



County of Sonoma
Permit & Resource Management Department

Sonoma County Planning Commission

Actions

Board of Supervisors Chambers
575 Administration Drive, Room 102A
Santa Rosa, CA 95403
PlanningAgency@sonoma-county.org

March 16, 2023
Meeting No.: 23-06

Roll Call

Commissioner Carr, District 1
Commissioner Gilardi, District 2
Commissioner Ocana, District 3
Commissioner Koenigshofer, District 5
Commissioner McCaffery, Chair, District 4

Staff Members

Cecily Condon, Division Manager
Gary Helfrich, Planner
Claudette Diaz, Planner
Alisa Sanders, Administrative Assistant
Sita Kuteira, Deputy County Counsel III

Planning Commission Regular Calendar

Item No.: 1
Time: 1:05 PM
File: ZCE23-0001, Vacation Rental Rezone
Applicant: Sonoma County
Owner: Various
Cont. from: N/A
Staff: Gary Helfrich
Env. Doc: CEQA Guidelines Section 15305, Minor Alterations in Land Use Limitations
Proposal: Adding and amending the Vacation Rental Exclusion and Cap (X, X5, or X10) combining zones for certain parcels in the 1st, 4th, and 5th Supervisorial District

Recommended

Action: Recommend that the Board of Supervisors (1) apply the Vacation Rental Exclusion (X) Combining Zone to certain parcels in the within the Gates Road, Glen Ellen, Hughes Chicken Colony, Kenwood, Palmer Avenue, Theodor Lane, and Waldrue Heights neighborhoods within the 1st Supervisorial District, and certain parcels in the Armstrong Woods Road, Drake Road, Guernwood Park, and Neeley Road neighborhoods in the 5th Supervisorial

District; (2) apply the 5% Vacation Rental Cap (X5) Combining Zone to certain parcels within the Chiquita Road and Norton Road neighborhoods in the 4th Supervisorial District, and certain parcels in the Austin Creek, Hacienda, Monte Rio, Northwood, Rio Dell, Summerhome Park, and Villa Grande neighborhoods in the 5th Supervisorial District; and replace the current Vacation Rental Exclusion (X) Combining Zone in the Fitch Mountain neighborhood with a Vacation Rental 10% Cap (X10) Combining Zone and expand the rezoned area to include all parcels between the Russian River and the City of Healdsburg in the 4th Supervisorial District.

Location: Countywide

APN: Various

District: One, Four and Five

Zoning: Various

Action: **Commissioner Carr** motioned to recommend approval to Falcon Lane as recommended by staff. Seconded by **Commissioner Koenigshofer** and approved with a 5-0-0 vote.

Appeal Deadline: N/A

Resolution No.: 23-09

Vote: Falcon Lane

Commissioner Carr, District 1	Aye
Commissioner Gilardi, District 2	Aye
Commissioner Ocana, District 3	Aye
Commissioner Koenigshofer, District 5	Aye
Commissioner McCaffery, Chair, District 4	Aye

Ayes: 5

Noes: 0

Absent: 0

Abstain: 0

Action: **Commissioner Carr** motioned to recommend approval to Gates Road as recommended by staff. Seconded by **Commissioner Gilardi** and approved with a 5-0-0 vote.

Appeal Deadline: N/A

Resolution No.: 23-10

Vote: Gates Road

Commissioner Carr, District 1	Aye
Commissioner Gilardi, District 2	Aye
Commissioner Ocana, District 3	Aye
Commissioner Koenigshofer, District 5	Aye
Commissioner McCaffery, Chair, District 4	Aye

Ayes: 5

Noes: 0

Absent: 0

Abstain: 0

Action: **Commissioner Carr** motioned to recommend approval to Glen Ellen as recommended by staff. Seconded by **Commissioner Gilardi** and approved with a 4-1-0 vote.

Appeal Deadline: N/A
Resolution No.: 23-11

Vote: Glen Ellen

Commissioner Carr, District 1	Aye
Commissioner Gilardi, District 2	Aye
Commissioner Ocana, District 3	Nay
Commissioner Koenigshofer, District 5	Aye
Commissioner McCaffery, Chair, District 4	Aye

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

Action: **Commissioner Carr** motioned to recommend approval to Hughes Chicken Colony of the project as recommended with modified conditions. Seconded by **Commissioner Gilardi** and approved with a 5-0-0 vote.

