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Sonoma County Board of Zoning Adjustments Actions

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

December 12, 2024
Meeting No.: 24-15

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, Permit Sonoma 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

Board of Zoning Adjustments Regular Calendar

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: **Commissioner Freeman** motioned to continue the item to a date uncertain. Seconded by **Commissioner Reed** and approved with a 5-0-0 vote.

Appeal Deadline: N/A

Resolution No.: N/A

Vote:

Commissioner Freeman	Aye
Commissioner Reed	Aye
Commissioner Wiig	Aye
Commissioner Koenigshofer	Aye
Commissioner McCaffery	Aye

Ayes: 5

Noes: 0

Absent: 0

Abstain: 0

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

Appeal Deadline: 10 days
Resolution No.: 24-11

Vote:

Commissioner Freeman	Aye
Commissioner Reed	Aye
Commissioner Wiig	Aye
Commissioner Koenigshofer	Aye
Commissioner McCaffery	Aye

Ayes: 5

Noes: 0
Absent: 0
Abstain: 0

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: **Commissioner Koenigshofer** motioned to continue the project to date and time certain of January 9th, 2025 at 1:10 PM and located at 2550 Ventura Avenue, Permit Sonoma. Seconded by **Commissioner Reed** and approved with a 5-0-0-0 vote.

Appeal Deadline: N/A
Resolution No.: N/A

Vote:

Commissioner Freeman	Aye
Commissioner Reed	Aye
Commissioner Wiig	Aye
Commissioner Koenigshofer	Aye
Commissioner McCaffery	Aye

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