



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

May 26, 2022
Meeting No.: 22-07

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 May 26, 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:** 943 2414 4299
- **Password:** 163599

Roll Call

Caitlin Cornwall, District 1
Larry Reed, District 2
Kevin Deas, District 4
Eric Koenigshofer, District 5
Gina Belforte, District 3, Chair

Staff Members

Scott Orr
Blake Hillegas
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 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: PLP-05-0009
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)
Action:
Appeal Deadline:
Resolution No.:

Vote:
Commissioner Cornwall
Commissioner Reed
Commissioner Deas
Commissioner Koenigshofer
Commissioner Belforte

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.