



County of Sonoma
Permit & Resource Management Department

Sonoma County Board of Zoning Adjustments and Planning Commission Agenda

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

January 26, 2023
Meeting No.: 23-02

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, the January 26, 2023 Board of Zoning Adjustments (BZA) meeting will be held virtually.

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 >>](#)
- **Telephone:** 1 (669) 900-9128
- **Webinar ID:** 926 2767 4937
- **Password:** 001763

Roll Call

Caitlin Cornwall, District 1, *Item #2*
Larry Reed, District 2, *Item #1*
Pat Gilardi, District 2, *Item #2*
Evan Wiig, District 3
Kevin Deas, District 4, *Item #1*
Eric Koenigshofer, District 5, *Item #1*
Greg Carr, Chair, District 1, *Item #1*
Shaun McCaffery, Chair, District 4, *Item #2*

Staff Members

Scott Orr, Deputy Director
Blake Hillegas, Project Planner
Georgia McDaniel, Project Planner
Hannah Spencer, Supervising Planner
Cecily Condon, Division Manager
Liz Goebel, Secretary
Christa Shaw, 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) 565-1947 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.

Approval of Minutes: March 10, 2022; May 12, 2022; June 9, 2022; September 22, 2022; December 8, 2022

Correspondence

Planning Commission/Board of Supervisors Actions

Commissioner Announcements

Board of Zoning Adjustments / Planning Commission Regular Calendar

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

Item No.: 1 – Planning Commission
Time: 1:05 PM
File: DRH22-0008; West County Transportation Agency
Applicant: Steve Petcavich
Owner: West County Transportation Agency
Cont. from: December 1, 2022
Staff: Blake Hillegas
Env. Doc: Mitigated Negative Declaration (Previously Adopted)
Proposal: The project is an appeal of the Design Review Committee's approval of Final Design Review for phase II of the West County Transportation Agency's bus storage and employee (bus driver) parking lot. The site improvements under appeal include the DRC's conditional approval of the site plan, parking design, landscaping/irrigation, lighting, and fencing on the 5.27-acre phase II site.

Recommended Action: The Permit Resource and Management Department recommends that the Planning Commission Deny the appeal and uphold the Design Review Committee's Final Design Review Approval of Phase II of the West County Transportation Agency's bus storage yard as conditioned.

Location: 3300 Juniper Ave., Santa Rosa
APN: 134-074-022
District: Three
Zoning: Public Facilities District, Valley Oak Habitat

Action:
Appeal Deadline:
Resolution No.: 23-0_

Vote:
Commissioner Cornwall
Commissioner Gilardi
Commissioner Wiig
Commissioner Koenigshofer
Chair McCaffery

Ayes:
Noes:
Absent:
Abstain:

Item No.: 2 – Board of Zoning Adjustments
Time: At or after 1:20 PM
File: UPE21-0001; Bricoleur Winery
Applicant: Demae Rubins, Summit Engineering, Inc.
Owner: Starr Holding LLC
Cont. from: Not Applicable
Staff: Georgia McDaniel
Env. Doc: Categorically Exempt
Proposal: Use Permit modification to previously approved winery use permit (File No. UPE17-0053) to increase the total number of permitted annual event days from 16 to 25, and to expand the food and wine pairing capacity from 15 to 45 people and expand the tasting room hours of operation from five days a week, 10 a.m. – 5 p.m. to seven days a week, 10 a.m. – 5 p.m., on an 18.93-acre parcel. No new structures or changes to the number of employees are proposed.

Recommended Action: The Permit Resource and Management Department (Permit Sonoma) recommends that the Board of Zoning Adjustments find the project exempt from the California Environmental Quality Act and approve the request to modify Use Permit UPE17-0053 subject to the Conditions of Approval.

Location: 7493 Starr Rd., Windsor
APN: 066-220-019
District: Four
Zoning: Diverse Agriculture (allowed density 40 acres per dwelling) and combining zones for Floodway, Floodplain, Riparian Corridor 50/25, Riparian Corridor 100/50, Scenic Resources, Valley Oak Habitat

Action:
Appeal Deadline:
Resolution No.: 23-0_

Vote:
Commissioner Cornwall
Commissioner Gilardi
Commissioner Wiig
District 5
Chair 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. During the Sonoma County Shelter in Place order additional accommodations for digital file review of the waiver period are available by contacting the project planner prior to the “last day for public comment” date listed for each item.

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.