



County of Sonoma
Permit & Resource Management Department

Sonoma County Board of Zoning Adjustments and Planning Commission Actions

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

August 25, 2022
Meeting No.: 22-10

Roll Call

Caitlin Cornwall, District 1
Larry Reed, District 2
Kevin Deas, District 4
Eric Koenigshofer, District 5
Jacquelynne Ocaña, Chair, District 3

Staff Members

Brian Oh, Division Manager
Adam Sharron, Staff, Planner
Cecily Condon, Staff, Division Manager
Blake Hillegas, Staff, Supervising Planner
Liz Goebel, Secretary
Janice Thompson, Deputy Director of Department of Transit and Public Works (DTPW)
Verne Ball, Deputy County Counsel

Board of Zoning Adjustments Regular Calendar

Item No.: 1 – Board of Zoning Adjustments
Time: 1:05 PM
File: UPE01-0181
Applicant: Ghilotti Construction Company, Inc.
Owner: Investor's Development Company
Cont. from: 11/12/2020
Staff: Adam Sharron
Env. Doc: Mitigated Negative Declaration
Proposal: Request for a Use Permit to legalize a contractor's equipment and materials storage yard and periodic processing of asphalt, cement, concrete, and soil, including the use of crushing equipment, on approximately 18 acres of a 19-acre parcel. The application will address a 2016 settlement agreement between the applicant and the County.
Location: 304 Todd Rd., Santa Rosa
APN: 134-171-050 and 134-171-049
District: Five
Zoning: Limited Rural Industrial (M3), Valley Oak Habitat (VOH)
Action: **Commissioner Koenigshofer** motioned a straw vote to approve project with modifications to the conditions of approval when it returns as item #1 on date certain of September 22nd, 2022. Seconded by **Commissioner Deas** and approved with a 5-0-0 vote.

Appeal Deadline: Not Applicable
Resolution No.: Not Applicable

Vote:

Commissioner Cornwall	Aye
Commissioner Reed	Aye
Commissioner Deas	Aye
Commissioner Koenigshofer	Aye
Commissioner Ocaña	Aye

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

Item No.: 2 – Planning Commission

File: PLP21-0014
Applicant: Christian Bertrand
Owner: Same

Cont. from: Not Applicable
Staff: Cecily Condon

Env. Doc: Mitigated Negative Declaration

Proposal: 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 on two parcels, 0.32 acres and 0.22 acres in size, to be merged by a subsequent Voluntary Merger.
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 the 0.22-acre parcel.

Recommended Action: Staff recommends that the Planning Commission recommend approval of the use permit, the Mitigated Negative Declaration, and the General Plan Amendment and the Rezoning to the Board of Supervisors.

Location: 13670 Arnold Dr. & 5465 O'Donnell Ln., Glen Ellen

APN: 054-290-008 & -009

District: One

Zoning: K (Recreation and Visitor Serving Commercial), F2 (Secondary Floor Plan), LG/GE1 (Local Guidelines/Glen Ellen Subareas 1), RC 50/50 (Riparian Corridor), SR (Scenic Resources) & LC (Limited Commercial), LG/GE1 RC50 SR

Action: **Commissioner Cornwall** motioned to adopt the resolution to the Board of Supervisors for the project as recommended. Seconded by **Commissioner Koenigshofer** and approved with a 5-0-0 vote.

Appeal Deadline: 11 calendar days (applies to Use Permit only)

Resolution No.: 22-08

Vote:

Commissioner Cornwall	Aye
Commissioner Reed	Aye
Commissioner Deas	Aye
Commissioner Koenigshofer	Aye
Commissioner Ocaña	Aye

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