



County of Sonoma
Permit & Resource Management Department

Sonoma County Planning Commission Agenda

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

November 4, 2021
Meeting No.: 21-10

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 November 4, 2021 Planning Commission 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/93734809602?pwd=UUhlbHg3VVdoalBqYVoxa1M1L1VXUT09>
- **Telephone:** 1 (669) 900-9128
- **Webinar ID:** 937 3480 9602
- **Password:** 209128

Roll Call

Commissioner District 1 Cornwall
Commissioner District 3 Ocana
Commissioner District 4 Deas
Commissioner District 5 Koenigshofer
Commissioner District 2, Reed Chair

Staff Members

Scott Orr, Deputy Director
Claudette Diaz, Staff
Doug Bush, Staff
Robert Aguero, Staff
Chelsea Holup, 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

PC 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 PC, 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 PC 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 PC commissioners.

Public Comments

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

Approval of Minutes July 15, 2021, July 26, 2021, September 2, 2021

Correspondence

Board of Zoning Adjustments/Board of Supervisors Actions

Commissioner Announcements

Planning Commission Regular Calendar

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

Item No.: 1
Time: 1:05 PM
File: CMO21-0002
Applicant: Blake Miremont
Owner: The Sonja Miremont 2017 Trust
Cont. from: N/A
Staff: Claudette Diaz
Env. Doc: Project is categorically exempt from the California Environmental Quality Act under Section 15305 of the CEQA Guidelines which provides for minor alterations in land use limitations.

Proposal: Certificate of Modification to expand the building envelope on Lot 4 of "Tract 984 Two Rock Estates Subdivision" recorded in Book 565, Pages 6-10, in Sonoma County Records. Project site is located on a 3.12 acre parcel. The proposed building envelope expansion extends north to allow for construction of future development and will restrict the maximum building height for structures to 16 feet within the expanded area. The project includes the following PRAC note addition "The maximum building height for the expanded building envelope area, shown in shaded hatch pattern on Lot 4, will be 16 feet. Landscaping and irrigation shall be maintained at all times. Any dead and or dying plants shall be replaced immediately."

Location: 156 Shelina Vista Way, Petaluma
APN: 021-060-042
District: Two
Zoning: Agricultural Residential (AR) and B6 3 acre density

Action:
Appeal Deadline:
Resolution No.:

Vote:

Commissioner District 1 Cornwall
Commissioner District 3 Ocana
Commissioner District 4 Deas
Commissioner District 5 Koenigshofer
Commissioner District 2, Reed Chair

Ayes:
Noes:
Absent:
Abstain:

Item No.: 2
Time: 1:30 pm
File: ORD21-0001
Applicant: County of Sonoma
Owner: N/A
Cont. from: N/A
Staff: Doug Bush, Robert Aguero
Env. Doc: N/A

Proposal: Planning and Natural Resources staff will provide a status update on a project to 1) identify important oak woodlands, 2) develop regulatory protections of oaks and oak woodlands and their associated benefits, and 3) identify additional mechanisms to support woodland stewardship, including education, technical assistance, easements and incentives. Staff will provide an overview and update including background, current efforts and next steps. This item is for informational purposes only and will not involve any formal action by the Planning Commission at this time.

Location: Countywide Excluding Coastal Zone

APN: Various
District: Countywide
Zoning: Various

Action:
Appeal Deadline:
Resolution No.:

Vote:

Commissioner District 1 Cornwall
Commissioner District 3 Ocana
Commissioner District 4 Deas
Commissioner District 5 Koenigshofer
Commissioner District 2, 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
Project Name:
Applicant:
Staff:
Location:
APN:
Project Description:
Last Day for
Public Comment:
