



County of Sonoma
Permit & Resource Management Department

Sonoma County Board of Zoning Adjustments Actions

Permit Sonoma
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

February 24, 2022
Meeting No.: 22-03

Roll Call

Greg Carr, District 1
Absent, District 3
Kevin Deas, District 4
Eric Koenigshofer, District 5
Larry Reed, Chair, District 2

Staff Members

Scott Orr
Georgia McDaniel
Hannah Spencer
Alexandria Sullivan, Secretary
Jennifer Klein, Chief Deputy County Counsel

Board of Zoning Adjustments Regular Calendar

Item No.: 1
Time: 1:05 PM
File: PLP18-0012
Applicant: Kirk Lok, Lok GuerneWood Park Development Company
Owner: Lok GuerneWood Park Development Company
Cont. from: N/A
Staff: Georgia McDaniel
Env. Doc: Mitigated Negative Declaration
Proposal: Use Permit and Design Review, followed by a Certificate of Modification to construct a new 120-room resort, implement a Streamside Conservation Plan to allow for Riparian Corridor encroachment of 4,490 square feet (SF) and habitat restoration of 1.26 acres, and to construct improved public river access with a parking lot, improved trail and restroom. The resort uses include two main hotel buildings with 100 rooms, 20 suites located in detached bungalow buildings, a lobby and hotel services area, a spa, a restaurant and bar, and two meeting rooms for special events.
Location: 17155 Highway 116, Guerneville, CA
APN: 072-130-005, -007 and -009
District: 5
Zoning: K (Recreation and Visitor-Serving Commercial) with Combining Zones for LG/RRC and LG/116 (Local Area Development Guidelines for Russian River Corridor and Highway 116 Scenic Corridor), F1 (Floodway), F2 (Floodplain), SR (Scenic Resources), RC 25/50 (Riparian Corridor with 50-foot and 25-foot setbacks), and VOH (Valley Oak Habitat)
Action: **Commissioner Koenigshofer** motioned to continue the project to a date uncertain with direction given to applicant on project modification. Seconded by **Commissioner Carr** and approved with a 4-0-1 vote.

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

Vote:

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|---------------------------|--------|
| Commissioner Carr | Aye |
| Commissioner District 3 | Absent |
| Commissioner Deas | Aye |
| Commissioner Koenigshofer | Aye |
| Commissioner Reed | Aye |

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