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Sonoma County Planning Commission Agenda

Board of Supervisors Chambers
575 Administrative Dr., Room 102a
Santa Rosa, CA 95403
PlanningAgency@sonoma-county.org

September 17, 2025

Meeting No.: 25-09

In-Person Meeting Information

Members of the public can attend the meeting in person at:

[Board of Supervisors Chambers](#)
[575 Administration Dr room 102a](#)
[Santa Rosa, CA 95403](#)

Webinar Information

Members of the public can watch or listen to the meeting by calling in or by using the Zoom application:

- **Zoom Webinar September 17th Only:** [Join Meeting >>](#)
<https://sonomacounty.zoom.us/j/87316089277?pwd=cZwtITpHaFTsy4o0tdZN96PgmGTmOv.1>
- **Telephone:** 1 (669) 444-9171
- **Webinar ID:** 873 1608 9277
- **Passcode:** 888764

* Item 1 will be continued to September 18, 2025 for more deliberation. New Zoom link will be posted.

Roll Call

Commissioner Freeman, District 1
Commissioner Reed, District 2
Commissioner Bahning, District 3
Commissioner Marquez, District 5
Commissioner McCaffery, Chair, District 4

Staff Members

Scott Orr, Deputy Director of Permit Sonoma
Crystal Acker, Supervising Planner
Marina Herrera, Planner III
Stacie Groll, Administrative Assistant
Sita Kuteira, County Counsel Contractor

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) 565-6186 or email PlanningAgency@sonoma-county.org at least 72 hours in advance of the meeting to make arrangements.

Contributions

Pursuant to Government Code section 84308, members of the Planning Agency, Planning Commission, or Board of Zoning Adjustments (collectively "Planning Agency") are disqualified and not able to participate in any agenda item involving contracts (other than competitively bid, labor, or personal employment contracts), franchises, discretionary land use permits and other entitlements if the member of the Planning Agency received more than \$250 in campaign contributions from the applicant or contractor, an agent of the applicant or contractor, or any financially interested participant who actively supports or opposes the County's decision on the agenda item since January 1, 2023. Members of the Planning Agency who have received, and applicants, contractors or their agents who have made, campaign contributions totaling more than \$250 to a member of the Planning Agency since January 1, 2023, are required to disclose that fact for the official record of the subject proceeding. Disclosures must include the amount of the campaign contribution and identify the recipient Planning Agency member and may be made either in writing to the Clerk for the Planning Agency, Planning Commission, or Board of Zoning Adjustments, as the case may be, prior to the subject hearing or by verbal disclosure at the time of the hearing.

Materials

Available digitally through the link in the Agenda and on the Planning Commission website. You can also email PlanningAgency@sonoma-county.org or the project planner to request materials.

1:00 PM Call to order, Roll Call

Correspondence**Board of Zoning Adjustments/Board of Supervisors Actions****Commissioner Announcements****Public Appearances for Non-Agenda Items****Items scheduled on the Agenda**

Planning Commission Regular Calendar

[View documents for all items listed digitally>>](https://share.sonoma-county.org/link/ItY2eH5-HU/)

<https://share.sonoma-county.org/link/ItY2eH5-HU/>

- Item No.:** 1
Time: 1:00 PM
File: ORD21-0004
Applicant: N/A
Owner: N/A
Cont. from: N/A
Staff: Crystal Acker, Marina Herrera
Env. Doc: Final Environmental Impact Report
Proposal: Adoption of the proposed Cannabis Program Update will require the following actions by the County:
- Certification of the Final Environmental Impact Report (EIR) for the Cannabis Program Update.
 - Repeal of the existing Cannabis Ordinance: Article 88 (Sec. 26-88-250 through Sec. 26-88-258) of the existing County Code.
 - Adoption of the proposed General Plan Amendments that consist of reclassification of cannabis to “controlled agriculture” to expand cannabis uses on agricultural lands, and adoption of policies that would limit the area of permanent structures on agricultural land and separate cannabis production on agricultural lands from existing residential areas to protect public health and safety.
 - Adoption of proposed changes to Chapter 4, Article IX to add a cannabis business license and Chapter 26, Articles 18, 20, 22, 26, and 86 of the existing County Code to add new zoning standards for cannabis uses. The zoning amendments would allow supply chain uses by-right (no planning permit required), including retail (dispensaries), lounges, distribution, testing labs, manufacturing, and processing, and would allow for larger cannabis grows in agricultural and resource zones with accessory uses such as events, retail, processing, and manufacturing, and allow period special events to include cannabis sale and consumption.
 - Adoption of refinements of the Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones to include cannabis as a qualifying prime agricultural use.

