



2550 Ventura Avenue
Santa Rosa, CA 95403

p: (707) 565-1900
f: (707) 565-1017

Tennis Wick
Director

Scott Orr
Assistant Director

Michelle Arellano
Administration

Nathan Quarles
Engineering and Construction

Emi Thériault
Planning

Tyra Harrington
Code Enforcement

Genevieve Bertone
Communications

Steve Mosiurchak
Fire Marshal

John Mack
Natural Resources

Brian Keefer
Ombudsperson

Sonoma County Board of Zoning Adjustments Agenda

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

PlanningAgency@sonoma-county.org

June 13, 2024
Meeting No.: 24-08

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/98115681795?pwd=Kb2kLVHtB8brQ9k2Cg6XjUwYwFWjeU.1>
- **Telephone:** 1 (669) 900-9128
- **Webinar ID:** 981 1568 1795
- **Passcode:** 604732

Roll Call

Commissioner Carr, District 1
Commissioner Reed, District 2
Commissioner Ocaña, District 3
Commissioner Koenigshofer, District 5
Commissioner McCaffery, Chair, District 4

Staff Members

Emi Thériault, Deputy Director of Planning
Peter Kaljian, Project Planner

Haleigh Frye, Project Planner
Jen Chard, Project Planner
Tasha Levitt, Administrative Assistant
Ivan Jimenez, Deputy County Counsel III
Sita Kuteira, Deputy County Counsel IV
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.

1:30 PM Call to order, Roll Call and Pledge of

Allegiance. **Correspondence**

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/26B9UY28yfU/>

Item No.: 1

Time: 1:30 PM

File: UPE22-0051 Freestanding Faux Tree Telecom Facility

Applicant: Melissa C. Keith obo Vertical Bridge, Assurance Reality Inc., T-Mobile

Owner: Dena and Garth Harding Trust

Cont. from: May 23, 2024

Staff: Peter Kaljian

Env. Doc: Categorical Exemption

Proposal: Request for a Use Permit to allow construction of an Intermediate Freestanding Commercial Telecommunication Facility including a 70-foot tall faux tree, associated ground equipment cabinet, located within a 2,500 square lease are on a 14.35-acre parcel zoned DA B6 20, RC100/25

Recommended

Action: Staff recommends that the Board of Zoning Adjustments find this project exempt from the requirements of the California Environmental Quality Act (CEQA) and approve the request for an intermediate freestanding commercial telecommunication facility, subject to the conditions of approval.

Location: 9300 Mill Station Rd., Sebastopol

APN: 061-141-001

District: Fifth

Zoning: Diverse Agriculture 20-acre density, Riparian Corridor 100-foot development setback/25-foot agricultural setback

Action:

Appeal Deadline:

Resolution No.: 24-0_

Vote:

Commissioner Carr

Commissioner Reed

Commissioner Ocaña

Commissioner Koenigshofer

Commissioner McCaffery

Ayes:
Noes:
Absent:
Abstain:

Item No.: 2
Time: At or after 1:30 PM
File: UPC23-0003
Applicant: Luma California LLC.; Alexa Wall
Owner: John Scully
Cont. from: N/A
Staff: Haleigh Frye
Env. Doc: Mitigated Negative Declaration Adopted June 13, 2019; CEQA Addendum Prepared 6/6/2024 (no new impacts)
Proposal: Use Permit Modification (UPC17-0090) for a revision to an existing commercial cannabis cultivation operation to expand outdoor cultivation canopy from the currently authorized 10,000 square feet to up to 43,560 square feet (one acre) in addition to allowing self-distribution (to another licensed premises) indoor and mixed light accessory propagation (for onsite use only). The revision eliminates a combined total of 15,000 square feet of mixed light and indoor cultivation and the originally proposed 33,500 square feet of associated new structural development. Cultivation will remain within the original 2-acre fenced premises. Staffing will be reduced to a maximum of three (3) full-time employees, four (4) part-time employees, and contracted seasonal staff for harvest. All other components of the operation will continue as currently permitted under UPC17-0090. Presently, the applicant has received Phase 1 approval, allowing for 10,000 square feet of outdoor cultivation, outdoor accessory propagation, and onsite ancillary processing.

Recommended

Action: Permit Sonoma recommends that the Sonoma County Board of Zoning Adjustments adopt Addendum to the 2019 MND and approve the Use Permit request, subject to the attached Conditions of Approval.
Location: 2275 Roberts Rd, Penngrove
APN: 047-122-025
District: First
Zoning: Diverse Agriculture 20-acre density/3-acre minimum, Riparian Corridor 50-foot development setback/25-foot agricultural setback, Scenic Resource/Community Separator, Valley Oak Habitat (DA B6 20/3 (Ac/DU)/Ac MIN, RC50/25 SR VOH).

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

Vote:

Commissioner Carr
Commissioner Reed
Commissioner Ocaña
Commissioner Koenigshofer
Commissioner McCaffery

Ayes:

Noes:

Absent:

Abstain:

Item No.: 3
Time: 2:00 PM
File: PLP22-0023
Applicant: Scot Bilbro, Marietta Farms
Owner: Etta Farm, LLC
Cont. from: N/A
Staff: Jen Chard
Env. Doc: Mitigated Negative Declaration
Proposal: Request for modification to a Condition of Approval of Marietta Farms' previously approved Use Permit, specifically Condition No. 121 which requires wine processing to use grapes grown in Sonoma County. No other changes are proposed to the approved winery project description which includes a new winery with an annual production capacity of 75,000 cases, construction of a 29,370 square foot wine production building, construction of a 1,260 square foot agricultural workshop that will be used to hold educational activities related to winemaking, conversion of an existing 2,100+/- square foot farmhouse to a public tasting room, and 22 annual winery events with a maximum of 300 attendees and 1 (2-day) industry wide events with a maximum of 750 people over the two days. Hours of operation are: 7:00 AM – 6:00 PM for the Winery; 10:00 AM – 5:00 PM for the Tasting Room and Agricultural Workshop; and afternoons and evenings for the Winery Events, with all events concluding by 9:30 PM and clean-up ending by 10:00 PM. The winery facility is approved for an average of 14 full time employees, up to 16 employees during harvest, and up to 28 employees during events on a 16.3-acre parcel located at 11971 Old Redwood Hwy., Healdsburg;

Recommended

Action: Staff recommends that the Board of Zoning Adjustments review the proposed modification to the Conditions of Approval.
Location: 11971 Old Redwood Hwy., Healdsburg
APN: 086-120-047
District: Fourth

Zoning: Land Intensive Agriculture (allowed density: 60 acres per dwelling unit) with combining districts for Scenic Resources and Valley Oak Habitat.

Action:

Appeal Deadline:

Resolution No.: 24-0_

Vote:

Commissioner Carr

Commissioner Reed

Commissioner Ocaña

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.