



2550 Ventura Avenue
Santa Rosa, CA 95403

p: (707) 565-1900
f: (707) 565-1017

Tennis Wick
Director

Scott Orr
Assistant Director

Michelle Arellano
Deputy Director, Administration

Nathan Quarles
Deputy Director, Engineering and Construction

Emi Theriault
Deputy Director, Planning

Sonoma County Board of Zoning Adjustments Agenda

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

March 28, 2024
Meeting No.: 24-04

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/94806884845?pwd=Q3ZqZzdHQWxPejJJQThwU2x1cXpQdz09>
- **Telephone:** 1 (669) 900-9128
- **Webinar ID:** 948 0688 4845
- **Passcode:** 049137

Roll Call

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

Staff Members

Emi Thériault, Deputy Director of Planning

Cecily Condon, Project Planner
Adam Sharron, 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.

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/azxQfvFSotA/)
<https://share.sonoma-county.org/link/azxQfvFSotA/>

Item No.: 1
Time: 1:05 PM
File: UPE07-0112
Applicant: John Farrow, Farrow Ready Mix
Owner: CMS Properties LLC
Cont. from: October 26, 2023. No staff presentation and the public hearing was not open at this meeting.
Staff: Cecily Condon
Env. Doc: Categorically Exempt Sec. 15321, Enforcement Actions

Proposal: Permit Sonoma request for revocation for noncompliance of UPE07-0112, a Use Permit for a concrete manufacturing plant on a 6.78 ac parcel approved on April 21, 2008. The project includes a batch plant, 250 sq ft mobile office, and on-site truck storage for up to 8 trucks. Hours of operation are from 5 am until 5 pm with up to 5 employees and 45 estimated truck trips per day.

Recommended

Action: The Permit Resource and Management Department (Permit Sonoma) recommends that the Board of Zoning Adjustments hold a public hearing and adopt a resolution to revoke Permit UPE07-0112.

Location: 3660 Copperhill Lane, Santa Rosa

APN: 059-250-004

District: Four

Zoning: Heavy Industrial, (M2 40000 SQ FT AVG), Valley Oak Habitat (VOH)

Action:

Appeal Deadline:

Resolution No.: 24-0_

Vote:

Commissioner Carr

Commissioner Gilardi

District 3

Commissioner Koenigshofer

Commissioner McCaffery

Item No.: 2

Time: 1:20 PM

File: UPE19-0072

Applicant: William Billeter, BC Engineering Group

Owner: Kamal Azari

Cont. from: N/A

Staff: Adam Sharron

Env. Doc: Initial Study / Mitigated Negative Declaration

Proposal: Request for a Use Permit to construct a new 2,809-square foot tasting room building on a 16.6-acre parcel. Restrooms are proposed in a separate 302-square foot building located approximately 8-feet from the proposed tasting room building. An approximate total of 4,973-square feet of patio/walkways are proposed and an approximately 2,000-square foot terrace for viewing. No more than 20 Wine tasting guests are allowed per day. Ten winery events (8 Agricultural Promotional Events and 2 Industry-Wide Events) per year are proposed at the tasting room with 200 guests per event and 3 employees, which include the 2 tasting room employees. A new parking lot is proposed adjacent to the new tasting room building and an overflow parking area is

proposed to the east. Two new driveways are proposed to allow access to the proposed parking lot from Spring Hill Road.

Recommended

Action: Staff recommends that the Board of Zoning Adjustments adopt the Initial Study/Mitigated Negative Declaration and approve Azari Winery Use Permit UPE19-0072 as proposed and subject to Conditions of Approval.

Location: 1321 Spring Hill Road, Petaluma

APN: 020-050-026

District: Two

Zoning: LEA (Land Extensive Agriculture) B6 100, RC50/50 (Riparian Corridor Combining District)

Action:

Appeal Deadline:

Resolution No.: 24-0_

Vote:

Commissioner Carr

Commissioner Gilardi

District 3

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

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.

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.