



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

October 28, 2021  
Meeting No.: 21-11

**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, the October 28, 2021 Board of Zoning Adjustments (BZA) 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/96248712760?pwd=RERvSWtrWnE4UTV3TjNSNG4zOGtVdz09>
- **Telephone:** 1 (669) 900-9128
- **Webinar ID:** 962 4871 2760
- **Password:** 693832

### **Roll Call**

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

### **Staff Members**

Scott Orr  
Hannah Spencer  
Georgia McDaniel  
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) 565-1947 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.

### **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.

**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.

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

**Approval of Minutes:** Draft BZA Minutes, April 22, 2021

**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/tXGhZ453onQ/)

<https://share.sonoma-county.org/link/tXGhZ453onQ/>

Item No.: 1  
Time: 1:10 PM  
File: PLP18-0012  
Applicant: Kirk Lok, Lok GuerneWood Park Development Company  
Owner: Lok GuerneWood Park Development Company  
Cont. from: N/A  
Staff: Georgia McDaniel  
Env. Doc: Mitigated Negative Declaration

Proposal: Use Permit and Design Review, followed by a Certificate of Modification to construct a new 120-room resort, implement a Streamside Conservation Plan to allow for Riparian Corridor encroachment of 4,490 square feet (SF) and habitat restoration of 1.26 acres, and to construct improved public river access with a parking lot, improved trail and restroom. The resort uses include two main hotel buildings with 100 rooms, 20 suites located in detached bungalow buildings, a lobby and hotel services area, a spa, a restaurant and bar, and two meeting rooms for special events.

Location: 17155 Highway 116, Guerneville, CA

APN: 072-130-005, -007 and -009

District: 5

Zoning: K (Recreation and Visitor-Serving Commercial) with Combining Zones for LG/RRC and LG/116 (Local Area Development Guidelines for Russian River Corridor and Highway 116 Scenic Corridor), F1 (Floodway), F2 (Floodplain), SR (Scenic Resources), RC 25/50 (Riparian Corridor with 50-foot and 25-foot setbacks), and VOH (Valley Oak Habitat)

Action:

Appeal Deadline:

Resolution No.:

**Vote:**

Commissioner Cornwall

Commissioner Belforte

Commissioner Mauritson

Commissioner Koenigshofer

Commissioner 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.

NONE

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