



2550 Ventura Avenue  
Santa Rosa, CA 95403

**p:** (707) 565-1900

**f:** (707) 565-1017

Tennis Wick  
Director

Scott Orr  
Assistant Director

Michelle Arellano  
Administration

Nathan Quarles  
Engineering and Construction

Tyra Harrington  
Code Enforcement

Genevieve Bertone  
Communications

Steve Mosiurchak  
Fire Marshal

John Mack  
Natural Resources

Brian Keefe  
Ombudsperson

## ***Sonoma County Design Review Committee Agenda***

Permit Sonoma  
2550 Ventura Avenue  
Santa Rosa, CA 95403  
[DesignReview@sonoma-county.org](mailto:DesignReview@sonoma-county.org)

September 18, 2024  
Meeting No.: 24-09

### **Committee Members**

Wil Lyons, Chair  
Derik Michaelson, Staff

### **Staff Members**

Liz Goebel, Secretary  
Jennifer Faso, Planning Staff  
Hannah Spencer, Planning Staff

### **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) 444-9171
- **Webinar ID:** 929 6057 1368
- **Password:** 247724

### **In-Person Meeting Information**

Members of the public can attend in person at the following location:

#### **[Sonoma County Public Law Library](#)**

Judge Gayle Gyunup / U.S. Rep. Douglas Bosco Conference Room  
2604 Ventura Avenue  
Santa Rosa, CA 95403

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

**1:30 p.m. Chair Introduction**

## County Regular Item

**Item No:** 1  
**Time:** 1:35 PM  
**File No.:** DRH19-0006  
**Staff:** Jennifer Faso  
**Subject:** Design Review Hearing  
**Proposal:** Request for final Design Review approval to allow a 89,856 square foot mini-storage unit facility on a 11.34 acre parcel.  
**Applicant:** Platinum Storage Group  
**Location:** 1352 Hwy. 12, Sebastopol  
**APN:** 063-011-017  
**District:** 5  
**Zoning:** LC (Limited Commercial), RR (Rural Residential) B6 2 (2-acre density) SR (Scenic Resources)  
**DRC Level:** Final Review  
**Public Hearing:** Yes  
**Last Review:** July 19, 2023 (Preliminary); January 15, 2020 (Conceptual)  
**Recommendation:** Adopt the Mitigated Negative Declaration and approve the final design plans and site improvements for the proposed 89,856 square foot mini-storage unit facility on a 11.34-acre parcel.  
**CEQA Review:** Mitigated Negative Declaration

**Item No:** 2  
**Time:** At or after 1:50 PM  
**File No.:** UPE12-0031  
**Staff:** Hannah Spencer  
**Subject:** Use Permit  
**Proposal:** Request for a Use Permit to allow construction and operation of a new commercial composting facility with a 9.43-acre concrete aerated composting pad capable of processing 185,000 tons of feedstocks per year. The Project includes a 9-acre agricultural products pad and new structures include an office with parking area, employee breakroom and restroom, storage building and mechanics workshop, two scales (one entrance and one exit scale), and an operations control center. The facility would operate with 15 – 20 employees, (7) days a week from 6:00 AM to 6:00 PM with commercial deliveries limited between 6:00 AM and 3:00 PM. Water would be provided by an existing reservoir, City of Petaluma recycled water, and re-use of compost process water. An existing onsite domestic well would be used for employee drinking water and restrooms. A new 800-gallon septic tank and system would be installed to support on-site employees. The compost facility footprint would occupy 35.10-acres of a 156.76-acre parcel currently subject to a Land Conservation (Williamson Act) Contract. The Use Permit application includes a request for a full or partial immediate cancellation of the Williamson Act Contract.  
**Applicant:** Allan Tose  
**Location:** 2535 Stage Gulch Rd., Petaluma  
**APN:** 068-040-015

**District:** 2  
**Zoning:** LEA B6 60 Z, RC50/25 SR VOH  
**DRC Level:** Concept  
**Public Hearing:** No  
**Last Review:** Not Applicable  
**Recommendation:** Recommend approval of the compost facility design, colors, materials, exterior lighting, parking and landscape plans to the Board of Zoning Adjustments.  
**CEQA Review:** Environmental Impact Report

---

### Public Comments

Please follow the instructions below to submit a public comment in writing, email, or in person via the hearing room. The DRC 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.

### Email Public Comment

You may email [DesignReview@sonoma-county.org](mailto:DesignReview@sonoma-county.org) to submit public comment. Provide your name, the project number, and your comment. It is advised that you mail or email public comments in advance of the hearing date to give the commissioners and staff time to review. Emailed comments received during the hearing are distributed to the commissioners and staff but are not read out loud into the record. All public comments received prior to, during, and after the hearing are saved to the project file.

### Written Public Comments

Submit letters prior to the hearing by mail addressed to:

Permit Sonoma  
ATTN: Design Review Committee Secretary  
2550 Ventura Avenue  
Santa Rosa, CA 95403

Please make sure to reference the project number in your written comment.

### Public Appearances for Agenda Items

DRC hearings begin at 1:30 p.m. and will be recorded. Agenda items begin on or after their designated time. After a county staff project presentation and committee questions, the public hearing is then opened. At that time, the applicant may give a 10-minute project presentation followed by public comments. The time limit for public comments is at the Chair's discretion and is typically three 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 Committee 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 Committee will discuss the project and make a decision by motion and roll call vote.

**Please Be Respectful** of others and the varying points of view. No clapping, booing, or speaking out of turn.

**Please Be Courteous** by switching cell phones to silent while the meeting is in session.