



County of Sonoma
Permit & Resource Management Department

Sonoma County Board of Zoning Adjustments

Actions

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

April 13, 2023
Meeting No.: 23-06

Roll Call

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

Staff Members

Scott Orr
Hannah Spencer
Tasha Levitt, Administrative Assistant
Christa Shaw, Deputy County Counsel

Board of Zoning Adjustments Regular Calendar

Item No.: 1
Time: 1:05 PM
File: UPE16-0052
Applicant: Steve Martin Associates Inc.
Owner: Carneros Vintners Inc.
Cont. from: Not Applicable
Staff: Hannah Spencer
Env. Doc: Mitigated Negative Declaration
Proposal: Request for a modification to Use Permit PLP02-0085 to allow an increase in production from 250,000 cases of wine annually to up to 2.5 million cases through additional grape crushing and wine production as a bulk wine/custom crush service; the construction of an additional 22,000 square foot wine production building and associated parking and stormwater management improvements; an increase in full-time employees from 10 to 15, reduction in seasonal employees from 14 to 5 and an increase in daily business visitors from 3 to 4. The proposed modification would eliminate hospitality uses including public

tastings and events previously approved under PLP02-0085. No changes to hours of operation are proposed.

Recommended

Action: Staff recommends that the Board of Zoning Adjustments find the 2007 adopted Mitigated Negative Declaration (MND) prepared for the original winery project File No. PLP02-0085 remains valid for the use permit modification request and approve the use permit.

Location: 4202 Stage Gulch Rd., Petaluma

APN: 142-051-031

District: Second

Zoning: Land Extensive Agriculture (allowed density: 100 acres per dwelling unit) and combining zones for Accessory Unit Exclusion, Riparian Corridor with 50-foot setbacks, and Scenic Resources.

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

Appeal Deadline: 10 days

Resolution No.: 23-06

Vote:

Commissioner Cornwall	Aye
Commissioner Reed	Aye
Commissioner Wiig	Aye
Commissioner Koenigshofer	Aye
Commissioner McCaffery	Aye

Ayes: 5

Noes: 0

Absent: 0

Abstain: 0