



## **Sonoma County Board of Zoning Adjustments Actions**

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

March 10, 2022  
Meeting No.: 22-04

### **Roll Call**

Greg Carr, District 1, Items 2 & 3  
Larry Reed, District 2, All items  
Shawn McCaffery, District 4, Item 1  
Kevin Deas, District 4, Items 2 & 3  
Eric Koenigshofer, District 5, All items  
Greg Carr, District 1, Chair, Item 1  
Jacquelynne Ocana, Chair, District 3, Items 2 & 3

### **Staff Members**

Scott Orr, Deputy Director of Planning  
Joshua Miranda  
Claudette Diaz  
Marina Herrera  
Alexandria Sullivan, Secretary  
Jennifer Klein, Chief Deputy County Counsel

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

**Approval of Minutes** BZA Minutes for February 10, 2022

## **Board of Zoning Adjustments Regular Calendar**

Item No.: 1  
Time: 1:05 PM  
File: UPE20-0008 Muir Wood  
Applicant: Muir Wood Adolescent & Family Services- Scott Sowle  
Owner: KKS Property LLC  
Cont. from: October 14, 2021  
Staff: Joshua Miranda  
Env. Doc: Categorical Exemption  
Proposal: Use Permit to expand an existing Small Residential Community Care Facility to a Large Residential Community Care Facility with 11 employees and 24-hour care for 10 people in a 5- bedroom single family dwelling. The facility currently provides 24-hour care for 6 people and operates with 9 employees. The proposed expansion in residential care service requires no new construction on a 3.13 acre parcel.  
Location: 1743 Skillman Lane, Petaluma  
APN: 048-250-002  
District: Two  
Zoning: Agriculture and Residential (allowed density: 2 acres per dwelling unit) and combining zone for Valley Oak Habitat.

Action: **Commissioner McCaffery** motioned to deny with prejudice. Seconded by **Commissioner Koenigshofer** and approved with a 4-0-1 vote.

Appeal Deadline: 11 Days  
Resolution No.: 22-002

**Vote:**

Commissioner Reed	Aye
Commissioner McCaffery	Aye
Commissioner Koenigshofer	Aye
Commissioner Belforte	Absent
Commissioner Carr, Chair	Aye

Ayes: 4  
Noes: 0  
Absent: 1  
Abstain: 0

Item No.: 2  
Time: 1:05 pm  
File: PLP19-0009 Laughlin Hotel  
Applicant: Scott Schellinger, Landmark Hotels, Inc.  
Owner: Royal Oak Development Co. LLC  
Cont. from: N/A  
Staff: Claudette Diaz  
Env. Doc: Categorical Exemption  
Proposal: Request for an Amendment to the Airport Industrial Area Specific Plan, Development Agreement, Use Permit, and Design Review for an 114,472 square foot, 85-foot-tall hotel with 165 guest rooms, conference facilities, and a 150-176-seat rooftop restaurant located on a 3.52 acre parcel.  
Location: 3750 N Laughlin Road, Santa Rosa  
APN: 059-370-033  
District: Four  
Zoning: Industrial Park with a 2-acre average (2 AC AVG) and combining zone for Valley Oak Habitat (VOH)

Action: **Commissioner Koenigshofer** motioned to recommend approval of the project as recommended by staff to the Board of Supervisors with a modification to the Specific Plan Amendment, applied specifically to this project site. Seconded by **Commissioner Deas** and approved with a 5-0-0 vote.

Appeal Deadline: N/A  
Resolution No.: 22-003

**Vote:**

Commissioner Carr	Aye
Commissioner Reed	Aye
Commissioner Deas	Aye
Commissioner Koenigshofer	Aye
Commissioner Ocaña, Chair	Aye

Ayes: 5  
Noes: 0  
Absent: 0  
Abstain: 0

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Item No.: 3  
Time: 2:00 pm  
File: UPE19-0086  
Applicant: Robert Bjorkquist  
Owner: Royal Oak Development Co LLC  
Cont. from: N/A  
Staff: Marina Herrera  
Env. Doc: Categorical Exemption  
Proposal: Request for a Use Permit to allow for a six foot fence along the front property line and to legalize an existing business as a Live/Work use on a 2 acre parcel located.  
Location: 309 W. Matheson Street, Healdsburg  
APN: 088-220-031  
District: Four  
Zoning: Rural Residential (RR, 1 acre density), Valley Oak Habitat (VOH)

Action: **Commissioner Deas** motioned to approve the project as recommended by staff. Seconded by **Commissioner Carr** and approved with a 5-0-0 vote.

Appeal Deadline: 11 days

Resolution No.: 22-004

**Vote:**

Commissioner Carr	Aye
Commissioner Reed	Aye
Commissioner Deas	Aye
Commissioner Koenigshofer	Aye
Commissioner Ocaña, Chair	Aye

Ayes: 5  
Noes: 0  
Absent: 0  
Abstain: 0

**Hearing Closed: 4:21 PM**