



Legislation Text

File #: 2023-0258, **Version:** 1

To: Board of Supervisors

Department or Agency Name(s): Permit Sonoma

Staff Name and Phone Number: Scott Orr, (707) 565-1754

Vote Requirement: Majority

Supervisorial District(s): Fifth

Title:

Request for Original Jurisdiction over PLP20-0009 The Wildwood Conservation Foundation Use Permit

Recommended Action:

Approve the request to exercise original jurisdiction for the phased Use Permit to legalize an existing retreat center, located at 20111 Old Cazadero Road, Guerneville; APNs 106-230-007 & 008. (Fifth District)

Executive Summary:

On February 16, 2023, Fifth District Supervisor Lynda Hopkins submitted a written request to the Clerk of the Board of Supervisors that the Board take original jurisdiction over the use permit requested by PLP20-0009. The submitted application PLP20-0009 requests approval of a phased Use Permit to legalize an existing retreat center operating year-round located on a +/- 210-acre site. As proposed, the resort will operate Friday - Sunday with a maximum of 52 people onsite following the completion of Phase I; a maximum of 60 people onsite following the completion of Phase II; and, open one weekend a month Thursday - Sunday with a maximum of 35 people onsite during both phases. Phase I will occur within 2 years from approval and Phase II will occur within 4 years from the date of approval. Total number of people onsite during both phases is inclusive of guests and up to 10 employees.

Discussion:

The Sonoma County Zoning Code allows the Board of Supervisors to exercise original jurisdiction over any discretionary planning application for which Planning Commission review is not required (Sec. 26-92-155). Exercising original jurisdiction would result in the project bypassing the Board of Zoning Adjustments and proceeding directly to the Board of Supervisors for a decision. Any member of the Board may make a request to exercise original jurisdiction, either orally at a Board meeting or filed in writing to the Clerk of the Board. The request to exercise original jurisdiction need not state a reason. A request for original jurisdiction must be approved by a majority of the Board at a public meeting.

If original jurisdiction is approved, the Board will assume jurisdiction over the matter, and the matter will be heard and decided by the Board at a later date, in a noticed public hearing on the project conducted in accordance with state law. The applicant has also requested a zone change from the site's current Resources and Rural Development (RRD) zone to the Timberland Production district (TP) and cancellation of its existing Williamson Act contract. The requested zone change is not part of this request for original jurisdiction. The Planning Commission will hold a public hearing and make a recommendation to the Board regarding the zone change request. The Board will consider the use permit application and the requested zone change and

associated Williamson Act contract cancellation together, after the Board receives the Planning Commission's recommendation on the proposed zone change.

Strategic Plan:

Not Applicable

Prior Board Actions:

Not Applicable

FISCAL SUMMARY

Not Applicable

Narrative Explanation of Fiscal Impacts:

This is an At-Cost application and the processing costs are paid by the applicant.

Narrative Explanation of Staffing Impacts (If Required):

Not Applicable

Attachments:

Att 1 PLP20-0009 Request for Original Jurisdiction

Related Items "On File" with the Clerk of the Board:

Not Applicable