



County of Sonoma
Permit & Resource Management Department

Sonoma County Board of Zoning Adjustments and Planning Commission Combined Agenda

Permit Sonoma
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

April 11, 2023
Meeting No.: 23-05

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/98381101997?pwd=VExBOEJST2pyWi9ZOUZhcmVsd3l4UT09)
<https://sonomacounty.zoom.us/j/98381101997?pwd=VExBOEJST2pyWi9ZOUZhcmVsd3l4UT09>
- **Telephone:** 1 (669) 900-9128
- **Webinar ID:** 983 8110 1997
- **Passcode:** 004258

In-Person Meeting Information

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

[Board of Supervisors Chambers](#)
[575 Administration Drive, Room 102A](#)
[Santa Rosa, CA 95403](#)

Roll Call

Commissioner Carr, District 1
Commissioner Gilardi , District 2
Commissioner Ocaña, District 3
Commissioner Koenigshofer, District 5
Commissioner McCaffery, Chair, District 4

Staff Members

Emi Thériault, Deputy Director of Planning
Jen Chard, Project Planner
Jacob Sedgley, 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) 565-1935 or email PlanningAgency@sonoma-county.org at least 72 hours in advance of the meeting to make arrangements.

Materials

Available digitally through the link in the Agenda. 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

Board of Zoning Adjustments Regular Calendar

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

<https://share.sonoma-county.org/link/AoYQNk-hpHQ/>

Item No.: 1
Time: 1:05 PM
File: PLP22-0023 Marietta Farms
Applicant: Scot Bilbro
Owner: Etta Farm, LLC
Cont. from: N/A
Staff: Jen Chard
Env. Doc: Mitigated Negative Declaration
Proposal: Use Permit and Design Review for a new winery (Marietta Farms) including a tasting room within the existing single family dwelling, a new agricultural workshop building used for small scale storage and processing and a space for seminars related to agricultural production and winemaking, a new winery building used for production, storage, and administration with an annual production of 75,000 cases and up to 22 events per year with a maximum of 300 attendees and one (2-day) industry wide event with a maximum of 750 people over the two days on the 16.3 +/- acre parcel.

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 with agricultural promotion events.
Location: 11971 Old Redwood Hwy, Healdsburg
APN: 086-120-047
District: Four

Zoning: Land Intensive Agriculture (allowed density: 60 acres per dwelling unit) with combining districts for Scenic Resources and Valley Oak Habitat.

Action:

Appeal Deadline:

Resolution No.:

Vote:

Commissioner Carr

Commissioner Gilardi

Commissioner Ocaña

Commissioner Koenigshofer

Commissioner McCaffery

Ayes:

Noes:

Absent:

Abstain:

Planning Commission Regular Calendar

Item No.: 2

Time: 1:20 PM

File: LLA22-0041 Appeal

Applicant: Eugene, John, & David Calvi

Appellants: William K. Vogeler for John A. Calvi and Darlyn M. Calvi

Owner: Eugene E. Calvi and Patricia Joyce Wong-Calvi, John A. Calvi and Darlyn M. Calvi, & David L. Calvi

Cont. from: August 17, 2023

Staff: Jacob Sedgley

Env. Doc: Class 5 Categorical Exemption (14 CCR § 15305).

Proposal: Appeal of Administrative Determination (9/21/2022) approving a Lot Line Adjustment between two parcels.

Recommended

Action: The Permit Resource and Management Department (Permit Sonoma) recommends that the Planning Commission deny the appeal and uphold Permit Sonoma's administrative approval of a Lot Line Adjustment between two parcels located at 17071 and 17171 Fitzpatrick Lane, Occidental ("the Property"), with Conditions of Approval as outlined in the September 21, 2022, approval letter (Attachment 2).

Location: 17071 Fitzpatrick Lane, Occidental

APN: 073-280-064 and 073-290-056

District: Five

Zoning: Resources and Rural Development (RRD), B6 160 (one dwelling unit per 160 acres), Riparian Corridor (50-foot structural setbacks, 25-foot agricultural setbacks).

Action:

Appeal Deadline:

Resolution No.:

Vote:

Commissioner Carr

Commissioner Gilardi

Commissioner Ocaña

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.

None

Procedures

BZA hearings begin at 1:00 PM and are recorded. Agenda items begin on or after the time stated on the agenda. County staff will give a presentation on the project followed by commissioner questions. A public hearing is then opened and the applicant gives a 10-minute project presentation followed by public comments. The time limit for public comments is at the Chair's discretion and is typically 3 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.

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 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 Comments

Please follow the instructions below to submit a Public Comment in writing, email or in person via Zoom. 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 prior to the hearing date to give commissioners and staff review time.

Public Comments Using Zoom: Members of the public who join the Zoom meeting, either through the Zoom app or by calling in, may give a public comment when the Chair opens the public hearing for your item of interest. Please take the time to locate the raise hand feature in the app, press the Alt & Y keys together on your keyboard, or press *9 to raise and lower your hand when calling in. Your name, or phone number if you call in, will be announced when it's your turn to speak (1 public comment is allowed per person).

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.