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Sonoma County Board of Zoning Adjustments Agenda

Board of Supervisors Chambers
575 Administration Drive, Room 102A
Santa Rosa, CA 95403

PlanningAgency@sonoma-county.org

December 12, 2024
Meeting No.: 24-15

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/95562339862?pwd=KNz2uSFLjxka2lBNf1OEJlPdbJKl9P.1>
- **Telephone:** 1 (669) 444-9171
- **Webinar ID:** 955 6233 9862
- **Passcode:** 717590

Roll Call

Commissioner Freeman, District 1
Commissioner Reed, District 2
Commissioner Wiig, District 3
Commissioner Koenigshofer, District 5
Commissioner McCaffery, Chair, District 4

Staff Members

Cecily Condon, PRMD Division Manager
Joshua Miranda, Project Planner
Mark Shurvinton, Project Planner

Levan King Cranston, Project Planner
Tasha Levitt, Administrative Assistant
Ivan Jimenez, Deputy County Counsel III
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.

Contributions

Pursuant to Government Code section 84308, members of the Planning Agency, Planning Commission, or Board of Zoning Adjustments (collectively “Planning Agency”) are disqualified and not able to participate in any agenda item involving contracts (other than competitively bid, labor, or personal employment contracts), franchises, discretionary land use permits and other entitlements if the member of the Planning Agency received more than \$250 in campaign contributions from the applicant or contractor, an agent of the applicant or contractor, or any financially interested participant who actively supports or opposes the County’s decision on the agenda item since January 1, 2023. Members of the Planning Agency who have received, and applicants, contractors or their agents who have made, campaign contributions totaling more than \$250 to a member of the Planning Agency since January 1, 2023, are required to disclose that fact for the official record of the subject proceeding. Disclosures must include the amount of the campaign contribution and identify the recipient Planning Agency member and may be made either in writing to the Clerk for the Planning Agency, Planning Commission, or Board of Zoning Adjustments, as the case may be, prior to the subject hearing or by verbal disclosure at the time of the hearing.

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.

Correspondence

Approval of Minutes

- Planning Commission
 - January 18, 2024 (Olmstead, Reed, Ocana, Koenigshofer, McCaffery)
 - March 21, 2024 (Carr, Reed, Koenigshofer, McCaffery)
 - August 22, 2024 (Freeman, Gilardi, Ocana, Koenigshofer, McCaffery)
- Board of Zoning Adjustments

- October 19, 2024 (Wiig, Koenigshofer, McCaffery)

Planning Commission/Board of Supervisors Actions

Commissioner Announcements

Public Appearances for Non-Agenda Items

Items scheduled on the Agenda

Board of Zoning Adjustments Regular Calendar

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

<https://share.sonoma-county.org/link/NmmCdLUAGRc/>

Item No.: 1
Time: 1:05 PM
File: PLP24-0012
Applicant: Mario and Katherine Ghilotti
Owner: Mario Ghilotti
Cont. from: N/A
Staff: Joshua Miranda
Env. Doc: Revised Mitigated Negative Declaration (State Clearinghouse # 2024-070225)
Proposal: Request to allow agricultural support and visitor serving uses in an existing 5,020 square foot barn, including: 1) a Zoning Permit to allow a 215 square foot farm retail sales facility, operating with 2 employees, open to the public by appointment only from 10:00 AM to 6:00 PM, seven days a week; 2) a Zoning Permit to allow a 3,575 square foot small-scale agricultural processing facility to process lavender grown onsite into various products including essential oils, and hydrosol, and perfumes, operating daily with up to 4 employees from 8:00 AM to 4:00 PM; and, 3) a Use Permit to allow 28 annual agricultural promotional events ranging in size from 40 – 200 attendees, between the hours of 11:00 AM and 10:00 PM, with amplified music limited to indoors only. Construction includes legalizing grading and building modifications and developing a new access road, bridge, and 10 parking spaces near the barn. Onsite event parking for up to 150 vehicles will be provided in a graded and mowed pasture. Located on a 56.76 acre parcel subject to a Land Conservation (Williamson Act) Contract at 4485 D Street, Petaluma; APN 020-130-037. Supervisorial District 2.

Recommended

Action: Permit Sonoma recommends that the Sonoma County Board of Zoning Adjustments adopt the revised Mitigated Negative Declaration and Mitigation

Monitoring Program and approve the project subject to the attached Conditions of Approval.

