



County of Sonoma
Permit & Resource Management Department

Sonoma County Planning Commission Agenda

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

September 1, 2022
Meeting No.: 22-15

In accordance with AB 361, Governor Newsom's March 4, 2020 State of Emergency due to the COVID-19 pandemic, Sonoma County Public Health Officer's Recommendation for Teleconferenced Meetings, and the Sonoma County Board of Supervisors Resolution 21-0399, September 1, 2022 Planning Commission meeting will be held virtually.

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 >>](https://sonomacounty.zoom.us/j/92259692789?pwd=Z3Fsa1lkY2JlUmwyR0Rtc0FYdmJFdz09)
<https://sonomacounty.zoom.us/j/92259692789?pwd=Z3Fsa1lkY2JlUmwyR0Rtc0FYdmJFdz09>
- **Telephone:** 1 (669) 900-9128
- **Webinar ID:** 922 5969 2789
- **Password:** 531027

Roll Call

Commissioner District 1 Carr
Commissioner District 2 Reed
Commissioner District 4 McCaffery
Commissioner District 5 Koenigshofer
Commissioner District 3, Chair Belforte

Staff Members

Scott Orr, Deputy Director
Brian Oh, PRMD Division Manager
Doug Bush, Staff
Robert Aguero, Staff
Tasha Levitt, 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) 565-1935 or email PlanningAgency@sonoma-county.org at least 72 hours in advance of the meeting to make arrangements.

Materials

Available digitally through the link in the Agenda. You can also email PlanningAgency@sonoma-county.org or the project planner to request materials.

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>>](https://share.sonoma-county.org/link/pcc12VRh8r0/)

<https://share.sonoma-county.org/link/pcc12VRh8r0/>

Item No.: 1
Time: 1:05 PM
File: Workshop on Policy Options for Oak Woodland Protection
Applicant: County of Sonoma
Owner: N/A
Cont. from: August 18, 2022
Staff: Doug Bush, Robert Aguero
Env. Doc: The workshop is informational only and is not subject to CEQA.
Proposal: Discuss newly available data and potential approaches to address oak woodland protections.

Recommended Action: Provide feedback on options to enhancing protections for oak woodland, for consideration and direction of the Board of Supervisors at a future meeting.

Location: Countywide Excluding Coastal Zone
APN: Various
District: Countywide
Zoning: Various

Action:
Appeal Deadline:
Resolution No.:

Vote:

Commissioner District 1 Carr
Commissioner District 2 Reed
Commissioner District 4 McCaffery
Commissioner District 5 Koenigshofer
Commissioner District 3 Belforte

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: UPE21-0028
Project Name: Sonoma Vineyard Market
Applicant: Hansra Properties LLC
Staff: Derik Michaelson
Location: 18971 Hwy. 12, Sonoma
APN: 127-083-017
Project Description: Use Permit for conversion of a 2,106-square-foot existing office building for use as a retail convenience market with a 923-square-foot retail floor, alcohol sales, seven parking spaces, three full-time employees, and operating hours from 6 a.m. to 11 p.m., Monday through Sunday, located within the Vineyard Shopping Center on a 0.24-acre parcel zoned Neighborhood Commercial (C1).
Last Day for Public Comment: September 6, 2022

File: UPE22-0014
Project Name: Food Truck Use Permit
Applicant: Michael Khoury
Staff: Derik Michaelson
Location: 997 Napa Rd., Sonoma
APN: 126-031-078
Project Description: Use Permit for operation of a 216-square-foot stationary food truck as an accessory use to a 2,879-square-foot existing deli (Vineburg Deli) establishment, including one additional employee, 300 square-feet of additional outdoor seating area, and operating hours per those of the existing deli, 7:30 a.m. to 3:00 p.m., Monday through Saturday, located on a 0.91-acre parcel zoned Neighborhood Commercial (C1).
Last Day for Public Comment: September 6, 2022

Procedures

PC 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 PC, 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 PC 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 PC commissioners.

Public Comments

Please follow the instructions below to submit a Public Comment in writing, email or in person via Zoom. The PC 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, longer than usual processing times for mailed in items may occur.

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.