



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

April 8, 2021
Meeting No.: 21-03

Roll Call

Commissioner Cornwall, District 1
Commissioner Ocana, District 3 - for item 1
Commissioner Belforte, District 3 - for items 2 & 3
Commissioner Mauritsen, District 4
Commissioner Davis, District 5
Commissioner Tamura, District 2, Chair

Staff Members

Scott Orr
Blake Hillegas
Crystal Acker
Shawna Brekke-Read
Alexandria Sullivan, Secretary
Jennifer Klein, Chief Deputy County Counsel

Board of Zoning Adjustments Regular Calendar

Item No.: 1
Time: 1:05 PM
File: ORD20-0010 Appeal of Administrative Determination on Amazon
Appellant: Mobilize Sonoma and Valley of the Moon Alliance
Applicant: McNeal Real Estate Services on behalf of Amazon
Owner: Victory Station LLC, Jose McNeil
Cont. from: February 11, 2021
Staff: Blake Hillegas
CEQA Review: Exempt
Proposal: Resolution formalizing a 3-2 straw vote to uphold an Appeal of a Permit Sonoma Administrative Determination and require a Use Permit for Amazon to operate a "Truck Terminal" warehouse and distribution center within an existing warehouse building and construct a new parking lot on a 3.5 acre Limited Rural Industrial property.
Location: 22801 8th Street East and 1194 Freemont Drive, Sonoma
APN: 128-442-014, -017, -018
District: One
Zoning: M3, (Limited Rural Industrial), SR (Scenic Corridor), F2 (Flood Plain), VOH (Valley Oak Habitat)

Action: **Commissioner Cornwall** motioned to approve the resolution. Seconded by **Commissioner Ocana** and approved with a 3-1-0 vote.
Appeal Deadline: N/A
Resolution No.: 21-002

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Vote:

| | |
|----------------------------|---------|
| Commissioner Cornwall | Aye |
| Commissioner Ocana | Aye |
| Commissioner Mauritson | No |
| District Five | Vacancy |
| Commissioner Tamura, Chair | Aye |

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|----------|---|
| Ayes: | 3 |
| Noes: | 1 |
| Absent: | 0 |
| Vacancy: | 1 |

Item No.: 2
Time: 1:10
File: UPC17-0094 Loe Firehouse Dispensary
Applicant: John Lobro
Owner: Goodharold, LLC
Cont. from: N/A
Staff: Crystal Acker
Env. Doc: Negative Declaration
Proposal: Cannabis dispensary with 1,891 square feet of retail floor area and delivery service operating 7:00 am to 7:00 pm Monday through Saturday (closed Sunday) in an existing commercial building on a 0.33-acre parcel
Location: 15499 Arnold Dr., Glen Ellen
APN: 054-130-024
District: One
Zoning: Limited Commercial, with combining zones for Scenic Resources – Arnold Drive Scenic Corridor and Valley Oak Habitat

Action: **Commissioner Cornwall** motioned to approve as recommended with modified conditions. Seconded by **Commissioner Davis** and approved with a 5-0-0 vote.

Appeal Deadline: 11 days
Resolution No.: 21-003

Vote:

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|----------------------------|-----|
| Commissioner Cornwall | Aye |
| Commissioner Belforte | Aye |
| Commissioner Mauritson | Aye |
| Commissioner Davis | Aye |
| Commissioner Tamura, Chair | Aye |

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|----------|---|
| Ayes: | 5 |
| Noes: | 0 |
| Absent: | 0 |
| Abstain: | 0 |

Item No.: 3
Time: 1:50
File: UPC17-0081 Cannabis Cultivation
Applicant: Christopher Coogan
Owner: Same
Cont. from: N/A
Staff: Shawna Brekke-Read
Env. Doc: Categorical Exemption

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Proposal: A five-year limited-term Use Permit for 9,607 square feet of outdoor cannabis cultivation and 852 square feet of propagation within three existing hoop houses. Processing of cannabis material would be done off-site by a licensed third party. Employees, all over 21 years of age, include the two year round and two seasonal employees during harvest. Cultivation activities will occur 24 hours a day, seven days a week, but deliveries and shipping would be limited to Mondays through Fridays from 8:00 a.m. to 5:00 p.m. The project would operate on a 25.51-acre parcel

Location: 20077 Sweetwater Springs Rd., Guerneville

APN: 069-050-019

District: Five

Zoning: Resources and Rural Development (one dwelling unit allowed per 160 acres)

Action: **Commissioner Davis** motion to continue to a date uncertain. Seconded by **Commissioner Mauritson** with a 5-0-0 vote.

Appeal Deadline: N/A

Resolution No.: N/A

Vote:

| | |
|----------------------------|-----|
| Commissioner Cornwall | Aye |
| Commissioner Belforte | Aye |
| Commissioner Mauritson | Aye |
| Commissioner Davis | Aye |
| Commissioner Tamura, Chair | Aye |

Ayes: 5

Noes: 0

Absent: 0

Abstain: 0