Sonoma County Board of Zoning Adjustments
Minutes
Permit Sonoma
2550 Ventura Avenue, Santa Rosa, CA  95403
(707) 565-1900          FAX (707) 565-1103
April 8, 2021
Meeting No.: 21-03

Roll Call
Caitlin Cornwall, District 1
Jacquelynn Ocana, District 3 - for item 1
Gina Belforte, District 3 - for items 2 & 3
Cameron Mauritson, District 4
Pam Davis, District 5- for items 2 & 3
Todd Tamura, District 2, Chair

Staff Members
Scott Orr
Blake Hillegas
Crystal Acker
Shawna Brekke-Read
Alexandria Sullivan, Secretary
Jennifer Klein, Chief Deputy County Counsel
Luke Bowman, Deputy County Counsel

1:02 PM Call to order, Roll Call and Pledge of Allegiance.

Public Comments on matters not on the Agenda
None

Items scheduled on the agenda

Board of Zoning Adjustments Regular Calendar

Item No.: 1
Time: 1:05 PM
File: ORD20-0010 Appeal of Administrative Determination on Amazon
Appellant: Mobilize Sonoma and Valley of the Moon Alliance
Applicant: McNeal Real Estate Services on behalf of Amazon
Owner: Victory Station LLC, Jose McNeil
Cont. from: February 11, 2021
Staff: Blake Hillegas
CEQA Review: Exempt
Proposal: Resolution formalizing a 3-2 straw vote to uphold an Appeal of a Permit Sonoma Administrative Determination and require a Use Permit for Amazon to operate a “Truck Terminal” warehouse and distribution center within an existing warehouse building and construct a new parking lot on a 3.5 acre Limited Rural Industrial property.

Location: 22801 8th Street East and 1194 Freemont Drive, Sonoma
APN: 128-442-014, -017, -018
Commissioner Disclosures: Jennifer Klein, Chief Deputy County Counsel advised of owning amazon stock reported on her CA 700 form. 0h7m

Blake Hillegas, summarized the current status of straw vote, which is incorporated herein by reference. 0h9m

Commissioner Questions:

Commissioner Mauritson asked about previous straw vote and today’s voting procedure. County Counsel Klein responded. 0h10m

Commissioner Tamura asked about reopening the public hearing. Scott Orr, Deputy Director of Planning, responded. 0h11m

Commissioner Discussion: 1:12 pm

Commissioner Cornwall discussed the resolution and land use of the project. 0h12m

Action: Commissioner Cornwall motioned to approve the resolution. Seconded by Commissioner Ocana and approved with a 3-1-0 vote. 0h13m

Appeal Deadline: N/A
Resolution No.: 20-002

Vote:
Commissioner Cornwall Aye
Commissioner Ocaña Aye
Commissioner Mauritson Nay
District 5 Vacancy
Commissioner Tamura, Chair Aye

Ayes: 3
Noes: 1
Vacancy 0
Abstain: 0

1:14 PM Roll call for these items 2 & 3

Item No.: 2
Time: 1:10
File: UPC17-0094 Loe Firehouse Dispensary
Applicant: John Lobro
Owner: Goodharold, LLC
Cont. from: N/A
Staff: Crystal Acker
Env. Doc: Negative Declaration
Proposal: Cannabis dispensary with 1,891 square feet of retail floor area and delivery service operating 7:00 am to 7:00 pm Monday through Saturday (closed Sunday) in an existing commercial building on a 0.33-acre parcel
Location: 15499 Arnold Dr., Glen Ellen
APN: 054-130-024
District: One
Zoning: Limited Commercial, with combining zones for Scenic Resources – Arnold Drive Scenic Corridor and Valley Oak Habitat
Commissioner Disclosures: Commissioner Cornwall and Commissioner Tamura visited the site and discussed the project with the applicant. Commissioner Davis drove by the project location. 0h14m

Crystal Acker summarized the staff report, which is incorporated herein by reference. 0h16m

Commissioner Questions:

Commissioner Belforte asked about the difference in cars and customers, crosswalks, and if the market next door sells alcohol and cigarettes. Staff Acker and Commissioner Tamura responded. 0h32m

Commissioner Cornwall discussed separation defined. Staff Acker responded. 0h34m

Commissioner Davis asked about residential setbacks and waivers at current approved dispensaries, parking requirements on operation, and peak hour traffic. Staff Acker responded. 0h36m

Commissioner Tamura inquired about the conditions and electric charging stations. Staff Acker and Commissioner Cornwall responded. 0h44m

Public Hearing Opened: 1:48 PM

Erik Lundquist, Applicant Representative, Samantha Smith, Owner, and John Loe, Applicant gave an overview of the project. 0h49m

Commissioner Belforte inquired about the client time average spent. Mr. Lundquist responded. 1h2m

Commissioner Davis asked about easement and sidewalk development. Mr. Lundquist responded. 1h2m

