



County of Sonoma  
Permit & Resource Management Department

## ***Sonoma County Planning Commission***

### ***Agenda***

Board of Supervisors Chambers  
575 Administration Drive, Room 102A  
Santa Rosa, CA 95403  
[PlanningAgency@sonoma-county.org](mailto:PlanningAgency@sonoma-county.org)

July 20, 2023  
Meeting No.: 23-12

#### **Roll Call**

Commissioner Carr, District 1  
Commissioner Reed, District 2  
Commissioner Wiig, District 3  
Commissioner Koenigshofer, District 5  
Commissioner Deas, Chair, District 4

#### **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/95659058153?pwd=Y1RuUklnTWUvUmF5UEJKUGMrNjZqQT09)  
<https://sonomacounty.zoom.us/j/95659058153?pwd=Y1RuUklnTWUvUmF5UEJKUGMrNjZqQT09>
- **Telephone:** 1 (669) 900-9128
- **Webinar ID:** 956 5905 8153
- **Password:** 879124

#### **Staff Members**

Scott Orr  
Eric Gage  
Tasha Levitt, Administrative Assistant  
Christa Shaw, Deputy County Counsel  
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 and on the Planning Commission website. 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.

**Correspondence**

**Planning Commission/Board of Supervisors Actions**

**Commissioner Announcements**

**Public Appearances for Non-Agenda Items**

**Items scheduled on the Agenda** in order to expedite the meeting, please fill out a speaker card located on the back table before speaking.

## Planning Commission Regular Calendar

[View documents for all items listed digitally>>](https://share.sonoma-county.org/link/ayGOP8H2Pwk/)

<https://share.sonoma-county.org/link/ayGOP8H2Pwk/>

**Item No.:** 1

**Time:** 1:05 PM

**File:** PLP20-0018

**Applicant:** County of Sonoma

**Owner:** N/A

**Cont. from:** July 13, 2023

**Staff:** Eric Gage

**Env. Doc:** Environmental Impact Report

**Proposal:** 2023-2031 Housing Element Update and Final Environmental Impact Report

**Recommended**

**Action:** The Sonoma County Planning Commission will hold a public hearing to consider and make recommendations to the Board of Supervisors regarding certification of the Final Environmental Impact Report (FEIR) prepared for the Housing Element Update (SCH No. 2022060323) and the following components of the Housing Element Update package:

- Adoption of the Housing Element for the 6th Housing Element Cycle (2023-2031) and repeal of existing 2014 Housing Element (General Plan Amendment)
- Amendments to the General Plan land use designations on up to 43 parcels (Amendments to General Plan Land Use Map)
- Amendments to zoning on up to 55 sites to allow increased residential development
- Amendments to text of Sonoma County Code Chapter 26 (Zoning Code) making limited technical corrections needed at adoption of the 6th Cycle Housing Element

**Location:** Countywide

**APN:** Various

**District:** Countywide

**Zoning:** Various

Action:

Appeal Deadline:

Resolution No.: 23-0\_

**Vote:**

Commissioner Carr  
Commissioner Reed  
Commissioner Wiig  
Commissioner Koenigshofer  
Commissioner Deas

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.

**File:** UPE22-0050  
**Project Name:** Use permit for an 80-foot-tall faux mono-elm tree for T-Mobile  
**Applicant:** Melissa Keith with Assurance Development / Vertical Bridge on behalf of T-Mobile  
**Staff:** Adam Sharron  
**Location:** 12847 Dunbar Rd., Glen Ellen  
**APN:** 053-120-057  
**Project Description:** Use Permit for an 80'-0" tall faux tree (mono-elm) for T-Mobile with (12) 8' antennas, (6) RRUs, (1) 2' microwave, (1) GPS antenna, (2) ground-mounted radio cabinets and an emergency generator on a raised concrete pad, utility backboard, and multi-meter utility service mounted on H-frame within a 50' x 50' fenced lease area. No water or sewer service will be required. This proposal revises the tower placement originally proposed in March 2023.

**Last Day for Public Comment:** July 24, 2023

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**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 Appearances for Agenda Items:** PC hearings begin at 1:00 PM and are recorded.

Agenda

items begin on or after the time stated on the agenda. After a county staff project presentation and commission questions, the public hearing is then opened. The applicant may then 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 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.

**Hearing Waiver Calendar:** The hearing waiver calendar lists projects proposed for public hearing waivers for informational purposes only. The listed items are not scheduled on the current or uncontested calendars. For more information on the hearing waiver item, contact the planner assigned to the project or fill out a 'Request for Information' card.

**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 Comments**

Please follow the instructions below to submit a Public Comment in writing, email or in person via the hearing room. 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. **This is not the location of the hearing.**

**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 (no later than the day before) prior to the hearing date to give commissioners and staff review time.

**If you wish to speak** on an item which appears on this agenda, please fill out a speaker card and drop it in the box near the staff table. You will be called by the Chair in the order received. Your name, will be announced when it's your turn to speak (1 public comment is allowed per person). The meetings are recorded and all in person testimony must be given through the microphone. Please state your name upon approaching the microphone. Each person may speak only once and is usually granted 3 minutes. Time limits are at the discretion of the Chair. Questions raised by the public are to be directed to the Commission. At the end of the hearing, the Commission may ask staff or the applicant to respond to any questions raised during the hearing.

**If you wish to comment on a hearing waiver item**, submit your comment directly to the assigned planner prior to the "last day for public comment" date listed for each item.

**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.