



**Lower Russian River Municipal Advisory Council (MAC)  
Land Use Standing Committee, Kyra Wink, Chair  
Minutes from September 27, 2021**

Call to Order at 5:32pm                      Chair/Kyra Wink

Pledge of Allegiance                        MAC Clerk/Mary Agneberg

Roll Call                                        MAC Clerk/Mary Agneberg

**Present:**                                      Chair/Kyra Wink, Committee Members Michael Nicholls and Nic Pereira

**A. Approval of Agenda:** Kyra Wink, Chair, Land Use Committee for the Lower Russian River MAC Representative Michael Nicholls made a motion to approve the agenda, seconded by Rep. Nic Pereira, passed unanimously 3-0.

**B. Statement of conflicts of interest** - none

**C. Correspondence** - none

**D. Consent Calendar**

Approval of Minutes from the August 18, 2021 Special Meeting of the Land Use Committees for the Lower Russian River and the Sonoma Coast

Representative Michael Nicholls made a motion to approve the consent calendar, which was seconded by Rep. Nic Pereira, and passed unanimously.

**Public Comment on matters not on the agenda** - none

**Agenda Items:**

**1. Establish a meeting schedule for the Land Use Standing Committee**

Members present agreed to the fourth Thursday of every other month beginning in January. The November meeting is scheduled for Monday, November 22, 2021 at 5:30p.m., and the January meeting will take place on Thursday, January 27, 2021, at 5:30p.m.

**2. Discuss Land Use Standing Committee communications, notice requirements and outreach**

Discussion around community engagement, Brown Act requirements for noticing meetings and community outreach will be modelled after the MAC format. There was further discussion around recruiting MAC members to assist with outreach and posting notices and a Land Use Committee

newsletter. Representative Nicholls suggests we create a Land Use Committee logo to help distinguish the LUC from the MAC in the public eye.

Staff recommends assembling a list of places where notices can be posted – the post offices, libraries, chamber of commerce and places like Lark’s Drugs. Representative Pereira states he is out and about with his work and that he is willing to post notices. Other MAC reps need to be approached for posting in the area they represent.

### 3. Permits and Projects of Interest:

a. **Lok GuerneWood Park Development Co., Permit Sonoma File No. PLP18-0012**

Public comment ended at 5pm and a hearing is tentatively set for October 14<sup>th</sup>. This project generates a great of public interest and should be tracked by the LUC in order to keep the community informed of its progress.

b. **UPE21-0056** (7250 Giovanetti Rd., Forestville) Completeness Referral (Respond by October 6, 2021). Planner: [Marina.Herrera@sonoma-county.org](mailto:Marina.Herrera@sonoma-county.org) or 707-565-2397 Use Permit for Major Timberland Conversion of 20.67 acres consisting of Douglas Fir, Madrone, and Oak trees to accommodate for future commercial cannabis cultivation and associated processing on an 80 acre parcel.

This project is at the beginning of the permit process. Timberland conversion and cannabis cultivation are both hot-button topics. The progression of this use permit will be monitored by the committee.

c. **Monte Rio Gas Station Permit application - PLP21-0003 Application in Process**

Use Permit and Administrative Design Review to add a 24-hour fuel station with three dispensers to an existing mini-mart operation along a Scenic Corridor on a 0.32-acre parcel.

Staff report: This project application is incomplete and has been stalled since March. Owner reports he has additional steps he must take before permit can go forward. Chair Wink has been approached by community members who favor and who oppose a gas station at this location. Doug Bush is the planner at Permit Sonoma [doug.bush@sonoma-county.org](mailto:doug.bush@sonoma-county.org)

d. **Re-zoning sites for Housing PLP20-0018** Planner: Nina Bellucci 707-565-1236 <https://sonomacounty.ca.gov/PRMD/Regulations/Housing/Rezoning-Sites-for-Housing/Resources-and-Documents/>

The proposed project would require a General Plan map amendment and/or area plan amendments to change land use designations and densities for identified sites, zone changes for identified sites to new zoning districts and density designations to match new General Plan land uses and densities, and, for select sites, the addition of the WH Combining District. Following hearings before the Planning Commission and the Board of Supervisors, the Board of Supervisors may certify the EIR and approve the project.

e. **Public comment regarding permanent outdoor dining on Main Street in Guerneville.**

One of the attendees of the CalTrans ADA/Beautification meeting asked if the outdoor dining/parklets will be continued after Covid-19 adaptations are no longer needed. There are no

permits related to this suggestion at this time. Staff indicated there are CalTrans requirements and accessibility requirements which are being redressed at the seating areas on Main Street in Guerneville.

Staff was asked about two topical issues related to land use:

- River Theater was red-tagged for electrical code violations which rendered the building unsafe. Permit Sonoma staff inspected and made recommendations for remediation. The power is restored but the public may not enter the premises and no events are permitted at this time.
- Johnson's Beach Project – The Board of Supervisors will be in a closed session tomorrow to discuss a potential purchase of Johnson's Beach. The property provides 200 additional parking spaces, worker housing opportunities, has RV sites for safe parking, and the public would continue to have access to the beach through regional parks. If the idea is approved it will be a primary topic for the October 6<sup>th</sup> Guerneville Town Hall

### **Adjournment**

Motion to adjourn by Nic Pereira, Seconded by Kyra Wink, Passed unanimously and the meeting was adjourned at 6:42p.m

The next Land Use Committee meeting will take place via Zoom on November 22, 2021 at 5:30p.m.

Documents related to open session agendas:

Any writings or documents provided to a majority of the Lower Russian River Municipal Advisory Council regarding any item on this agenda after the posting of this agenda and not otherwise exempt from disclosure will be made available for public review at 575 Administration Drive, Room 100-A, Santa Rosa, CA, during normal business hours.

Disability Accommodations:

The Lower Russian River Municipal Advisory Council will make reasonable accommodations for persons having special needs due to disabilities. Please contact the Fifth District Field Representative at 707-565-2866 during regular business hours at least 48 hours prior to the meeting to ensure necessary accommodations are made.

**Lower Russian River MAC**

**Meetings Regular schedule:**

**Thursday, October 15, 2021, Location TBD, 5:30 p.m.**

**Thursday, December 16, 2021, Location TBD, 5:30 p.m.**

Please visit the Lower Russian River MAC website for agendas, including meeting location and time:  
[Sonomacounty.ca.gov/lrrmac](http://Sonomacounty.ca.gov/lrrmac).