



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

October 20, 2022  
Meeting No.: 22-18

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, October 20, 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/98018791734?pwd=dDE0MWM2OHhqcVhaRXpvWjhSMHZaZz09>
- **Telephone:** 1 (669) 444-9171
- **Webinar ID:** 980 1879 1734
- **Password:** 839969

### **Roll Call**

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

### **Staff Members**

Scott Orr, Deputy Director  
Brian Oh, Division Manager  
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](mailto: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](mailto:PlanningAgency@sonoma-county.org) or the project planner to request materials.

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

**Approval of Minutes** Planning Commission: 06/07/2022; 06/16/2022 06/29/2022; 08/18/2022; 09/01/2022;  
09/15/2022

**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/7UM0fJHTjbg/)

<https://share.sonoma-county.org/link/7UM0fJHTjbg/>

Item No.: 1  
Time: 1:05 PM  
File: Mountain Ave Winery (PLP17-0031)  
Applicant: Mathieu Jacques P & Jenifer K  
Owner: Same  
Cont. from: N/A  
Staff: Marina Herrera  
Env. Doc: Categorically Exempt from CEQA under State CEQA Guidelines including the following, Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversion of Small Structures) and Section 15061(b)(3) (Common Sense Exemption).  
Proposal: The project requests a 1) Zone Change from Rural Residential (RR) to Agriculture and Residential (AR) and 2) a Use Permit for a small winery with a maximum production of 1,000 cases annually to occur within a residential structure.  
Recommended Action: Hold a public hearing to review the request for a Zone Change and a Use Permit for a small winery and make a recommendation to the Board of Supervisors to approve the project and find it categorically exempt from the California Environmental Quality Act  
Location: 565 & 457 Mountain Ave. & 17384 Hillcrest Ave., Sonoma  
APN: 056-281-052, -053  
District: One  
Zoning: RR B6 5, RC50/50

Action:

Appeal Deadline:

Resolution No.:

**Vote:**

Commissioner District 1 Carr

Commissioner District 3 Ocaña

Commissioner District 4 McCaffery

Commissioner District 5 Koenigshofer

Commissioner District 2 Chair Reed

Ayes:

Noes:

Absent:

Abstain:

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**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: UPE21-0040  
Project Name: Conversion of an existing commercial structure to a single-family residence  
Applicant: Raj Chivukula/ Melissa Mabe  
Staff: Adam Sharron  
Location: 6530 Covey Rd., Forestville  
APN: 083-090-049  
Project Description: Minor Use Permit to convert an existing meeting/event hall to a two-story 4,613 sq. ft. primary single-family residence on a 0.19-acre parcel zoned LC (Limited Commercial), LG/116 (Local Guidelines) SR (Scenic Resource).  
Last Day for Public Comment: October 24, 2022

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### 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](mailto: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.