



County of Sonoma
Permit & Resource Management Department

***Sonoma County Board of Zoning Adjustments and Planning Commission
Combined Meeting Actions***

Permit Sonoma
2550 Ventura Avenue, Santa Rosa, CA 95403
PlanningAgency@sonoma-county.org

February 23, 2023
Meeting No.: 23-03

Roll Call – Items #1 & #2

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

Roll Call – Items #3 & #4

Caitlin Cornwall, District 1
Pat Gilardi, District 2
Evan Wiig, District 3
Eric Koenigshofer, District 5
Shaun McCaffery, Chair, District 4

Staff Members

Scott Orr, Deputy Director
Cecily Condon, Division Manager
Eric Gage
Chris Wendt
Sue Ostrom
Georgia McDaniel
Alexandria Sullivan, Administrative Assistant
Jennifer Klein, Chief Deputy County Counsel
Christa Shaw, Deputy County Counsel
Sita Kuteira, Deputy County Counsel

1:15 PM Call to order, Roll Call and Pledge of Allegiance.

Correspondence

Planning Commission/Board of Supervisors Actions

Commissioner Announcements

Planning Commission Regular Calendar

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

Item No.: 1
Time: 1:20 PM
File: ORD22-0005 Round 1 Technical Corrections to Zoning Code/Reformat
Applicant: Permit Sonoma
Owner: Not Applicable
Cont. from: Not Applicable
Staff: Eric Gage
Env. Doc: Categorically Exempt
Proposal: The proposed project would amend Sonoma County Code Chapter 26 (the Zoning Code) to correct inadvertent substantive errors and omissions, as well as technical errors, in text and tables adopted via Ordinance 6335 (Zoning Code modernization phases 1 and 2). The proposed amendments to text and tables would restore text regarding standards and uses and other provisions that were inadvertently deleted, added, omitted, or incorrectly reorganized during the major Chapter 26 reorganization that was effectuated by Ord. 6335. The proposed project also includes amendments to the Official Zoning Database (OZD) to correct errors in the land use database, changes to combining districts resulting from improvements to mapping, and changes to parcel zoning required as conditions of approval for previously approved projects.

Recommended

Action: Staff recommends that the Planning Commission adopt a resolution recommending that the Board of Supervisors adopt the proposed ordinance amending Sonoma County Code Chapter 26 (the Zoning Code) and the Official Zoning Database.

Location: Countywide

APN: Various

District: All

Zoning: Various

Action: **Commissioner Koenigshofer** motioned to approve the project as recommended with the note that changes may be needed consistent with the Fuel Station Ordinance. Seconded by **Commissioner Reed** and approved with a 5-0-0 vote.

Appeal Deadline: Not Applicable

Resolution No.: 23-05

Vote:

Commissioner Cornwall	Aye
Commissioner Reed	Aye
Commissioner Ocaña	Aye
Commission Koenigshofer	Aye
Commission Deas	Aye

Ayes: 5

Noes: 0

Absent: 0

Abstain: 0

Item No.: 2
Time: 1:45 PM
File: PLP20-0009 Wildwood Retreat
Applicant: Leif Glomset
Owner: The Wildwood Conservation Foundation
Cont. from: February 16, 2023
Staff: Chris Wendt
Env. Doc: NA
Proposal: Request for 1) concurrence in staff's determination that the project is statutorily exempt from the California Environmental Quality Act pursuant to Government Code section 51119 and CEQA Guidelines § 15264, and 2) recommendation to the Board of Supervisors to approve a request for zone change from RRD (Resources and Rural Development) to TP (Timberland Production); located on a +/- 210- acre parcel located at 20111 Old Cazadero Road, Guerneville, APN 106-230-007 & -008. Supervisorial District 5.

Recommended

Action: The Permit Resource and Management Department (Permit Sonoma) recommends that the Planning Commission adopt a resolution that (1) concurs in staff's determination that the project is statutorily exempt from the California Environmental Quality Act pursuant to Government Code section 51119 and CEQA Guidelines § 15264, and (2) recommends that the Board of Supervisors approve the request for zone change from RRD (Resources and Rural Development) to TP (Timberland Production), after such time as the Board may adopt an ordinance correcting codification errors and reinstating resorts as a conditionally allowed use in the TP District.

