

Resolution Number X

County of Sonoma
Santa Rosa, California

PLP21-0014

Cecily Condon

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, RECOMMENDING TO THE BOARD OF SUPERVISORS ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND APPROVAL OF A GENERAL PLAN AMENDMENT, ZONE CHANGE, AND USE PERMIT AS REQUESTED BY CHRISTIAN BERTRAND, FOR PROPERTY LOCATED AT 13670 ARNOLD DRIVE AND 5465 O'DONNELL LANE; APN 054-290-008 & -009.

WHEREAS, the applicant and co-property owner, Christian Bertrand, filed an application with the Sonoma County Permit and Resource Management Department requesting: 1) A Use Permit modification to expand the Glen Ellen Inn by converting the existing restaurant to two new guest rooms, a new check-in and lounge area, and also expanding building D onsite to add a new guest room, for a total of three new guest rooms; 2) a General Plan Amendment and Zone Change to change the land use and zoning from LC (Limited Commercial) to RVSC (Recreation and Visitor Serving Commercial) land use and K (Recreation and Visitor Serving Commercial) zoning on one of the parcels. The 0.32 and 0.22 acres parcels from this project, to be merged by a subsequent Voluntary Merger application, are located at 13670 Arnold Drive and 5465 O'Donnell Lane, 054-290-008 & -009. Supervisorial District No. 1 ("the Project"); and

WHEREAS, a Mitigated Negative Declaration was prepared for the Project and noticed and made available for agency and public review in accordance with the California Environmental Quality Act ("CEQA") and the State and County CEQA Guidelines; and

WHEREAS, the Sonoma Valley Citizens Advisory Committee reviewed the project on July 28, 2021 and gave unanimous approval;

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on DATE, at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Mitigated Negative Declaration and the Project. All interested persons were given an opportunity to hear and be heard regarding the Mitigated Negative Declaration and the Project; and

WHEREAS, the Planning Commission recommends that the Board of Supervisors adopt the Mitigated Negative Declaration. The Planning Commission certifies that the Mitigated Negative Declaration has been completed, reviewed, and considered, together with comments received during the public review process, in compliance with CEQA and State and County CEQA guidelines, and finds that the Mitigated Negative Declaration reflects the independent judgment of the Planning Commission.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission makes the following findings:

1. The project is consistent with the intent of the Recreation and Visitor Serving Commercial land use designation of the General Plan. This category provides a

compatible blend of recreation and tourist-commercial uses in such a way as to perpetuate Sonoma County's recreational resources. This project is located in an Urban Service Area, near local serving commercial uses and transportation corridors.

2. The project is consistent with Zoning Code standards, as both lodging and bars are conditionally permitted uses at the proposed rezoned location.
3. The proposed General Plan Amendment from Limited Commercial to Recreation and Visitor Serving Commercial is in the public interest because it would facilitate the development of a project that is otherwise consistent with the policies of the General Plan and standards of the Zoning Ordinance. The amendment will facilitate a better mix of land use for the urban site and will facilitate the provision of improvements and services that benefit the surrounding neighborhood, as there is a variety of shops and food service in the immediate vicinity, but not as much provision for the uses allowed at the proposed land use.
4. The project is consistent with the requirements of CEQA. Based upon the information contained in the Initial Study included in the project file, it has been determined that there will be no significant environmental effect resulting from this project, because Mitigation Measures have been incorporated into the project as Conditions of Approval. The Mitigated Negative Declaration has been prepared in compliance with CEQA State and County guidelines, and the information contained therein has been reviewed and considered.
5. The establishment, maintenance or operation of the use for which application is made will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the area. The particular circumstances in this case are:
 - a. The use, as conditioned, is consistent with the zoning district in which it is located.
 - b. The use, as conditioned, will not have an adverse environmental impact.
 - c. Based upon the information contained in the Initial Study included in the project file, all the mitigation measures have been identified and incorporated into the project and/or the conditions of approval.
 - d. The project includes the improvement of the public right of way with the relocation of an existing parking space to make room for adequate bus stop circulation.
 - e. The project will pay traffic mitigation fees to help address area wide service needs.
 - f. The project will contain its demand for vehicular parking on-site, as it satisfies and surpassed the minimum parking spaces per the Zoning Code.

BE IT FURTHER RESOLVED, that the Planning Commission recommends that the Board of Supervisors approve the requested General Plan Amendment, Zone Change, and Use Permit subject to the conditions in Exhibit "A", attached hereto.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary of the Planning Commission as the custodian of the documents and other material which constitute

the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Sonoma County Permit and Resource Management Department "Permit Sonoma" addressed 2550 Ventura Avenue, Santa Rosa, CA 95403.

THE FOREGOING RESOLUTION was introduced by Commissioner **LAST NAME**, who moved its adoption, seconded by Commissioner **LAST NAME**, and adopted on roll call by the following vote:

Commissioner
Commissioner
Commissioner
Commissioner
Commissioner

Ayes: Noes: Absent: Abstain:

WHEREUPON, the Chairman declared the above and foregoing Resolution duly adopted; and

SO ORDERED.