



County of Sonoma
Permit & Resource Management Department

Sonoma County Board of Zoning Adjustments Agenda

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

June 9, 2022
Meeting No.: 22-09

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 June 9, 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) 900-9128
- **Webinar ID:** 941 0955 1979
- **Password:** 065443

Roll Call

Greg Carr, District 1
Pat Gilardi, District 2
Kevin Deas, District 4
Eric Koenigshofer, District 5
Jacquelynne Ocaña, District 3, Chair

Staff Members

Scott Orr
Marina Herrera
Crystal Acker
Liz Goebel, Secretary
Sita Kuteira, 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

Board of Zoning Adjustments Regular Calendar

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

Item No.: 1

Time: 1:05 PM

File: UPC17-0011

Applicant: Nicholas Adan

Owner: Lance Morgan and Cory Meyer

Cont. from: Not Applicable

Staff: Marina Herrera

Env. Doc: Proposed Mitigated Negative Declaration

Proposal: A five-year limited term Use Permit for commercial cannabis cultivation operation, including 8,100 square feet of mixed light cannabis cultivation to be contained within three 2,700 square foot greenhouse structures and one 1,350 square foot mixed-light propagation greenhouse. A 2,400 square foot structure will be used for onsite processing, storage, and office operations. Operations are proposed to occur 24 hours per day, 7 days a week. Deliveries would be limited to 8:00 a.m. to 5:00 p.m. Monday through Friday. The operation will employ 1 full-time employee and 3 part time employees, for a maximum of 4 employees. The operation will occur on a 5.25-acre parcel located at 5091 Arnold Drive, Sonoma.

Location: 5091 Arnold Dr., Sonoma

APN: 142-062-008

District: One

Zoning: DA (Diverse Agriculture), B6 (10-acre maximum density), RC 50/50 (Riparian Corridor 50 feet/50 feet), RC 100/50 (Riparian Corridor 100 feet/50 feet), VOH (Valley Oak Habitat)

Action:

Appeal Deadline:

Resolution No.:

Vote:

Commissioner Carr

Commissioner Gilardi

Commissioner Deas

Commissioner Koenigshofer

Commissioner Ocaña

Ayes:

Noes:

Absent:

Abstain:

Item No.: 2

Time: 1:30 PM

File: UPC17-0020

Applicant: The Highland Canopy, LLC, Samuel Magruder

Owner: Sonoma Hills Farm, LLC

Cont. from: Not Applicable
Staff: Crystal Acker
Env. Doc: Mitigated Negative Declaration
Proposal: Request to approve successful completion of a Two-Year Review of the outdoor cultivation operation, as required by Condition of Approval, and to extend the outdoor cultivation operation to the full five-year permit term.
Location: 334 Purvine Rd., Petaluma
APN: 022-230-020
District: Two
Zoning: Land Extensive Agriculture 100-acre density (LEA B6 100), Accessory Dwelling Unit Exclusion (Z)

Action:
Appeal Deadline:
Resolution No.:

Vote:

Commissioner Carr
Commissioner Gilardi
Commissioner Deas
Commissioner Koenigshofer
Commissioner 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.

File: UPE22-0002
Project Name: UPE22-0002, Blossom and Bine Farm Stand
Applicant: Erin Shea
Staff: Jen Chard
Location: 2684 Guerneville Rd., Santa Rosa
APN: 034-110-045

Project

Description: Use Permit to allow for a Farm Stand for seasonal sale of flowers grown onsite, operating May through October, Tuesday – Friday from 12 pm – 6 pm and Saturday 9 am-2 pm, managed by the property owner. The Farm Stand consists of a pick-up truck with shade canopy and space to hold and display floral arrangements, serving 1-3 customers daily, no more than 20 per week, and an existing 6-car gravel parking lot accessed from Guerneville Road on a 9.69-acre parcel zoned Rural Residential.

**Last Day for
Public Comment:** June 13, 2022

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.