



County of Sonoma
Permit & Resource Management Department

Sonoma County Board of Zoning Adjustments

Agenda

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

September 28, 2023
Meeting No.: 23-08

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/99173158439?pwd=VTVyR004ZnMzOFJSa3hoc00xZ25kdz09>
- **Telephone:** 1 (669) 900-9128
- **Webinar ID:** 991 7315 8439
- **Passcode:** 910155

Roll Call

Commissioner Cornwall, District 1
Commissioner Gilardi, District 2
Commissioner Wiig, District 3
Commissioner Koenigshofer, District 5
Commissioner McCaffery, Chair, District 4

Staff Members

Cecily Condon, PRMD Division Manager
Jen Chard, 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.

Approval of Minutes August 17, 2023; September 7, 2023

Correspondence

Planning Commission/Board of Supervisors Actions

Commissioner Announcements

Public Appearances for Non-Agenda Items

Items scheduled on the Agenda in order to expedite the meeting, please fill out a speaker card located on the back table before speaking.

Board of Zoning Adjustments Regular Calendar

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

https://share.sonoma-county.org/link/vVWaNHd_YXk/

- Item No.:** 1
Time: 1:05 PM
File: PLP20-0007
Applicant: Tony Korman
Owner: Jackson Family Investments III, LLC
Cont. from: N/A
Staff: Jen Chard
Env. Doc: Mitigated Negative Declaration
Proposal: Request for:
- 1) A Lot Line Adjustment between a 24.28+/- acre parcel (APN 057-070-049) and a 108.82+/- acre parcel (APNs 057-070-047, -050) resulting in a 24.08+/- acre parcel and a 109.01+/- acre parcel;
 - 2) A Use Permit and Design Review for a new 4,530-square foot tasting room (Nunes Farm) with up to 20 events per year (16 agricultural promotional, 4 industry-wide) with a maximum of 200 attendees on the resulting 24.08 +/- acre parcel; and
 - 3) A Use Permit and Design Review for a new winery (Saralee's Vineyard) including a tasting room, a winery building used for production, storage, and administration with an annual production of 95,000 cases and up to 20 events (16 agricultural promotional, 4 industry-wide) per year with a maximum of 200 attendees, and marketing accommodations within an existing building on the resulting 109.01+/- acre parcel.

Recommended

Action: Permit Sonoma recommends that the Board of Zoning Adjustments adopt the Mitigated Negative Declaration and approve the request for a Lot Line Adjustment and two Use Permits with Design Review, subject to the attached Conditions of Approval.

Location: 3400 Slusser Road, Windsor
APN: 057-070-050, -047 and -049
District: Fourth
Zoning: Land Intensive Agriculture (LIA) Frozen Lot (B7) with combining districts for Accessory Unit Exclusion (Z), Biotic Habitat (BH), Floodplain (F2), Riparian Corridor with 50 ft and 100 ft setbacks (RC50/25, RC100/50), Scenic Corridor and Scenic Landscape Unit (SR), and Valley Oak Habitat (VOH)

Action:

Appeal Deadline:

Resolution No.: 23-0_

Vote:

Commissioner Cornwall

Commissioner Gilardi

Commissioner Wiig

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.

File: UPE23-0010

Project Name: Use Permit for a fence within the front setback along Milk Barn Rd.

Applicant: William McAtee Trust and Debra Sacco Trust

Staff: Peter Kaljian

Location: 11920 Windy Hollow Rd., Healdsburg

APN: 086-140-053

Project

Description: 6 ft. tall fence running 150 ft. within front setback. The proposed fence will be set back 30 ft. from the center line on Milk Barn Road with a gate being set back 35 ft. from the center. Alternating chamise and lavender are proposed to be planted to help screen the fence from the view of the private road.

Last Day for

Public Comment: September 25, 2023

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: BZA 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.