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Zoning Administrator Record of Action

Action Date: January 22, 2026 (10-day appeal period)
Appeal Status: February 2, 2026 Filing period closed; no appeal

AGENDA ITEM No. 3
File No.: PLP25-0017
Staff: Ken Compton
Applicant: Lars Langberg
Owner: Departure Occidental Owner, LLC
Prior Agenda: No prior ZA meeting
CEQA Review: Exempt under Section 15301 (Existing Facilities)
Proposal: Use Permit and Administrative Design Review (ADR) proposal for exterior remodeling, existing fence replacement, and continued operation of the former "Union Motel" facility on a 1.02-acre parcel in Occidental.
Recommend: Find the project exempt from CEQA and approve the Use Permit and ADR request as proposed.
Location: 3786 Hill Street, Sebastopol
APN: 074-300-036
District: Five
Zoning: Recreation and Visitor-Serving Commercial (K), Historic District (HD) and Scenic Resources (SR).

ZONING ADMINISTRATOR ACTION

- ☐ Adopt Environmental Determination under CEQA, (published/adopted on)
- ☒ Project is exempt from the California Environmental Quality Act per §: 15301 Existing Facilities
- ☒ Project is approved subject to attached findings and conditions; ☒ with modified condition(s)
- ☐ Refer item to Planning Commission for review
- ☐ Continue (date uncertain); ☐ Continue to upcoming ZA Agenda: Date Certain

ZONING ADMINISTRATOR


Derik Michaelson, Planner III

January 22, 2026
Date



MODIFICATIONS

☐ N/A ☐ Findings ☒ Conditions

MODIFICATION NOTES

Attach additional condition addressing landscaping along northerly site frontage, as follows:

ADD CONDITION: Prior to permit issuance and final inspection for new fence construction, planning staff shall verify revisions to the final landscape plan clarifying added groundcover and planting materials, including the specific type, volume, and location, to help soften the exterior segment of fencing facing Occidental Road nearest the northerly end of the site frontage.

FINDINGS

1. **General Plan Consistency.** The project is consistent with the General Plan Land Use designation of RVSC (Recreation and Visitor-Serving Commercial) and the goals, objectives, policies and programs of the General Plan because:
 - a. The project site is within the community of Occidental and the Occidental Community Service District with adequate public services to support the resumed operation of the existing motel,
 - b. The existing motel would not include more than 100 rooms, and
 - c. Lodging, including motels, are an encouraged use.
2. **Zoning Consistency.** The proposed project is consistent with the development standards for parcels within the K (Recreation and Visitor-Serving Commercial) Zoning District, including lot size, lot coverage, and building height. The project is consistent with the Combining Districts for Historic District and Scenic Resources in that it would not result in impacts to historic resources, conforms to the Occidental Historic District Guidelines, and does not include new development with a designated Scenic Corridor setback.
3. **Design Review.** The proposed project includes the remodel of a commercial structure, which is subject to the provisions of Chapter 26, Article 82 of Sonoma County Code requiring Design Review, and complies with the general development standards inclusive of overall form, color, and landscaping.
4. **Environmental Determination.** The Zoning Administrator has reviewed and considered the facts of the record and determined that the proposed project is Categorical Exempt from CEQA under Section 15301 of the CEQA Guidelines as an existing hotel facility with no or negligible expansion of the existing or former use.
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 the general area. The particular circumstances in the case are:
 - a. The proposed operation of the motel is similar in nature to the previous use of the site and is located in an area with other commercial uses of similar scale and intensity; and
 - b. The proposed project is located within the community of Occidental and adequate services are available to serve the resumed motel use; and
 - c. The proposed design complies with the Design Review requirements for commercial development included in Chapter 26, Article 82 of Sonoma County Code and would be harmonious with the surrounding built environment.