Appeal Deadline: N/A
Resolution No.: 23-12

Vote: Hughes Chicken Colony

Commissioner Carr, District 1	Aye
Commissioner Gilardi, District 2	Aye
Commissioner Ocana, District 3	Aye
Commissioner Koenigshofer, District 5	Aye
Commissioner McCaffery, Chair, District 4	Aye

Ayes: 5
Noes: 0
Absent: 0
Abstain: 0

Action: **Commissioner Carr** motioned to recommend approval to Kenwood as recommended by staff. Seconded by **Commissioner Gilardi** and approved with a 4-1-0 vote.

Appeal Deadline: N/A
Resolution No.: 23-13

Vote: Kenwood

Commissioner Carr, District 1	Aye
Commissioner Gilardi, District 2	Aye
Commissioner Ocana, District 3	Nay
Commissioner Koenigshofer, District 5	Aye

Commissioner McCaffery, Chair, District 4

Aye

Ayes: 4

Noes: 1

Absent: 0

Abstain: 0

Action: **Commissioner Carr** motioned to recommend approval to Palmer Avenue as recommended by staff. Seconded by **Commissioner Gilardi** and approved with a 4-1-0 vote.

Appeal Deadline: N/A

Resolution No.: 23-14

Vote: Palmer Avenue

Commissioner Carr, District 1

Aye

Commissioner Gilardi, District 2

Aye

Commissioner Ocana, District 3

Nay

Commissioner Koenigshofer, District 5

Aye

Commissioner McCaffery, Chair, District 4

Aye

Ayes: 4

Noes: 1

Absent: 0

Abstain: 0

Action: **Commissioner Carr** motioned to recommend approval to Waldrue Heights as recommended by staff. Seconded by **Commissioner Gilardi** and approved with a 5-0-0 vote.

Appeal Deadline: N/A

Resolution No.: 23-15

Vote: Waldrue Heights

Commissioner Carr, District 1

Aye

Commissioner Gilardi, District 2

Aye

Commissioner Ocana, District 3

Aye

Commissioner Koenigshofer, District 5

Aye

Commissioner McCaffery, Chair, District 4

Aye

Ayes: 5

Noes: 0

Absent: 0

Abstain: 0

Action: **Commissioner McCaffrey** motioned to recommend approval to Chiquita Road as recommended by staff. Seconded by **Commissioner Carr** and approved with a 5-0-0 vote.

Appeal Deadline: N/A

Resolution No.: 23-16

Vote: Chiquita Road

Commissioner Carr, District 1	Aye
Commissioner Gilardi, District 2	Aye
Commissioner Ocana, District 3	Aye
Commissioner Koenigshofer, District 5	Aye
Commissioner McCaffrey, Chair, District 4	Aye

Ayes: 5

Noes: 0

Absent: 0

Abstain: 0

Action: **Commissioner McCaffrey** motioned to recommend approval to Fitch Mountain of the project as recommended with modified conditions. Seconded by **Commissioner Koenigshofer** and approved with a 5-0-0 vote.

Appeal Deadline: N/A

Resolution No.: 23-17

Vote: Fitch Mountain

Commissioner Carr, District 1	Aye
Commissioner Gilardi, District 2	Aye
Commissioner Ocana, District 3	Aye
Commissioner Koenigshofer, District 5	Aye
Commissioner McCaffrey, Chair, District 4	Aye

Ayes: 5

Noes: 0

Absent: 0

Abstain: 0

Action: **Commissioner McCaffrey** motioned to recommend approval to Norton Road as recommended by staff. Seconded by **Commissioner Carr** and approved with a 5-0-0 vote.

Appeal Deadline: N/A

Resolution No.: 23-18

Vote: Norton Road

Commissioner Carr, District 1	Aye
Commissioner Gilardi, District 2	Aye
Commissioner Ocana, District 3	Aye
Commissioner Koenigshofer, District 5	Aye

Commissioner McCaffery, Chair, District 4

Aye

Ayes: 5

Noes: 0

Absent: 0

Abstain: 0

Action: **Commissioner Koenigshofer** motioned to recommend approval to Armstrong Woods as recommended by staff. Seconded by **Commissioner Gilardi** and approved with a 4-1-0 vote.

