



County of Sonoma
Permit & Resource Management Department

Sonoma County Board of Zoning Adjustments Agenda

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

July 8, 2021
Meeting No.: 21-08

In accordance with Executive Orders N-08-21 the July 8, 2021 Board of Zoning Adjustments (BZA) hearing will be held virtually through Zoom.

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/94259124557?pwd=ZXgxUlpBOEZiSHFISlIDa0cxN1psQT09>
- **Telephone:** 1 (669) 900-9128
- **Webinar ID:** 942 5912 4557
- **Password:** 067961

Roll Call

Caitlin Cornwall, District 1
Gina Belforte, District 3
Cameron Mauritsen, District 4
Commissioner Grady, District 5
Larry Reed, District 2, Chair

Staff Members

Scott Orr
Derik Michaelson
Arielle Wright, 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) 565-6105 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.

Procedures

BZA 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 BZA, 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 BZA 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 BZA commissioners.

Public Comments

Please follow the instructions below to submit a Public Comment in writing, email or in person via Zoom. The BZA 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.

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

Correspondence

Planning Commission/Board of Supervisors Actions

Commissioner Announcements

Board of Zoning Adjustments Regular Calendar

[View documents for all items listed digitally>>](#)

<https://share.sonoma-county.org/link/c4gAitbue-l/>

Item No.: 1
Time: 1:05 PM
File: UPE16-0027

Applicant: Jamie Reagan, Down Under Industries
Owner: Ko Ri Inc. and John Kosewic
Cont. from: N/A
Staff: Derik Michaelson
Env. Doc: Categorically exempt per CEQA Section 15301 (Existing Facilities)

Proposal: Request for Use Permit modification and renewal for a five-year limited-term to allow a 678–square-foot existing cannabis dispensary operation to include walk-in customer visitations without appointments, and extended evening retail hours until 7pm (currently 4pm) located on a 1.0 acre parcel.

Location: 50 Ely Rd., Petaluma

APN: 047-213-003

District: 2

Zoning: Limited Commercial (LC) with Combining Zones for Floodplain (F2) and Valley Oak Habitat (VOH).

Action:

Appeal Deadline:

Resolution No.:

Vote:

Commissioner Cornwall

Commissioner Belforte

Commissioner Mauritsen

Commissioner Grady

Commissioner Reed, Chair

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: NONE