

# NOTICE OF A SONOMA COUNTY PLANNING COMMISSION VIRTUAL PUBLIC HEARING TO CONSIDER A USE PERMIT, GENERAL PLAN AMENDMENT, AND REZONING FOR THE GLEN ELLEN INN

Virtual Public Hearing Only--additional accommodations and digital file review are available.

**WHO:** Project Applicant, Christian Bertrand, **Permit Sonoma File No. PLP21-0014**

**WHAT:** A Use Permit modification to expand the Glen Ellen Inn by converting the existing restaurant to two new guest rooms, a new check-in lounge area, and also expanding "Building D" on-site to add a new guest room, for a total of three new guest rooms; and a General Plan Amendment and Zone Change to modify the land use and zoning on APN 054-290-009 from LC (Limited Commercial) to RVSC (Recreation and Visitor Serving Commercial) land use and K (Recreation and Visitor Serving Commercial) zoning on a 0.32 acre and 0.22 acre parcel, to be merged by a subsequent Voluntary Merger at 13670 Arnold Dr. & 5465 O'Donnell Ln., Glen Ellen; **APNs 054-290-008 & 054-290-009. Supervisorial District 1.**

**Parcel Zoning:** Recreation and Visitor Serving Commercial & Limited Commercial and combining zones for Floodplain, Scenic Resources for Corridor and Local Guidelines for Glen Ellen Sub-Area 1 and Riparian Corridor with 50-foot setbacks (K, F2 LG/GE1 RC50/50 SR & LC, LG/GE1 RC50 SR).

**The Sonoma County Planning Commission** will hold a virtual public hearing to review and provide a recommendation to the Board of Supervisors on a proposed Mitigated Negative Declaration, hotel expansion and stand-alone bar. All interested persons are invited to attend and provide comments. **Members of the Public May Not Attend this Meeting in Person.**

An Initial Study was prepared pursuant to the California Environmental Quality Act, and the project's potential environmental impacts have been analyzed. A Mitigated Negative Declaration is proposed which finds that potential environmental impacts have been fully mitigated to less-than-significant levels. All mitigation measures have been incorporated into the project conditions of approval.

**WHERE & WHEN:**

**The Planning Commission** will hold a public hearing to consider this item on August 25<sup>th</sup> 2022. **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, this meeting will be conducted via videoconference only without a physical location from which members of the public may observe and offer public comment. Members of the public may watch, listen, and participate in the hearing through Zoom or by phone, and may submit written comment prior to the hearing as described below.**

**ADDITIONAL MATERIALS:**

Project materials and associated documents are available at Permit Sonoma, 2550 Ventura Avenue, Santa Rosa, CA 95403 and digitally through the Project Planner. For more information about this proposal, to submit comments, or to request an accommodation for review of the file, please contact the Project Planner, Cecily Condon at [Cecily.Condon@sonoma-county.org](mailto:Cecily.Condon@sonoma-county.org) or (707) 565-1958.

**GETTING INVOLVED:**

If you have questions or concerns regarding the proposed project please, contact the Project Planner noted above. **Public comment prior to the meeting:** Public comment may be submitted via email to the Project Planner through August 22, 2022.

**Public comment during the meeting:** Members of the public who join the Zoom meeting, either through the Zoom app or by telephone, will have an opportunity to provide live comments during the hearing. Please refer to the meeting agenda for instructions on how to join the meeting via the Zoom app or by telephone. The agenda will be posted 1 week prior to the hearing date located:


<https://permitsonoma.org/boardofzoningadjustmentsmeetingaugust252022>

If you challenge the decision on the project in court you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to Permit Sonoma at or prior to the public hearing.

**NOTICE ALSO PUBLISHED:**

Press Democrat

Deva Marie Proto, County Clerk

BY:   
Julianna Garfia, Deputy Clerk

**DATE:** July 21, 2022

This notice was posted on 07/21/2022  
and will remain posted for a period of thirty days  
through 08/21/2022

**Doc No.PST-202200127**