Commissioner Tamura inquired about which conditions the applicant requested to remove. Deputy Director Orr, Mr. Lundquist, and Luke Bowman, County Counsel responded. 1h4m

Public Comments: 1h14m
Ricardo Capretta
Ron Ekas
Robert Duste
Jay Jensen
Rudy Paulamrese
Kate Eagles
Sharon Church
Paul Morrison
Steve D. Smith
Karla Noyes
Dave Jefferson
Bryan Davidson
Mark Sever
Josette Bros-Eichar
Dave Palmgren
Sandro Dellavecchia
Joseph Delano
Jim Kracke
Connie Whinnes
Ron Smalley
Judy Smalley
Tony Gutierrez
Stephen Dellavecchia
Faith Alvardo
Liz Morrison
Debbie Lammers
Mark Mosella
Commissioner Tamura commented on the traffic study. Cameron Nye, Sonoma County Transportation and Public Works (TPW) Engineer, responded. 2h38m

Mr. Lundquist responded to the questions and concerns given during the Public Comment period. 2h46m

Commissioner Tamura asked for clarification on the conditions that the applicant wanted to remove. Mr. Lundquist, responded. 2h50m

Commissioner Cornwall asked what the estimated cost is to comply with the conditions. Mr. Lundquist, responded. 2h53m

Commissioners Cornwall and Tamura commented on the estimated costs to comply with the conditions. County Counsel Bowman and Deputy Director Orr responded. 2h55m

Commissioner Tamura asked about the American Disabilities Act (ADA) requirements based on Conditions 41-54. County Counsel Klein and Bowman responded. 3h4m

Commissioners Davis and Mauritsen asked about flexibility in the ADA conditions. 3h10m

Commissioner Tamura asked if the cannabis permit is regarding medical or adult cannabis use. Staff Acker responded. 3h11m

Commissioners Mauritsen, Belforte, and Davis discussed the project. 3h12m

Commissioner Tamura discussed traffic, and inquired about the Conditions about sprinklers. Staff Acker and Deputy Director Orr responded. 3h13m

Commissioner Tamura asked for clarification on modifications to the Conditions or if they are adding new ones. County Counsel Klein responded. 3h16m

Commissioner Davis proposed to edit the conditions today. 3h17m

Commissioner Belforte discussed traffic improvement fees. Deputy Director Orr and Commissioner Cornwall responded. 3h18m

County Counsel Klein commented about Commissioner Davis's proposal. Commissioners Tamura and Davis responded. 3h21m

Commissioners Belforte and Tamura discussed Conditions 47 and 49 and requested clarification from the applicant. Commissioner Cornwall and Deputy Director Orr responded. 3h23m

Commissioner Cornwall stated not having the information to make a decision on nexus and proportionality. Deputy Director Orr, Commissioner Tamura, and County Counsel Klein responded. 3h26m

Commissioner Cornwall made comment about evaluation of projects and good civil behavior. Commissioner Davis responded. 3h32m
Action: Commissioner Cornwall motioned to approve as recommended with modified conditions. Seconded by Commissioner Davis and approved with a 5-0-0 vote. 3h37m

Appeal Deadline: 11 days
Resolution No.: 20-003

Vote:
Commissioner Cornwall Aye
Commissioner Belforte Aye
Commissioner Mauritson Aye
Commissioner Davis Aye
Commissioner Tamura Aye

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

Item No.: 3
Time: 1:50
File: UPC17-0081 Cannabis Cultivation
Applicant: Christopher Coogan
Owner: Same
Cont. from: N/A
Staff: Shawna Brekke-Read
Env. Doc: Categorical Exemption
Proposal: A five-year limited-term Use Permit for 9,607 square feet of outdoor cannabis cultivation and 852 square feet of propagation within three existing hoop houses. Processing of cannabis material would be done off-site by a licensed third party. Employees, all over 21 years of age, include the two year round and two seasonal employees during harvest. Cultivation activities will occur 24 hours a day, seven days a week, but deliveries and shipping would be limited to Mondays through Fridays from 8:00 a.m. to 5:00 p.m. The project would operate on a 25.51-acre parcel
Location: 20077 Sweetwater Springs Rd., Guerneville
APN: 069-050-019
District: Five
Zoning: Resources and Rural Development (one dwelling unit allowed per 160 acres)

Shawna Brekke-Read requested a continuance to provide additional findings, which is incorporated herein by reference. 3h38m

Action: Commissioner Davis motioned to continue this project to a date uncertain. Seconded by Commissioner Mauritson and approved with a 5-0-0 vote.

Appeal Deadline: N/A
Resolution No.: N/A

Vote:
Commissioner Cornwall Aye
Commissioner Belforte Aye
Commissioner Mauritson Aye
Commissioner Davis Aye
Commissioner Tamura Aye

Ayes: 5
Noes: 0
Absent: 0
Abstain: 0
Public commenters that want to receive future hearing notices regarding a project or topic: No requests received at hearing.

Hearing Closed: 4:40 PM