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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

March 21, 2024
Meeting No.: 24-03

Roll Call

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

Staff Members

Emi Thériault, Deputy Director of Planning
Jen Chard, Project Planner
Tasha Levitt, Administrative Assistant
Jennifer Klein, Chief Deputy County Counsel

Board of Zoning Adjustments Regular Calendar

Item No.: 1
Time: 1:05 PM
File: PLP22-0004, Gambonini Ranch Tasting Room & Farmstand
Applicant: Stacey Gambonini
Owner: Frank and Stacey Gambonini
Cont. from: N/A
Staff: Jen Chard
Env. Doc: Mitigated Negative Declaration

Proposal: Request for a Use Permit for a 300 sq ft farm-product Tasting Room within an existing 14,500 sq ft Multi-Use Barn open to public (up to 20 visitors per day) by appointment Thursday - Sunday between 10am - 5pm. The Tasting Room will also be used to host 25 agricultural promotional and 4 industry events per year. The 25 promotional and 4 industry events per year will include private events, farm-to-table meals, non-profit fundraisers, music and catered food/beverages, will be held Monday - Sunday between 9am - 12am and will range from 30 - 450 attendees per event. Additionally, the request includes a Zoning Permit for a new year-round Farm Retail Sales facility occupying no more than 500 sq ft of an existing 5,000 sq ft Pole Barn, open to the public during the months of April, June, September/October and November/December, Thursday - Sunday 10am - 6pm with an expected attendance of up to 150 visitors per day on a 40.1+/- acre parcel located at 7149 Lakeville Hwy, Petaluma, APN 068-110-043.

Recommended

Action: Staff recommends that the Board of Zoning Adjustments adopt the Mitigated Negative Declaration and approve the request for a new Use Permit for a tasting room with agricultural promotion events and Zoning Permit for farmstand/farm retail.

Location: 7149 Lakeville Hwy, Petaluma

APN: 068-110-04

District: Two

Zoning: Diverse Agriculture (DA), 20 acre density (B6 20) with combining districts for Riparian Corridor with 50 ft and 25 ft setbacks (RC50/25), Scenic Landscape Unit (SR), and Valley Oak Habitat (VOH)

Action: **Commissioner Reed** motioned to approve the project as recommended with modifications to the resolution and conditions as proposed by Staff. Seconded by **Commissioner Koenigshofer** and approved with a 3-1-1 vote.

Appeal Deadline: 10 days

Resolution No.: 24-02

Vote:

Commissioner Carr	Nay
Commissioner Reed	Aye
District 3	Absent
Commissioner Koenigshofer	Aye
Commissioner McCaffery	Aye

Ayes: 3

Noes: 1

Absent: 1

Abstain: 0