Location: 4485 D Street, Petaluma
APN: 020-130-037
District: Second
Zoning: Land Extensive Agriculture with 60 acre per dwelling unit (LEA B6 60) with Combining Districts for Accessory Dwelling Unit Exclusion (Z), Scenic Resources (SR), Oak Woodland (OAK), and Valley Oak Habitat (VOH)

Action:
Appeal Deadline:
Resolution No.: 24-0_

Vote:
Commissioner Freeman
Commissioner Reed
Commissioner Wiig
Commissioner Koenigshofer
Commissioner McCaffery

Ayes:
Noes:
Absent:
Abstain:

Item No.: 2
Time: 1:05 PM
File: PPR24-0002
Applicant: N/A
Owner: Multiple
Cont. from: N/A
Staff: Mark Shurvinton
Env. Doc: Project Specific Analysis (adopted May 21, 2024) under the Board of Forestry's Program EIR for the California Vegetation Treatment Program (certified December 30, 2019).
Proposal: Programmatic Coastal Permit (with Hearing) and Use Permit to conduct Defensible Space and Ignition Resistant Construction treatment activities on 330 parcels in the Timber Cove project area, under the Sonoma County Wildfire Adapted Project.

Recommended

Action: Staff recommends that the Board of Zoning Adjustments find the request consistent with the Board adopted PSA, and approve a Coastal Permit with Hearing (Coastal Development Permit, CDP) and Use Permit to allow the future implementation of Defensible Space and Ignition Resistant

Construction treatment activities proposed under the Sonoma County Wildfire Adapted Project on 330 parcels in the Timber Cove project area, as modified by the Conditions of Approval.

Location: Multiple properties in Timber Cove
APN: Various
District: Fifth
Zoning: Various

Action:
Appeal Deadline:
Resolution No.: 24-0_

Vote:
Commissioner Freeman
Commissioner Reed
Commissioner Wiig
Commissioner Koenigshofer
Commissioner McCaffery

Ayes:
Noes:
Absent:
Abstain:

Item No.: 3
Time: 1:35 PM
File: PLP23-0019
Applicant: Matt Moore on behalf of AT&T
Owner: Josephine Franceschi Trust et al.
Cont. from: September 26, 2024
Staff: Levan King Cranston
Env. Doc: Categorical Exemption, Section 15303, New Construction of a Small Structure
Proposal: Request for a Coastal Permit and Use Permit for new 70-foot tall intermediate freestanding commercial telecommunications facility to include a stealth monopine design, with associated ground equipment, and a 30kw diesel generator for backup emergency power located within a 900 square foot leased area on a 337.7-acre parcel located west of Highway 1.

Recommended

Action: Permit Sonoma recommends that the Board of Zoning Adjustments approve the requested Coastal Permit and Use Permit to allow for a new 70-foot high intermediate freestanding telecommunications facility, subject to the attached conditions for approval, and find the project exempt from the California Environmental Quality Act under CEQA Guidelines Section 15303.

Location: 17400 Hwy 1 B, Valley Ford

APN: 103-030-001
District: Fifth
Zoning: Land Extensive Agriculture CC (allowed density: B6 standard lot) and combining zone for Accessory Dwelling Unit Exclusion, Riparian Corridor (100/50 setback) and Scenic Resource.

Action:
Appeal Deadline:
Resolution No.: 24-0_

Vote:
Commissioner Freeman
Commissioner Reed
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.

None

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: PC 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.

Contributions: Pursuant to Government Code section 84308, members of the Planning Agency, Planning Commission, or Board of Zoning Adjustments (collectively “Planning Agency”) are disqualified and not able to participate in any agenda item involving contracts (other than competitively bid, labor, or personal employment contracts), franchises, discretionary land use permits and other entitlements if the member of the Planning Agency received more than \$250 in campaign contributions from the applicant or contractor, an agent of the applicant or contractor, or any financially interested participant who actively supports or opposes the County’s decision on the agenda item since January 1, 2023. Members of the Planning Agency who have received, and applicants, contractors or their agents who have made, campaign contributions totaling more than \$250 to a member of the Planning Agency since January 1, 2023, are required to disclose that fact for the official record of the subject proceeding. Disclosures must include the amount of the campaign contribution and identify the recipient Planning Agency member and may be made either in writing to the Clerk for the Planning Agency, Planning Commission, or Board of Zoning Adjustments, as the case may be, prior to the subject hearing or by verbal disclosure at the time of the hearing.

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.