



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

Date: September 5, 2019
Meeting No.: 19-06

ROLL CALL

Todd Tamura
Komron Shahhosseini
Cameron Mauritsen
Pam Davis
Dick Fogg, Chair

STAFF MEMBERS

Milan Nevajda
Amy Lyle
Jane Riley
Arielle Kohn, Secretary
Christa Shaw, Deputy County Counsel

1:06 PM Call to order and Pledge of Allegiance

Board of Zoning Adjustments/Board of Supervisors Actions

Public Comments on matters not on the Agenda:

James Savage
Rosanne Schneider
Daniel Michel
Rich Hannon

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

Items scheduled on the agenda

PLANNING COMMISSION REGULAR CALENDAR

Item No.: 1
Time: 1:20 PM
File: PLP18-0046
Applicant: Cary Schwartz/Scott Dixon (Sky Road Ventures, Inc)
Owner: T.D. Investments L.P. (Georgine Dixon)
Cont. from: N/A
Staff: Amy Lyle
Env. Doc: Statutorily Exempt pursuant to Section 15061(b)(4) in that the project will be rejected or disapproved by a public agency.

Proposal: Deny the request for a General Plan Amendment, Zone Change, and Cannabis Use Permit on a Limited Commercial (LC) zoned 4.65 acre parcel.

Location: 3428 Westach Way, Sonoma
APN: 135-061-018
District: 1
Zoning: LC (Limited Commercial) LG/MTN SR (Scenic Resource) VOH (Valley Oak Habitat)

Amy Lyle summarized the staff report, which is incorporated herein by reference.

Commissioner Davis asked in the industrial zoning it would be required to be in an urban service area. **Staff Lyle** responded.

Public Hearing Opened: 1:34 p.m.

Joe Rogoway, Attorney on behalf of the Applicant, presented an overview of the project.

Deputy Director Nevajda clarified comments made by the applicant's attorney.

Commissioner Tamura inquired about the relationship between a zoning change and the requirements for a General Plan amendment. **Deputy Director Nevajda** responded.

Commissioner Tamura asked if staff contested the applicant's presentation. **Staff Lyle** responded.

Commissioner Tamura noted that letters from the neighbors in the application should be included in the packet and that the staff report should address the applicant's assertions.

Public Hearing Closed, and Commission discussion Opened: 1:55 p.m.

Commissioner Tamura agreed with **Commissioner Shahhosseini's** comments.

Commissioner Shahhosseini asked whether a General Plan amendment could be approved for the parcel. **Deputy Director Nevajda** responded that a different application could secure a general plan amendment.

Action: **Commissioner Shahhosseini** motioned to deny the project as recommended. Seconded by **Commissioner Tamura** and passed with a 4-0-1 vote.

Appeal Deadline: N/A
Resolution No.: 19-007

Vote:

Commissioner Tamura	Aye
Commissioner Shahhosseini	Aye
Commissioner Mauritson	Aye
Commissioner Fogg	Absent
Commissioner Davis	Aye

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

Commissioner Shahhosseini did not attend item 2.

Public Comments continued for items not on the Agenda: 2:05 p.m.

Rob McGilley
Mary Morrison
Rachael Bell
Maureen Devoe
John Jenkel

Time: 2:20 PM
File: ZCE19-0005
Applicant: County of Sonoma
Owner: Various
Cont. from: N/A
Staff: Jane Riley
Env. Doc: The project has been analyzed under the California Environmental Quality Act (CEQA) and the CEQA Guidelines. Staff has determined that the project is exempt under CEQA Guidelines §15301, the maintenance, operation and/or permitting of existing facilities; and/or CEQA Guidelines §15061(b)(3) because it can be seen with certainty that there is no possibility that the action may have a significant effect on the environment.

Proposal: Extension of applicable portions of Chapter 40 (Sonoma Complex Fire Disaster Recovery) for two years, with edits
Location: Countywide, all Supervisorial Districts
APN: Various
District: All
Zoning: Chapter 40 of the Sonoma County Code

Jane Riley summarized the staff report, which is incorporated herein by reference.

Commissioner Questions on Staff Presentation: 2:31 p.m.

Commissioner Davis inquired on Board of Supervisors direction on vacation rentals **Staff Riley** responded.

Commissioner Tamura agreed with the Staff Report and inquired about building sites outside the burn area. **Staff Riley** responded.

Commissioner Davis Inquired about public comment from Mr. Ma. **Staff Riley** responded.

Public Hearing Opened: 2:34 p.m.

Neil Thistle, Kenwood, spoke about his household that survived the fire and the rebuilding of homes in his neighborhood. He voiced concerns about vacation rentals and maintaining the residential nature of their community.

Public Hearing Closed: 2:40 p.m.

Commissioner Mauritson asked about discontinuing RVs outside the burn area. **Staff Riley** responded.

Action: **Commissioner Tamura** motioned to approve the project as recommended. Seconded by **Commissioner Davis** and approved with a 4-0-1 vote.

Appeal Deadline: 10 days
Resolution No.: 19-008

Vote:

Commissioner Tamura	Aye
Commissioner Shahhosseini	Absent
Commissioner Mauritson	Aye
Commissioner Davis	Aye
Commissioner Fogg	Aye

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

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Public commenters that want to receive future hearing notices regarding a project or topic:

No requests received at hearing.

Hearing Closed: 2:42 p.m.