Appeal Deadline: N/A

Resolution No.: 23-19

Vote: Armstrong Woods

Commissioner Carr, District 1

Aye

Commissioner Gilardi, District 2

Aye

Commissioner Ocana, District 3

Nay

Commissioner Koenigshofer, District 5

Aye

Commissioner McCaffery, Chair, District 4

Aye

Ayes: 4

Noes: 1

Absent: 0

Abstain: 0

Action: **Commissioner Koenigshofer** motioned to recommend approval to Austin Creek as recommended by staff. Seconded by **Commissioner Gilardi** and approved with a 5-0-0 vote.

Appeal Deadline: N/A

Resolution No.: 23-20

Vote: Austin Creek

Commissioner Carr, District 1

Aye

Commissioner Gilardi, District 2

Aye

Commissioner Ocana, District 3

Aye

Commissioner Koenigshofer, District 5

Aye

Commissioner McCaffery, Chair, District 4

Aye

Ayes: 5

Noes: 0

Absent: 0

Abstain: 0

Action: **Commissioner Koenigshofer** motioned to recommend approval to Drake Road as recommended by staff. Seconded by **Commissioner Gilardi** and approved with a 5-0-0 vote.

Appeal Deadline: N/A

Resolution No.: 23-21

Vote: Drake Road

Commissioner Carr, District 1	Aye
Commissioner Gilardi, District 2	Aye
Commissioner Ocana, District 3	Aye
Commissioner Koenigshofer, District 5	Aye
Commissioner McCaffery, Chair, District 4	Aye

Ayes: 5
Noes: 0
Absent: 0
Abstain: 0

Action: **Commissioner Koenigshofer** motioned to recommend approval to Guernewood Park – Monte Roas as recommended by staff. Seconded by **Commissioner Gilardi** and approved with a 4-1-0 vote.

Appeal Deadline: N/A
Resolution No.: 23-22

Vote: Guernewood Park-Monte Rosa

Commissioner Carr, District 1	Aye
Commissioner Gilardi, District 2	Aye
Commissioner Ocana, District 3	Nay
Commissioner Koenigshofer, District 5	Aye
Commissioner McCaffery, Chair, District 4	Aye

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

Action: **Commissioner Koenigshofer** motioned to recommend approval to Hacienda as recommended by staff. Seconded by **Commissioner Gilardi** and approved with a 5-0-0 vote.

Appeal Deadline: N/A
Resolution No.: 23-23

Vote: Hacienda

Commissioner Carr, District 1	Aye
Commissioner Gilardi, District 2	Aye
Commissioner Ocana, District 3	Aye
Commissioner Koenigshofer, District 5	Aye
Commissioner McCaffery, Chair, District 4	Aye

Ayes: 5
Noes: 0
Absent: 0
Abstain: 0

Action: **Commissioner Koenigshofer** motioned to recommend approval to Monte Rio as recommended by staff. Seconded by **Commissioner Gilardi** and approved with a 5-0-0 vote.

Appeal Deadline: N/A
Resolution No.: 23-24

Vote: Monte Rio

Commissioner Carr, District 1	Aye
Commissioner Gilardi, District 2	Aye
Commissioner Ocana, District 3	Aye
Commissioner Koenigshofer, District 5	Aye
Commissioner McCaffery, Chair, District 4	Aye

Ayes: 5
Noes: 0
Absent: 0
Abstain: 0

Action: **Commissioner Koenigshofer** motioned to recommend approval to Neeley Road as recommended by staff. Seconded by **Commissioner Gilardi** and approved with a 5-0-0 vote.

Appeal Deadline: N/A
Resolution No.: 23-25

Vote: Neeley Road

Commissioner Carr, District 1	Aye
Commissioner Gilardi, District 2	Aye
Commissioner Ocana, District 3	Aye
Commissioner Koenigshofer, District 5	Aye
Commissioner McCaffery, Chair, District 4	Aye

Ayes: 5
Noes: 0
Absent: 0
Abstain: 0

Action: **Commissioner Koenigshofer** motioned to recommend approval to Northwood as recommended by staff. Seconded by **Commissioner Gilardi** and approved with a 5-0-0 vote.

