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Planning Commission Meeting

March 17, 2022 at 1:00 PM

Webinar Information

Members of the public can watch or listen to the meeting by calling in or by using the Zoom application:

- **Zoom Webinar:** [Join Meeting »](#)
- **Telephone:** 1 (669) 900-9128
- **WebinarID:** 948 1080 3706
- **Password:** 953109

Roll Call

Commissioner District 1 Cornwall
Commissioner District 2 Gilardi
Commissioner District 4 McCaffery
Commissioner District 5 Grady
Commissioner District 3, Ocana Chair

Staff Members

Scott Orr, Deputy Director
Gary Helfrich, Staff
Chelsea Holup, Secretary
Jennifer Klein Chief Deputy County Counsel

Disability Accommodation

If you have a disability which requires an accommodation or an alternative format to assist you in observing and commenting on this meeting, please call (707) 565-6105 or email PlanningAgency@sonoma-county.org at least 72 hours in advance of the meeting to make arrangements.

[Add to Calendar](#) (iCal)

Agenda

1:00 PM Call to order, Roll Call and Pledge of Allegiance.

Correspondence

Board of Zoning Adjustments/Board of Supervisors Actions

Commissioner Announcements

Planning Commission Regular Calendar

[View documents for all items listed digitally »](#)

Item Number:	1
Time:	1:05 PM
File:	ORD21-0005 Vacation Rental Ordinance
Applicant:	County of Sonoma
Owner:	N/A
Cont. from:	N/A
Staff:	Gary Helfrich
Env Doc:	The Proposed Project will not have a significant effect on the environment and is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State CEQA guidelines.
Proposal:	Staff recommends an update to the County's Vacation Rental Ordinance. The update includes new program elements: Revision of Sonoma County Code Chapter 4 to establish a Vacation Rental License program, update to the existing Performance Standards, conversion of existing temporary caps and wildfire ban areas to permanent caps limiting vacation rentals to no more than 10% of single family residences within each area, and additions to existing Vacation Rental Exclusionary (X) Zone in Sonoma Valley.
Location:	Countywide
APN:	Various
District:	Countywide
Zoning:	All Residential, LEA, RRD, DA.

Vote:

Commissioner District 1 Cornwall
Commissioner District 2, Gilardi
Commissioner District 4 McCaffery
Commissioner District 5 Grady
Commissioner District 3 Ocana Chair

Ayes:

Noes:

Absent:

Abstain:

Permit Sonoma Hearing Waiver Calendar

This calendar serves only to notify the public of hearing waiver projects. The projects listed below are not on the current agenda. During the Sonoma County Shelter in Place order additional accommodations for digital file review of the waiver period are available by contacting the project planner prior to the "last day for public comment" date listed for each item.

File:	UPE21-0050
Project Name:	Fence
Applicant:	14755 Armstrong Woods, LLC
Staff:	Jen Chard
Location:	14755 Armstrong woods Rd., Guerneville
APN:	069-300-021
Project Description:	Use Permit for a new/ replacement solid 6-foot fence with 2 feet of lattice within the front yard setback on a 9.9 acre parcel zoned K, F2 LG/116 RC50/50 SR VOH.
Last Day for Public Comment:	March 21, 2022

File:	PLP21-0019
Project Name:	Intermediate freestanding commercial telecommunications facility within existing 60,000 square foot leased area on a 556-acre parcel.
Applicant:	Incline Partners, LLC
Staff:	Marina Herrera
Location:	2885 Bay Hill Road, Bodega Bay
APN:	100-090-009
Project Description:	Planning Project for a Use Permit, Coastal Permit, and Design Review for an intermediate freestanding commercial telecommunications facility within an existing clustered telecommunications site (previously approved by File No. PLP05-0021), including a 60-foot lattice tower within the existing 60,000 square foot leased area on a 556-acre parcel.
Last Day for Public Comment:	March 21, 2022

Procedures

Planning Commission hearings begin at 1:00 PM and are recorded. Agenda items begin on or after the time stated on the agenda. County staff will give a presentation on the project followed by commissioner questions. A public hearing is then opened and the applicant gives a 10-minute project presentation followed by public comments. The time limit for public comments is at the Chair's discretion and is typically 3 minutes per speaker. Please state your name for the record when you are called upon. Questions raised by the public may be answered after all public comments are given. The Commission may request staff or the applicant to answer questions, and the applicant is given the opportunity to respond to any public comments. The public hearing is then closed and no further public comments are received. The commissioners discuss the project and make a decision by motion and roll call vote.

Uncontested Calendar

All items listed on the uncontested calendar are considered to be routine. The Chair will open the public hearing on all items simultaneously. If no one from the public addresses the Planning Commission, the hearing will be closed and the items may be acted upon with a single majority vote.

Public Appearances for Non-Agenda Items

Shortly after the hearing begins, the Planning Commission invites public participation regarding the affairs of the County. Any person desiring to speak on any matter which is not scheduled on this agenda may do so. Comments may be limited to three minutes, or as imposed at the discretion of the Chair. Under State Law, matters presented during public appearances cannot be discussed or acted upon by the Planning Commission commissioners.

Public Comment

Please follow the instructions below to submit a Public Comment in writing, email or in person via Zoom. The Planning Commission invites interested persons to submit comments which are entered into the permanent record. Written comments received prior to and during the hearing are distributed to the commissioners, staff, and are available to the public via the public copies link in the calendar section of this agenda. Written comments received after the package is made public may be read into the record.

Mail Public Comments:

Address letters to: Permit Sonoma, 2550 Ventura Avenue, Attn: Planning Agency Secretary, Santa Rosa, CA 95403 and include the project number. Please note, due to the office closure under the Sonoma County Shelter in Place order, Permit Sonoma receives mail once a week leading to longer than usual processing times for mailed in items.

Email Public Comments:

Email comments to: PlanningAgency@sonoma-county.org. Please provide your name and the project number. It is advised to email comments prior to the hearing date to give commissioners and staff review time.

Public Comments Using Zoom:

Members of the public who join the Zoom meeting, either through the Zoom app or by calling in, may give a public comment when the Chair opens the public hearing for your item of interest. Please take the time to locate the raise hand feature in the app, press the Alt & Y keys together on your keyboard, or press *9 to raise and lower your hand when calling in. Your name, or phone number if you call in, will be announced when it's your turn to speak (1 public comment is allowed per person).

Please be respectful of others and the varying points of view. No clapping, booing, or speaking out of turn.

Please be courteous turn off cell phones and pagers while the meeting is in session.

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Contact Information

Planning Commission
Planning Division
Permit & Resource Management
Department
County of Sonoma

Email: PlanningAgency@sonoma-county.org

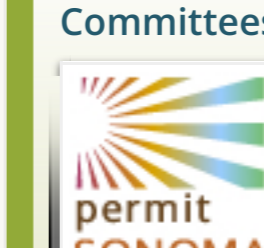
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