



County of Sonoma
Permit & Resource Management Department

Sonoma County Planning Commission and Board of Zoning Adjustments Agenda

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

December 15, 2022
Meeting No.: 22-26

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 December 15, 2022 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) 444-9171
- **Webinar ID:** 970 2314 9446
- **Password:** 029366

Roll Call

Greg Carr, District 1
Larry Reed, District 2
Evan Wiig, District 3 – *Item #1*
Kevin Deas, District 4
Eric Koenigshofer, District 5
Jacquelynne Ocaña, Chair, District 3

Staff Members

Scott Orr, Deputy Director
Ken Compton, Project Planner
Blake Hillegas, Project Planner
Georgia McDaniel, Project Planner
Liz Goebel, Secretary
Jennifer Klein, 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 None

Correspondence

Planning Commission/Board of Supervisors Actions

Commissioner Announcements

Planning Commission & Board of Zoning Adjustments Regular Calendar

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

Item No.: 1 – Planning Commission

Time: 1:05 PM

File: PLP17-0040; Cannabis Permit and Zone Change

Applicant: Quarry Farm, LLC, Justin Morgan

Owner: Gordenker Turkey Farm Inc.

Cont. from: Not Applicable

Staff: Ken Compton

Env. Doc: Proposed Mitigated Negative Declaration

Proposal: Request for a Zone Change to remove a MR (Mineral Resource) designation and approve a five-year limited-term Conditional Use Permit for 43,560 square feet of outdoor cultivation canopy and 10,890 square feet of outdoor propagation within a 4.66-acre fenced area on a 25.16-acre parcel zoned LIA (Land Intensive Agriculture) and self-distribution to transfer cannabis off-site for processing.

Recommended Action: Staff recommends the Planning Commission recommend the Board of Supervisors adopt the Mitigated Negative Declaration, approve the Zone Change request to remove a MR (Mineral Resource) Combining District designation from a parcel zoned LIA (Land Intensive Agriculture) B6-100 acre density, and approve, with conditions, a five-year limited term Conditional Use Permit for a commercial cannabis cultivation operation including 43,560 square feet of outdoor cultivation, 10,890 square feet of outdoor propagation, and self-distribution to transport cannabis off-site.

Location: 585 Trinity Rd., Glen Ellen

APN: 053-110-076

District: One

Zoning: Land Intensive Agriculture 100-acre density, Local Guidelines – Mayacamas Mountains, Mineral Resource, Riparian Corridor, Scenic Resources – Community Separator (LIA B6 100, LG/MTN, MR, RC 50/25, SR)

Action:

Appeal Deadline:

Resolution No.:

Vote:

Commissioner Carr

Commissioner Reed

Commissioner Wiig

Commissioner Deas

Commissioner Koenigshofer

Ayes:

Noes:

Absent:

Abstain:

Item No.: 2 – Board of Zoning Adjustments

Time: At or after 1:20 p.m.

File: PLP05-0009; VJB

Applicant: Henry Belmonte, VJB Vineyards and Cellars LLC

Owner: Henry R. and Shelby L. Belmonte, Trustees of Henry R. and Shelby L. Belmonte AB Living Trust; Vittorio Belmonte and Maria G. Belmonte, Trustees of Belmonte Family Trust Cellars

Cont. from: 06/02/2022

Staff: Blake Hillegas

Env. Doc: Categorically Exempt

Proposal: Consider reopening the public hearing for the narrow purpose of substantiating the BZA established customer limitation of 252 wine tasting and food service guests until certain improvements are completed. Also, consider broadening the hearing discussion to respond to the applicants request to permit 313 guests per day with modifications to conditions of approval.

Recommended Action: Staff recommends that the Board of Zoning Adjustments (BZA) reopen the public hearing for the limited scope of substantiating the 252 wine/food guest limitation and adopt a resolution approving the Use Permit Modification with attached Conditions as directed by the BZA.

Location: 60 and 75 Shaw Ave., Kenwood

APN: 050-275-028 and -052

District: One

Zoning: C1 (Neighborhood Commercial), SR (Scenic Resource)

Action:

Appeal Deadline:

Resolution No.:

Vote:

Commissioner Carr

Commissioner Reed

Commissioner Deas

Commissioner Koenigshofer

Chair Ocaña

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.