



2550 Ventura Avenue
Santa Rosa, CA 95403

p: (707) 565-1900
f: (707) 565-1017

Tennis Wick
Director

Scott Orr
Assistant Director

Michelle Arellano
Administration

Nathan Quarles
Engineering and Construction

Tyra Harrington
Code Enforcement

Genevieve Bertone
Communications

Steve Mosiurhak
Fire Marshal

John Mack
Natural Resources

Brian Keefer
Ombudsperson

Sonoma County Board of Zoning Adjustments and Planning Commission Combined Meeting Agenda

Permit Sonoma Hearing Room

2550 Ventura Ave.

Santa Rosa, CA 95403

PlanningAgency@sonoma-county.org

July 31, 2025

Meeting No.: 25-02

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/88092540311?pwd=OGi08M1FgyraYAa5fsYak6ZXf2mbDu.1>

- **Telephone:** 1 (669) 900-9128
- **Webinar ID:** 880 9254 0311
- **Passcode:** 463584

Roll Call Item 1

Commissioner Kapolchok, District 1

Commissioner Reed, District 2

Commissioner Striplen, District 3

Commissioner Koenigshofer, District 5

Commissioner McCaffery, Chair, District 4

Roll Call Item 2

Commissioner Kapolchok, District 1

Commissioner Reed, District 2

Commissioner Striplen, District 3

Commissioner Marquez, District 5

Commissioner McCaffery, Chair, District 4

Staff Members

Cecily Condon, Permit Sonoma Division Manager
Eric Gage, Project Planner
Derik Michaelson, Project Planner
Crystal Acker, Supervising 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

Approval of Minutes

Planning Commission/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/dyoypmhHzzg/>

Item No.: 1

Time: 1:00 PM

File: ZCE24-0009

Applicant: County of Sonoma

Owner: N/A

Cont. from: July 10, 2025

Staff: Eric Gage

Env. Doc: Permit Sonoma has determined that the proposed amendments to Chapter 26 to implement Housing Element program 15g are consistent with development density analyzed in the 2020 General Plan EIR and exempt from further CEQA review per Section 15183 of the CEQA Guidelines. Proposed amendments for Employee Housing Act compliance are considered administrative updates to implement and remain consistent with provisions of state law that will not result in direct or indirect changes in the environment, and are therefore not a project subject to CEQA pursuant to Section 15378 of the CEQA Guidelines.

Proposal: The Sonoma County Planning Commission will conduct a public hearing to consider a recommendation to the Board of Supervisors on a proposed ordinance amending Sonoma County Code Chapters 26 (Zoning Regulations), 30, 40A, and 40D relating to agricultural employee housing allowances to comply with the state Employee Housing Act (Cal. Health & Safety Code, Div. 13, Pt. 1). Additional amendments are proposed to implement Program 15g of the 2023-2031 Housing Element to reduce criteria thresholds for agricultural employee dwelling units under Zoning Code Section 26-24-040.

Recommended

Action: Staff recommends that the Planning Commission adopt a resolution recommending that the Board of Supervisors amend the text of the Sonoma

County Municipal Code for consistency with the California Employee Housing Act and the adopted 2023-2031 Housing Element.

Location: County of Sonoma
APN: Various
District: All
Zoning: Countywide (unincorporated areas)

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

Vote:

Commissioner Kapolchok
Commissioner Reed
Commissioner Striplen
Commissioner Koenigshofer
Commissioner McCaffery

Board of Zoning Adjustments Regular Calendar

Item No.: 2
Time: 1:05 PM
File: UPE19-0072
Applicant: Kamal Azari
Owner: Kamal Azari
Cont. from: March 28, 2024
Staff: Derik Michaelson and Crystal Acker
Env. Doc: N/A
Proposal: A Use Permit to construct a new 2,809-square-foot tasting room on a 16.6-acre parcel. A total of 4,973 square feet of patio/walkways and a 2,000-square-foot viewing terrace are also proposed. Tasting room hours of operation would be 11:00am to 5:00pm, Thursday-Sunday; no more than 20 wine tasting guests allowed per day. Seven winery events per year are proposed for a total of seven event days, all on Saturdays from 11:00am to 5:00pm, with a maximum of 125 guests per event. A new 30-space parking lot is proposed adjacent to the new tasting room and an overflow parking area is proposed to the east. Two new driveways onto Spring Hill Road are proposed. No final action will be taken at the hearing; instead, new information will be presented related to potential project revisions to allow the BZA to provide direction regarding continued processing of the use permit application.

**Recommended
Action:**

Staff recommends that the Board of Zoning Adjustments re-open the public hearing to accept new information related to potential project revisions and provide direction to staff regarding continued processing of the use permit application. **Final action on the use permit will be considered at a later hearing, which will be noticed in advance.**

Location: 1321 Spring Hill Road, Petaluma,
APN: 020-050-026
District: Second
Zoning: LEA (Land Extensive Agriculture) B6 100, RC50/50 (Riparian Corridor Combining District)

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

Vote:

Commissioner Kapolchok
Commissioner Reed
Commissioner Striplen
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.

None

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.

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 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.

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.