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Sonoma County Board of Zoning Adjustments Agenda

Board of Supervisors Chambers
575 Administration Drive, Room 102A
Santa Rosa, CA 95403
PlanningAgency@sonoma-county.org

May 9, 2024
Meeting No.: 24-06

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](#)

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/91784701170?pwd=TzNUeE1DckFuTHNqdm83QmY2aDNyQT09)
<https://sonomacounty.zoom.us/j/91784701170?pwd=TzNUeE1DckFuTHNqdm83QmY2aDNyQT09>
- **Telephone:** 1 (669) 444-9171
- **Webinar ID:** 917 8470 1170
- **Passcode:** 337686

Roll Call

Commissioner Olmstead, 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
Derik Michaelson, 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/AvM_O64RHw/

Item No.: 1
Time: 1:05 PM
File: PLP21-0021
Applicant: Lowell Sheldon
Owner: Same
Cont. from: N/A
Staff: Derik Michaelson
Env. Doc: Exempt under CEQA Section 15270 (Disapproved Projects)
Proposal: Use Permit and Design Review request to establish a 5-room Bed and Breakfast Inn, a 900sf outdoor wine bar operation, accessory retail space consisting of a 576sf gift shop and a 322sf wine shop, and 0.33 acres of walkable gardens for guest and customer use on a 0.89-acre historic property in Freestone.

Recommended

Action: Project Disapproval
Location: 306 Bohemian Hwy, Freestone
APN: 073-120-022
District: Five
Zoning: CR (Commercial Rural) with combining zones for HD (Historic District), SR (Scenic Resource, Corridor), and VOH (Valley Oak Habitat).

Action:
Appeal Deadline:
Resolution No.: 24-0_

Vote:

Commissioner Olmstead
Commissioner Gilardi
Commissioner Ocaña
Commissioner Koenigshofer
Commissioner McCaffery

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: UPE23-0040

Project Name: Inman Family Winery Use Permit Modification

Applicant: Kay Choe, Summit Engineering

Staff: Peter Kaljian

Location: 3900 Piner Rd., Santa Rosa

APN: 057-022-001

Project

Description: Use Permit Modification to Inman Family Winery's approved Use Permit (File No. PLP08-0075) to increase wine case production capacity from 5,000 cases per year to 10,500 cases per year, using the existing 3,000 square foot winery facility; and to increase the number of employees from one full-time and one part-time employee to four full-time and two-part time employees. No new construction is proposed. There are no changes the preapproved winery hours of operation (7am - 4pm, weekdays), public tasting hours of operation (11am - 4pm, daily), or the 18 annual events.

Last Day for

Public Comment: May 13, 2024

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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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. **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.