Location: 20111 Old Cazadero Rd, Guerneville
APN: 106-230-008; 106-230-007
District: Five
Zoning: RRD B6 160, RC50/50

Action: **Commissioner Koenigshofer** motioned to approve the project as recommended. Seconded by **Commissioner Reed** and approved with a 4-0-1 vote.

Appeal Deadline: Not Applicable
Resolution No.: 23-06

Vote:

Commissioner Cornwall	Aye
Commissioner Reed	Aye
Commissioner Ocaña	Aye
Commission Koenigshofer	Aye
Commission Deas	Absent

Ayes: 4
Noes: 0
Absent: 1
Abstain: 0

Item No.: 3
Time: 2:00 PM
File: Cannabis Ordinance Multi-Tenant Moratorium
Applicant: NA
Owner: County of Sonoma
Cont. from: NA
Staff: Sue Ostrom
Env. Doc: Categorical Exemption: Sections 15307 and 15308 as an ordinance that will provide greater protection to natural resources and the environment; Section 15301 because it will continue the level of permit review that has been in place under the Cannabis Ordinance since 2021; and Section 15061(b)(3) because it can be seen with certainty that there is no possibility that this Ordinance or its implementation would have a significant effect on the environment
Proposal: Amend Chapter 26 of the Sonoma County Code to only allow smaller-scale multi-tenant cannabis cultivation permits

Recommended

Action: Staff recommends the Planning Commission Adopt a Resolution recommending that the Board of Supervisors approve Zoning Code amendments to Chapter 26 of the Sonoma County Code to only allow smaller-scale multi-tenant cannabis cultivation permits and finding the ordinance exempt from CEQA.

Location: Countywide

APN: Various

District: All

Zoning: Various

Action: **Commissioner Koenigshofer** motioned to approve the project as recommended. Seconded by **Commissioner Gilardi** and approved with a 5-0-0 vote.

Appeal Deadline: Not Applicable

Resolution No.: 23-07

Vote:

Commissioner Carr	Aye
Commissioner Gilardi	Aye
Commissioner Wiig	Aye
Commissioner Koenigshofer	Aye
Commissioner McCaffery	Aye

Ayes: 5
Noes: 0
Absent: 0
Abstain: 0

Board of Zoning Adjustments Regular Calendar

Item No.: 4
Time: 2:30 PM
File: UPE21-0001 Bricoleur Winery
Applicant: Demae Rubins, Summit Engineering, Inc.
Owner: Starr Holding LLC
Cont. from: Not Applicable
Staff: Georgia McDaniel
Env. Doc: Categorically Exempt
Proposal: Use Permit modification to previously approved winery use permit (File No. UPE17-0053) to increase the total number of permitted annual event days from 16 to 25, and to expand the food and wine pairing capacity from 15 to 45 people and expand the tasting room hours of operation from five days a week, 10 a.m. – 5 p.m. to seven days a week, 10 a.m. – 5 p.m., on an 18.93-acre parcel. No new structures or changes to the number of employees are proposed.

Recommended

Action: The Permit Resource and Management Department (Permit Sonoma) recommends that the Board of Zoning Adjustments find the project exempt from the California Environmental Quality Act and approve the request to modify Use Permit UPE17-0053 subject to the Conditions of Approval.

Location: 7493 Starr Rd., Windsor

APN: 066-220-019

District: Four

Zoning: Diverse Agriculture (allowed density 40 acres per dwelling) and combining zones for Floodway, Floodplain, Riparian Corridor 50/25, Riparian Corridor 100/50, Scenic Resources, Valley Oak Habitat

Action: **Commissioner Koenigshofer** motioned to approve the project as recommended. Seconded by **Commissioner Gilardi** and approved with a 5-0-0 vote.

Appeal Deadline: 10 days

Resolution No.: 23-01

Vote:

Commissioner Cornwall	Aye
Commissioner Gilardi	Aye
Commissioner Wiig	Aye
Commissioner Koenigshofer	Aye
Commissioner McCaffery	Aye

Ayes: 5

Noes: 0

Absent: 0

Abstain: 0

Hearing Closed: 3:32 PM