Commission to receive the report from the Board of Supervisors? **2h57m**

**Staff Scott Orr** responded with timeline **2h57**

**Commissioner Koenigshofer** that timeline will not work for me. **2h58m**

**Staff Scott Orr** Staff will need a timeline from the Commission to continue. **2h59m**

**Commissioner Koenigshofer** we have a workable draft now. The job now is to analyze project and tweak. We need more time for public engagement. **3h1m**

**Staff Scott Orr** suggested to take this item back up on 5<sup>th</sup> of August. If not then it would be late September. **3h2m**

**Commissioner Koenigshofer** responded August 5<sup>th</sup> would be too soon. **3h4m**

**Scott Orr** scheduled the item for October 7, 2021. **3h9m**

**PC Commission** agreed to new date. **3h9m**

**Counsel Verne Ball** responded to **Commissioner Koenigshofer** question for absent **Commissioner Cornwall** to be required to listen to today's meeting. **3h11m**

**Scott Orr** requested clarification for public comments. **3h16m**

**Commissioner Reed** clarified requesting the public not duplicate what was spoken about today but will be allowed to speak again at the next hearing. **3h11m**

**Action:** **Commissioner Koenigshofer** motioned to continue the item to October 7, 2021 Seconded by **Commissioner Deas** and passed with a 4-0-1-0 vote. **3h14m**

Appeal Deadline: Non-applicable  
Resolution No.: Non-applicable

**Vote:**

Commissioner District 1 Cornwall	Absent
Commissioner District 3 Ocana	Aye
Commissioner District 4 Deas	Aye
Commissioner District 5 Koenigshofer	Aye
Commissioner District 2, Chair Reed	Aye

Ayes: 4  
Noes: 0  
Absent: 1  
Abstain: 0

**Hearing Closed: 4:17 PM**