



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

Date: August 6, 2020  
Meeting No.: 20-06

**The August 6, 2020 Planning Commission meeting will be facilitated virtually through Zoom.  
In accordance with Executive Orders N-25-20 and N-29-20 the August 6, 2020 Planning  
Commission hearing will be held virtually.**

### **MEMBERS OF THE PUBLIC MAY NOT ATTEND THIS MEETING IN PERSON**

#### **ROLL CALL**

Greg Carr  
Komron Shahhosseini  
Ariel Kelley  
Pam Davis  
Todd Tamura, Chair

#### **STAFF MEMBERS**

Scott Orr  
Doug Bush  
Arielle Wright, Secretary  
Jennifer Klein, Chief Deputy County Counsel

Members of the public can watch or listen to the meeting using one of the two following methods:

1. Join the Zoom meeting application on your computer, tablet or smartphone:  
Go to:  
<https://sonomacounty.zoom.us/j/91301380634?pwd=ekJrU1ZqdEc0cGNQK20wV3RidkVrUT09>  
Enter password: 540805
2. Call-in and listen to the meeting:  
Dial 1 (669) 900-9128  
Enter meeting ID: 913 0138 0634  
Enter password: 540805

**PUBLIC COMMENTS:** Public Comment may be submitted via email.

**EMAIL PUBLIC COMMENT:** To submit an emailed public comment to the Planning Commission email [PlanningAgency@sonoma-county.org](mailto:PlanningAgency@sonoma-county.org). Please provide your name, the agenda number(s) on which you wish to speak, and your comment. These comments will be emailed to the Commissioners and Project Staff.

**PUBLIC COMMENT USING ZOOM:** Members of the public who join the Zoom meeting, either through the Zoom app or by calling in, will be able to provide live public comment at specific points throughout the meeting.

**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.

**The rules for public observation and comment supersede and replace the standard provisions (below) for the duration of the public health emergency.**

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**ADA Accessibility:** The County of Sonoma does not discriminate on the basis of disability and no person shall, by reason of a disability, be denied the benefits of its services, programs, or activities. This hearing is located in an accessible facility. If you wish to request a copy of the Agenda in an alternate format, or would like to attend this meeting and will require special assistance in order to participate, 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.

**1:00 PM** Call to order, Roll Call and Pledge of Allegiance. Please Be Courteous - Turn off cell phones and pagers while the meeting is in session.

### **Correspondence**

### **Planning Commission /Board of Supervisors Actions**

### **Commissioner Announcements/Disclosures**

**Public Appearances** – The Planning Commission 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. Public Comments on items not listed on the agenda may be held from 1:05 PM to 1:25 PM with the balance of comments at the end of the agenda. 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 Planning Commission.

**Items scheduled on the agenda** In order to expedite the meeting, it is requested that you fill out a speaker card before speaking.

The Planning Commission also invites interested persons to submit written comments and presentation, which will be entered into the permanent record. Written comments and presentations may be submitted prior to the meeting by mail addressed to: Permit Sonoma, 2550 Ventura Avenue, Santa Rosa, CA 95403. You may also hand-deliver comments and presentations to the above address. Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the Agenda packet are available for public inspection at the above address. Office hours are 8:00 AM to 4:00 PM on Monday and Tuesday, 10:30 AM to 4:00 PM on Wednesday, and 8:00 AM to 4:00 PM on Thursday and Friday.

**Hearing Waiver Calendar:** The hearing waiver calendar lists projects proposed for public hearing waivers for informational purposes only. The listed items are not scheduled on the current or uncontested calendars. For more information on the hearing waiver item, contact the planner assigned to the project or fill out a 'Request for Information' card.

**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 Commission, the hearing will be closed and the items may be acted upon with a single majority vote.

**Public Hearings** are conducted at the time stated on the agenda, or after the stated time if another item takes longer. County staff will first give a brief report, followed by the applicant's presentation not to exceed 10 minutes.

**If you wish to speak** on an item which appears on this agenda, please fill out a speaker card and drop it in the box near the staff table. You will be called by the Chair in the order received. The meetings are recorded and all

testimony must be given through the microphone or submitted in writing. Please state your name and address upon approaching the microphone. Each person may speak only once and is usually granted 3 minutes. Time limits are at the discretion of the Chair. Questions raised by the public are to be directed to the Commission. At the end of the hearing, the Commission may ask staff or the applicant to respond to any questions raised during the hearing.

**If you wish to comment on a hearing waiver item**, submit your comment directly to the assigned planner prior to the "last day for public comment" date listed for each item.

**Please be respectful** of others and the varying points of view. No clapping, booing, or speaking out of turn. At the end of the hearing, the applicant will be given an opportunity to respond to the comments received. The Chair will close the public hearing and once the hearing is closed, no further public comments can be received. The Commission will then discuss the issues and make a decision by motion and roll call vote.

## PLANNING COMMISSION REGULAR CALENDAR

### Public Copies are Digital

Item 1, Go to: <https://files.sonoma-county.org/link/mSvu3faQIC4/>

Item No.: 1  
Time: At or after 1:10 PM  
File: PLP18-0013  
Applicant: KS Mattson Partners, LP  
Owner: KS Mattson Partners, LP  
Cont. from: N/A  
Staff: Doug Bush  
Env. Doc: Mitigated Negative Declaration

Proposal: Request for 1) General Plan Amendment from Limited Commercial Traffic Sensitive to Limited Commercial and extend application of this land use to an additional 0.08 acres of area, and change the residentially zoned portion of the site from Urban Residential allowing 5 units per acre to 12 dwelling units per acre, 2) Zone Change from Limited Commercial Traffic Sensitive, Low Density Residential, Scenic Resources, Local Guidelines, Vacation Rental Exclusion District to Planned Community, Scenic Resources, Local Guidelines, Vacation Rental Exclusion District .3) Major Subdivision to create 11 parcels from 4, 4) Preliminary and Precise Development Plan for Planned Community Zoning, and 5) Design Review and Sign Program

Location: 18201, 18271, 18275, 18279 & 18285 Highway 12; 30, 320 Arroyo Road; 12, 14, 15, 16  
Calle Del Monte  
APN: 056-415-016, 017, 018, 020  
District: 1  
Zoning: LC TS, R1 B6 5 DU, LG/SPR SR X

Action:  
Appeal Deadline:  
Resolution No.:

### Vote:

Commissioner Carr  
Commissioner Shahhosseini  
Commissioner Kelley  
Commissioner Davis  
Commissioner Tamura

Ayes:  
Noes:

Absent:

Abstain:

## **PERMIT SONOMA HEARING WAIVER CALENDAR**

Note: 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 and time extensions of the waiver period are available by contacting the project planner.

NONE