Recommended

Action: Staff recommends that the Planning Commission recommend 1) that the Board of Supervisors certify a Final Environmental Impact Report, with the necessary

findings and statement of overriding considerations consistent with Sections 15091 and 15093 of the CEQA Guidelines and 2) Adopt a General Plan Amendment to redefine cannabis as controlled agriculture and, 3) Adopt amendments to Chapter 26 of the Sonoma County Code modifying and establishing use standards for cannabis uses.

Location: County

APN: Various

District: All

Zoning: N/A

Action:

Appeal Deadline:

Resolution No.: 25-0_

Vote:

Commissioner Freeman

Commissioner Reed

Commissioner Bahning

Commissioner Marquez

Commissioner McCaffery

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.

File: UPE23-0039

Project Name: Use Permit to legalize an existing fence and archway

Applicant: Amos Flint

Staff: Levan King Cranston

Location: 4188 Price Ave., Santa Rosa

APN: 035-082-049

Project Description: Legalize two existing wooden archways 16'1-feet in height, and an existing metal and wooden fence 7'1-feet in height within the front property line setbacks.

Last Day for Public Comment: September 22, 2025

File: UPE22-0069

Project Name: Use Permit to legalize an existing fence

Applicant: Leovardo Luna

Staff: Levan King Cranston

Location: 730 Millbrae Ave., Santa Rosa

APN: 134-253-002

Project Description: Legalize an existing, solid-wood fence, approximately 432 feetlong, reducing the height from 6'10 feet existing to 6'0 feet revised, positioned along the front and side (west) property lines, within the front setbacks on a 2.5-acre residential parcel.

Last Day for Public Comment: September 22, 2025

File: UPE25-0037

Project Name: Legalize Existing Fence in Setbacks

Applicant: MVM Resorts dba Inn at Occidental

Staff: Ken Compton

Location: 3657 Church St., Occidental

APN: 047-213-003

Project Description: Use Permit modification for an existing 16-room inn to expand the use of an existing commercial kitchen and dining area, currently limited to guest service only, into a full-service restaurant. Proposed hours of operation from Wednesday to Sunday, 5:00pm to 9:00pm. Maximum of 12 employees per day including inn and restaurant operations. No interior or exterior modifications are required with exception to one new sign to be collocated with the existing Inn signage.

Last Day for Public Comment: September 22, 2025

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 Appearances for Agenda Items: PC hearings begin at 1:00 PM and are recorded. Agenda items begin on or after the time stated on the agenda. After a county staff project presentation and commission questions, the public hearing is then opened. The applicant may then give a 10-minute project presentation followed by public comments. The time limit for public comments is at the Chair's discretion and is typically three 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.

Contributions: Pursuant to Government Code section 84308, members of the Planning Agency, Planning Commission, or Board of Zoning Adjustments (collectively "Planning Agency") are disqualified and not able to participate in any agenda item involving contracts (other than competitively bid, labor, or personal employment contracts), franchises, discretionary land use permits and other entitlements if the member of the Planning Agency received more than \$250 in campaign contributions from the applicant or contractor, an agent of the applicant or

contractor, or any financially interested participant who actively supports or opposes the County's decision on the agenda item since January 1, 2023. Members of the Planning Agency who have received, and applicants, contractors or their agents who have made, campaign contributions totaling more than \$250 to a member of the Planning Agency since January 1, 2023, are required to disclose that fact for the official record of the subject proceeding. Disclosures must include the amount of the campaign contribution and identify the recipient Planning Agency member and may be made either in writing to the Clerk for the Planning Agency, Planning Commission, or Board of Zoning Adjustments, as the case may be, prior to the subject hearing or by verbal disclosure at the time of the hearing.

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

Public Comments

Please follow the instructions below to submit a Public Comment in writing, email or in person via the hearing room. 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. **This is not the location of the hearing.**

Public Comments Using Zoom

Comments are not accepted through Zoom at this time. If you wish to provide comments, please follow the instructions provided on this page for mail, email, or in-person comment.

Email Public Comments: Email comments to: PlanningAgency@sonoma-county.org. Please provide your name and the project number. It is advised to email comments (no later than the day before) prior to the hearing date to give commissioners and staff review time.

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. Your name, will be announced when it's your turn to speak (1 public comment is allowed per person). The meetings are recorded and all in person testimony must be given through the

microphone. Please state your name 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.

Please Be Courteous turn off cell phones and pagers while the meeting is in session.