



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
Jacquelynne Ocana, District 3 - for item 1
Gina Belforte, District 3 - for items 2 & 3
Cameron Mauritsen, 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 Fremont Drive, Sonoma
APN: 128-442-014, -017, -018

District: One
Zoning: M3, (Limited Rural Industrial), SR (Scenic Corridor), F2 (Flood Plain), VOH (Valley Oak Habitat)

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 Brose-Eichar
Dave Palmgren
Sandro Dellavecchia
Joseph Delano
Jim Kracke
Connie Whinnes
Ron Smalley
Judy Smalley
Tony Gutierrez
Stephen Dellavecchia
Faith Alvarado
Liz Morrison
Debbie Lammers
Mark Mosella

Sanders Ergas
Robert Lewis
Susan Nord

Break: 3:30 PM

Public Hearing Reconvened: 3:37 PM

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**

Public Hearing Closed, and Commission discussion Opened: 3:50 PM

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**

Public Hearing Closed, and Commission discussion Opened: 3:54 PM

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 **Mauritson** 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 Mauritson, **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