Appeal Deadline: N/A
Resolution No.: 23-26

Vote: Northwood

Commissioner Carr, District 1	Aye
Commissioner Gilardi, District 2	Aye
Commissioner Ocana, District 3	Aye
Commissioner Koenigshofer, District 5	Aye
Commissioner McCaffery, Chair, District 4	Aye

Ayes: 5
Noes: 0
Absent: 0
Abstain: 0

Action: **Commissioner Koenigshofer** motioned to recommend approval to Rio Dell as recommended by staff. Seconded by **Commissioner Gilardi** and approved with a 5-0-0 vote.

Appeal Deadline: N/A
Resolution No.: 23-27

Vote: Rio Dell

Commissioner Carr, District 1	Aye
Commissioner Gilardi, District 2	Aye
Commissioner Ocana, District 3	Aye
Commissioner Koenigshofer, District 5	Aye
Commissioner McCaffery, Chair, District 4	Aye

Ayes: 5
Noes: 0
Absent: 0
Abstain: 0

Action: **Commissioner Koenigshofer** motioned to recommend approval to Summerhome Park as recommended by staff. Seconded by **Commissioner Gilardi** and approved with a 5-0-0 vote.

Appeal Deadline: N/A
Resolution No.: 23-28

Vote: Summerhome Park

Commissioner Carr, District 1	Aye
Commissioner Gilardi, District 2	Aye
Commissioner Ocana, District 3	Aye
Commissioner Koenigshofer, District 5	Aye
Commissioner McCaffery, Chair, District 4	Aye

Ayes: 5
Noes: 0
Absent: 0
Abstain: 0

Action: **Commissioner Koenigshofer** motioned to recommend approval to Terraces – Villa Grande as recommended by staff. Seconded by **Commissioner Gilardi** and approved with a 5-0-0 vote.

Appeal Deadline: N/A
Resolution No.: 23-29

Vote: Terraces-Villa Grande

Commissioner Carr, District 1	Aye
Commissioner Gilardi, District 2	Aye
Commissioner Ocana, District 3	Aye
Commissioner Koenigshofer, District 5	Aye
Commissioner McCaffery, Chair, District 4	Aye

Ayes: 5
Noes: 0
Absent: 0
Abstain: 0

Item No.: 2
Time: 1:20 PM
File: ZCE20-0002, Zone Change to add Vacation Rental Exclusion (X) Combining District
Applicant: Charles Williamson
Owner: Various
Cont. from: N/A
Staff: Claudette Diaz
Env. Doc: CEQA Guidelines Section 15305, Minor Alterations in Land Use Limitations
Proposal: Request for a Zone Change to add the Vacation Rental Exclusion (X) Combining Zone to 22 Parcels along North Castle Road and Half Moon Street in Sonoma to prohibit future vacation rentals on the subject parcels.

Recommended

Action: Permit Sonoma recommends that the Planning Commission adopt a resolution recommending that the Board of Supervisors find the project exempt from the provisions of the California Environmental Quality Act pursuant to the provisions of Title 14 of the California Administrative Code, Section 15305 and adopt an ordinance to add the Vacation Rental Exclusion Combining Zone to the subject parcels.

Location: 22 parcels along North Castle Road and Half Moon Street in Sonoma.

APN: 127-111-005; 127-111-009; 127-111-012; 127-111-027; 127-111-033; 127-111-039; 127-111-044; 127-111-045; 127-111-050; 127-111-051; 127-111-062; 127-111-069; 127-111-070; 127-111-071; 127-111-075; 127-111-092; 127-111-093; 127-111-102; 127-111-103; 127-540-032; 127-540-034; 127-540-036

District: One

Zoning: Various

Action: **Commissioner Carr** motioned to approve as recommendation. Seconded by **Commissioner Gilardi** and approved with a 5-0-0 vote.

Appeal Deadline: N/A
Resolution No.: 23-30

Vote:

Commissioner Carr, District 1	Aye
Commissioner Gilardi, District 2	Aye
Commissioner Ocana, District 3	Aye
Commissioner Koenigshofer, District 5	Aye
Commissioner McCaffery, Chair, District 4	Aye

Ayes:	5
Noes:	0
Absent:	0
Abstain:	0