



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

Tyra Harrington
Code Enforcement

Genevieve Bertone
Communications

Steve Mosiurcak
Fire Marshal

John Mack
Natural Resources

Brian Keefer
Ombudsperson

Sonoma County Board of Zoning Adjustments Agenda

Permit Sonoma Hearing Room

2550 Ventura Ave.

Santa Rosa, CA 95403

PlanningAgency@sonoma-county.org

February 6, 2025

Meeting No.: 25-03

In-Person Meeting Information

Members of the public can attend the meeting in person at:

[Permit Sonoma Hearing Room](#)

[2550 Ventura Ave.](#)

[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/99365915011?pwd=OHb7hDL7SvuwCRSDgJrlt4k2KlZhWB.1>
- **Telephone:** 1 (669) 900-9128
- **Webinar ID:** 993 6591 5011
- **Passcode:** 939794

Roll Call

Commissioner Freeman, District 1

Commissioner Reed, District 2

Absent, District 3

Commissioner Marquez, District 5

Commissioner McCaffery, Chair, District 4

Staff Members

Cecily Condon, Permit Sonoma Division Manager

Derik Michaelson, Project Planner

Tasha Levitt, Administrative Assistant
Jennifer Klein, Chief Deputy County Counsel (Confirm which 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

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/2J-vSux54mE/>

Item No.: 1

Time: 1:10 PM

File: PLP16-0046

Applicant: Guy Byrne

Owner: Fremont Ranch, LLC

Cont. from: N/A

Staff: Derik Michaelson

Env. Doc: An Initial Study was prepared pursuant to the California Environmental Quality Act, and the project's potential environmental impacts have been analyzed. A Mitigated Negative Declaration is proposed which finds that potential environmental impacts have been fully mitigated to less-than-significant levels. All mitigation measures have been incorporated into the project conditions of approval.

Proposal: Use Permit and Design Review request for a 61,993-square-foot winery and public tasting facility proposing 30,000 cases per year using sourced grapes from within and outside the County, with a two-level main building, multiple single-story accessory structures, wine cave storage, 90 parking spaces, and 28 annual promotional events for up to 50, 100, and 200 guests, plus participation in 6 industry-wide events per year, located on the 58.65-acre former Stonetta Dairy site and contracted Williamson Act parcel on the northwest corner of Highway 12/121 and Napa Road in Sonoma.

Recommended

Action: Adopt the Mitigated Negative Declaration and approve the Use Permit with Design Review request subject to attached conditions of approval.

Location: 4310 Fremont Drive, Sonoma

APN: 126-111-022; 126-111-015

District: First

Zoning: LIA B6 60 (Land Intensive Agriculture, 60-acre density), with combining districts for Z (Accessory Dwelling Exclusion), LG/MTN (Local Guidelines, Taylor/Sonoma/Mayacamas Mountains), RC 50/50 (Riparian Corridor, 50-foot setbacks), SR (Scenic Resource), VOH (Valley Oak Habitat).

Action:

Appeal Deadline:

Resolution No.: 25-0_

Vote:

Commissioner Freeman

Commissioner Gilardi
District 3
Commissioner Koenigshofer
Commissioner McCaffery

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: UPE24-0096
Project Name: Mark West Area Community Park
Applicant: Mark West Area Community Fund / Brad Sherwood
Staff: Katerina Mahdavi
Location: 4614 Old Redwood Hwy, Santa Rosa
APN: 058-071-015
Project Description: Use Permit to allow for a new public park consisting of an 8,800 square-foot playground, a 6,000 square-foot gathering area for up to 12 community events per year, a 600 square-foot gazebo, a 160 square-foot storage shed, a picnic area for 6 tables, ADA accessible pathways, a drinking fountain, an improved 4,300 square-foot parking lot with one ADA accessible space, and associated site improvements on a 1-acre parcel previously developed with a preschool, playground, and garden, zoned for Public Facilities with combining zone for Valley Oak Habitat. Hours of operation will be Sunrise to Sunset, 7 days per week.

Last Day for

Public Comment: February 10, 2025

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.