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Sonoma County Board of Zoning Adjustments Agenda

Permit Sonoma Hearing Room

2550 Ventura Ave.

Santa Rosa, CA 95403

PlanningAgency@sonoma-county.org

February 27, 2025

Meeting No.: 25-05

In-Person Meeting Information

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

[Permit Sonoma Hearing Room](#)

[2550 Ventura Ave.](#)

[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:** [Join Meeting >>](#)

<https://sonomacounty.zoom.us/j/91457010404?pwd=lb8bsWy6tlt1z0XnUoUogC7EUYW4x5.1>

- **Telephone:** 1 (669) 444-9171
- **Webinar ID:** 914 5701 0404
- **Passcode:** 686568

Roll Call

Commissioner Carr, District 1

Commissioner Reed, District 2

Absent, District 3

Commissioner Koenigshofer, District 5

Commissioner McCaffery, Chair, District 4

Staff Members

Cecily Condon, Permit Sonoma Division Manager

Joshua Miranda, Project Planner

Isabella Wotring, Project Planner

Levan King Cranston, Project Planner
Peter Kaljian, Project Planner
Tasha Levitt, Administrative Assistant
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) 565-1737 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 Board of Zoning Adjustments website. You can also email PlanningAgency@sonoma-county.org or the project planner to request materials.

1:00 PM Call to order, Roll Call and Pledge of Allegiance.

Correspondence

Planning Commission/Board of Supervisors Actions

Commissioner Announcements

Public Appearances for Non-Agenda Items

Items scheduled on the Agenda

Board of Zoning Adjustments Regular Calendar

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

<https://share.sonoma-county.org/link/5OgEP5-mbfM/>

Item No.: 1
Time: 1:05 PM
File: PLP24-0012
Applicant: Mario and Katherine Ghilotti
Owner: Mario Ghilotti
Cont. from: N/A
Staff: Joshua Miranda
Env. Doc: Revised Mitigated Negative Declaration (State Clearinghouse # 2024-070225)
Proposal: Request to allow agricultural support and visitor serving uses in an existing 5,020 square foot barn, including: 1) a Zoning Permit to allow a 215 square foot farm retail sales facility, operating with 2 employees, open to the public by appointment only from 10:00 AM to 6:00 PM, seven days a week; 2) a Zoning Permit to allow a 3,575 square foot small-scale agricultural processing facility to process lavender grown onsite into various products including essential oils, and hydrosol, and perfumes, operating daily with up to 4 employees from 8:00 AM to 4:00 PM; and, 3) a Use Permit to allow 28 annual agricultural promotional events ranging in size from 40 – 200 attendees, between the hours of 11:00 AM and 10:00 PM, with amplified music limited to indoors only. Construction includes legalizing grading and building modifications and developing a new access road, bridge, and 10 parking spaces near the barn. Onsite event parking for up to 150 vehicles will be provided in a graded and mowed pasture. Located on a 56.76 acre parcel subject to a Land Conservation (Williamson Act) Contract at 4485 D Street, Petaluma; APN 020-130-037. Supervisorial District 2.

Recommended

Action: Permit Sonoma recommends that the Sonoma County Board of Zoning Adjustments adopt the revised Mitigated Negative Declaration and Mitigation Monitoring Program and approve the project subject to the attached Conditions of Approval.
Location: 4485 D Street, Petaluma
APN: 020-130-037
District: Second
Zoning: Land Extensive Agriculture with 60 acre per dwelling unit (LEA B6 60) with Combining Districts for Accessory Dwelling Unit Exclusion (Z), Scenic Resources (SR), Oak Woodland (OAK), and Valley Oak Habitat (VOH)

Action:
Appeal Deadline:
Resolution No.: 25-0_

Vote:

Commissioner Carr
Commissioner Reed
District 3
Commissioner Koenigshofer
Commissioner McCaffery

Item No.: 2
Time: 1:10 PM
File: PLP19-0048
Applicant: Stephen Pasquan
Owner: Stephen Pasquan and Pamela Pasquan
Cont. from: N/A
Staff: Isabella Wotring
Env. Doc: The project is categorically exempt from the California Environmental Quality Act under Section 15303(b) of the CEQA Guidelines which provides that apartments, duplexes and similar structures designed for not more than six dwelling units located in urbanized areas may be categorically exempt. Permit Sonoma has determined that no exceptions under CEQA Guidelines Section 15300.2 apply.
Proposal: Use Permit and Design Review for a Cottage Housing project on a vacant 0.32-acre parcel, served by public sewer and water and accessed by a driveway off Walnut Avenue. The project will include five 2-bedroom cottage housing units, one- to two-stories in height, ranging from 895 square feet to 900 square feet, each with 106 to 124 square feet of private outdoor space. Total building area including cottages and a 4-car garage is 5,444 square feet. The project includes fencing within front, side, and rear setbacks to surround the development, including a vehicle gate, pedestrian security gates, screened trash enclosure, and pergolas. The project is located at 654 Walnut Avenue, Sonoma, CA 95476.

