



County of Sonoma
Permit & Resource Management Department

Sonoma County Board of Zoning Adjustments Draft Minutes

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

May 26, 2022
Meeting No.: 22-07

Roll Call

Absent, District 1
Absent, District 3
Kevin Deas, District 4
Eric Koenigshofer, District 5
Larry Reed, Chair, District 2

Staff Members

Scott Orr
Blake Hillegas
Liz Goebel, Secretary
Christa Shaw, Deputy County Counsel

1:00 PM Call to order and Roll Call.

Correspondence None

Planning Commission/Board of Supervisors Actions None

Commissioner Announcements None

Public Comments on matters not on the Agenda: 0h1m
No Comments

Public Comments on matters not on the Agenda will resume at the end of the hearing.

Items scheduled on the agenda:

Board of Zoning Adjustments Regular Calendar

Item No.: 1
Time: 1:05 PM
File: PLP05-0009
Applicant: Henry Belmonte
Owner: Henry and Vittorio Belmonte
Cont. from: 3/12/2020
Staff: Blake Hillegas
Env. Doc: Subsequent Mitigated Negative Declaration
Proposal: Use permit and design review for retail/B&B request for a use permit and administrative design review to remodel an existing residence into a 1286 sq. ft. bed and breakfast inn, construct a 3342 sq. ft. market place, tasting room, offices construct an 1800 sq. ft. wine case storage on

1.68 acres. Appealed 3/16/2007, revision to file 6/26/2014, request to modify previously approved use permit to change hours of operation for the marketplace to allow it to be open 10:00 a.m. to 5:00 p.m. Saturday through Thursday and 10:00 a.m. to 7:00 p.m. on Fridays and expand food service to allow restaurant during business hours. Revision to file 1/7/2016, modify existing use permit to acknowledge the outdoor seating area and outdoor kitchen for food and wine service, request to eliminate right turn lane on Shaw Ave., use of the driveway on maple for ingress and egress, the reduction of parking on the Shaw Ave. frontage, the increase in on-site parking, the securing of off-site parking for staff and customer valet through parking license agreement at a nearby dentist, no agreement for church -offer van/bus and valet parking on weekends, including wellington property, the deletion of the request for expanded hours and special events except for industry wide events and wine maker dinners, and the modifications to project conditions to reflect proposed changes in the project. Revision to file May 30, 2016 - use dentist property for employees during weekends and holidays. No church property parking - replace weekend van/bus and valet parking, has been replaced by a new parking lot proposal on residential property 250 feet away on Shaw Ave. Wellington property used for van/bus parking, expanded hours from 10 a.m. - 4 p.m. to 10 a.m. - 6 p.m., except 10 a.m. – 9 p.m. on Saturday and Sunday, May - October.

Location: 9125 Hwy. 12, Kenwood
APN: 050-275-028
District: One
Zoning: LC (Limited Commercial District)

Commissioner Disclosures None

Staff Scott Orr mentioned that commissioners of Districts One and Three notified prior to hearing that they would not be available for May 26 meeting. Due to project being in District One with only the minimum quorum necessary available at the meeting, staff recommends continuing item to a date certain of June 2, 2022. **0h03m**

Commissioner Reed asked for confirmation that Districts One and Three will be available for 6/2 meeting. **Staff Scott Orr** confirmed. **0h04m**

Commissioner Reed asked if there will be any comments from applicant. **Staff Scott Orr** confirmed there are no comments. **0h5m**

Modified Conditions of Approval: Not Applicable

Action: **Commissioner Koenigshofer** motioned to continue item to a date certain of June 2, 2022. Seconded by **Commissioner Deas** and approved with a 3-0-2 vote. **0h5m**

Appeal Deadline: Not Applicable

Vote:

| | |
|---------------------------|--------|
| Commissioner Deas | Aye |
| Commissioner Koenigshofer | Aye |
| Commissioner Reed | Aye |
| Commissioner Carr | Absent |
| Commissioner Belforte | Absent |

Ayes: 3
Noes: 0
Absent: 2
Abstain: 0

Public Comments continued for items not on the Agenda: No comments

Public commenters that want to receive future hearing notices regarding a project or topic: None

Hearing Closed: 1:07 PM