Recommended

Action: Staff recommends that the Board of Zoning Adjustments find the project categorically exempt pursuant to CEQA Guidelines Section 15303(b) (New Construction or Conversion of Small Structures) and approve the project subject to conditions of approval.
Location: 654 Walnut Avenue, Sonoma
APN: 052-413-015
District: First

Zoning: R1 B6 5 (Low Density Residential with 5 dwelling units per acre allowed density), X (Vacation Rental Exclusion and Cap Combining District)

Action:

Appeal Deadline:

Resolution No.: 25-0_

Vote:

Commissioner Carr

Commissioner Reed

District 3

Commissioner Koenigshofer

Commissioner McCaffery

Ayes:

Noes:

Absent:

Abstain:

Item No.: 3

Time: 1:15 PM

File: PLP22-0003

Applicant: Jamie Kutch and Kristen Green

Owner: Kutch Vineyards LLC

Cont. from: N/A

Staff: Levan King Cranston

Env. Doc: 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.

Proposal: Request for a Use Permit and Design Review for a new winery (Kutch Winery). Phase 1 of the proposed development includes a new 10,531 square-foot winery building used for production, storage, and other related uses necessary to produce a maximum annual production of 500 gallons of distilled spirits from fruit grown on site, and a maximum annual production of 12,000 cases of wine, with 100% of grapes being sourced locally from the estate and other local vineyards within Sonoma County. Phase 2 of the proposed development includes construction of a new 1,954 square-foot tasting room, with a patio, storage, and office space. No agricultural promotional events or industry-wide events, or amplified noise are proposed. The project will be entirely located on the 12.15 +/- acre property located at 190 Wilson Road, Sebastopol.

Recommended

Action: Staff recommends that the Board of Zoning Adjustments adopt the Mitigated Negative Declaration and approve the request for a new Use Permit for a winery and tasting room.

Location: 190 Wilson Road, Sebastopol

APN: 077-140-018

District: Fifth

Zoning: Diverse Agriculture (allowed density: 20 acres per dwelling unit) with a combining district for Scenic Resources – Scenic Landscape Unit.

Action:
Appeal Deadline:
Resolution No.: 25-0_

Vote:

Commissioner Carr
Commissioner Reed
District 3
Commissioner Koenigshofer
Commissioner McCaffery

Ayes:
Noes:
Absent:
Abstain:

Item No.: 4
Time: 1:20 PM
File: UPE23-0045
Applicant: Jordan Randuch obo Centerline Communications
Owner: Anikka L. Goodman
Cont. from: N/A
Staff: Peter Kaljian
Env. Doc: Permit Sonoma has determined that the project is categorically exempt from the California Environmental Quality Act under Section 15303 of the CEQA Guidelines which provides that new construction of small structures be exempt from the CEQA process.
Proposal: Use Permit to allow a new intermediate freestanding telecommunication facility for Verizon. The project consists of the construction of a 70-foot-tall faux water tower and associated on-ground infrastructure within a 900 square foot lease area. Tower equipment consists of twelve panel-antennas, eight radios, two surge suppressors, one 30kW diesel generator for backup power, two utility cabinets, power and fiber appurtenances, pad-mounted transformer, and two surge protectors, enclosed by a 6-foot-tall fence with

slats on a 64.01-acre parcel at 300 Vally Ford Freestone Rd., Bodega, CA 94922.

Recommended

Action: Staff recommends that the Board of Zoning Adjustments find this project exempt from CEQA and approve the use permit request subject to conditions of approval.

Location: 300 Vally Ford Freestone Rd., Bodega

APN: 026-100-013

District: Fifth

Zoning: Land Extensive Agriculture (allowed density: 60 acres per dwelling unit) with combining zones for Riparian Corridor with 100-foot development setbacks and 25-foot agricultural setbacks, Scenic Resources (Scenic Corridor), and Valley Oak Habitat.

Action:

Appeal Deadline:

Resolution No.: 25-0_

Vote:

Commissioner Carr

Commissioner Reed

District 3

Commissioner Koenigshofer

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: UPE24-0070

Project Name: The River Electric Resort

Applicant: MKOR Holdings, LLC

Staff: Mark Shurvinton

Location: 16101 Neeley Rd., Guerneville

APN: 071-290-048

Project

Description: Modification to the existing campground Use Permit (UPE11-0034) to allow: on-site preparation and sale of food from 7:00am-10:00pm, 7 days per week; the ability to park a mobile food facility on-site for the duration of the campground's yearly operating season; and sale of alcoholic beverages from 7:00am-10:00pm, 7 days per week. *Note, this use permit modification does not include changes to any of the following pre-approve uses: operating season; up to 10 Special Events per year with a maximum of 200 visitors on-site at any one time; campground capacity of 80 guests per night and 200 total daytime guests; employee count or hours of operation.*

Last Day for

Public Comment: March 3, 2025

Public Appearances for Non-Agenda Items: Shortly after the hearing begins, the BZA 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 BZA 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.

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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 BZA, 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 BZA 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.**

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.