



County of Sonoma
Permit & Resource Management Department

Sonoma County Planning Commission and Board of Zoning Adjustments Actions

Permit Sonoma
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

December 15, 2022
Meeting No.: 22-26

Roll Call, Planning Commission – Item #1

Larry Reed, District 2
Evan Wiig, District 3
Absent, District 4
Eric Koenigshofer, District 5
Greg Carr, Chair, District 1

Roll Call, Board of Zoning Adjustments – Item #2

Greg Carr, District 1
Larry Reed, District 2
Kevin Deas, District 4
Absent, District 5
Jacquelynn Ocaña, Chair, District 3

Staff Members

Scott Orr, Deputy Director
Ken Compton, Project Planner
Blake Hillegas, Project Planner
Cecily Condon, Division Manager
Liz Goebel, Secretary
Sita Kuteira, Deputy County Counsel – *Item #1*
Christa Shaw, Deputy County Counsel – *Item #2*

Planning Commission and Board of Zoning Adjustments Regular Calendar

Item No.: 1 – Planning Commission
Time: 1:05 PM
File: PLP17-0040; Cannabis Permit and Zone Change
Applicant: Quarry Farm, LLC, Justin Morgan
Owner: Gordenker Turkey Farm Inc.
Cont. from: Not Applicable
Staff: Ken Compton
Env. Doc: Proposed Mitigated Negative Declaration
Proposal: Request for a Zone Change to remove a MR (Mineral Resource) designation and approve a five-year limited-term Conditional Use Permit for 43,560 square feet of outdoor cultivation canopy and 10,890 square feet of outdoor propagation within a 4.66-acre fenced area on a 25.16-acre parcel zoned LIA (Land Intensive Agriculture) and self-distribution to transfer cannabis off-site for processing.

Recommended Action: Staff recommends the Planning Commission recommend the Board of Supervisors adopt the Mitigated Negative Declaration, approve the Zone Change request to remove a MR (Mineral Resource) Combining District designation from a parcel zoned LIA (Land Intensive Agriculture) B6-100 acre density, and approve, with conditions, a five-year limited term Conditional Use Permit for a commercial cannabis cultivation operation including 43,560 square feet of outdoor cultivation, 10,890 square feet of outdoor propagation, and self-distribution to transport cannabis off-site.

Location: 585 Trinity Rd., Glen Ellen

APN: 053-110-076

District: One

Zoning: Land Intensive Agriculture 100-acre density, Local Guidelines – Mayacamas Mountains, Mineral Resource, Riparian Corridor, Scenic Resources – Community Separator (LIA B6 100, LG/MTN, MR, RC 50/25, SR)

Action: **Commissioner Carr** motioned approval for staff recommendation. Seconded by **Commissioner Reed** and approved with a 4-0-1 vote.

Appeal Deadline: Not Applicable

Resolution No.: 22-10

Vote:

Commissioner Reed

Aye

Commissioner Wiig

Aye

District 4

Absent

Commissioner Koenigshofer

Aye

Chair Carr

Aye

Ayes: 4

Noes: 0

Absent: 1

Abstain: 0

Item No.: 2 – Board of Zoning Adjustments

Time: 3:00 PM

File: PLP05-0009; VJB

Applicant: Henry Belmonte, VJB Vineyards and Cellars LLC

Owner: Henry R. and Shelby L. Belmonte, Trustees of Henry R. and Shelby L. Belmonte AB Living Trust; Vittorio Belmonte and Maria G. Belmonte, Trustees of Belmonte Family Trust Cellars

Cont. from: 06/02/2022

Staff: Blake Hillegas

Env. Doc: Categorically Exempt

Proposal: Consider reopening the public hearing for the narrow purpose of substantiating the BZA established customer limitation of 252 wine tasting and food service guests until certain improvements are completed. Also, consider broadening the hearing discussion to respond to the applicants request to permit 313 guests per day with modifications to conditions of approval.

Recommended Action: Staff recommends that the Board of Zoning Adjustments (BZA) reopen the public hearing for the limited scope of substantiating the 252 wine/food guest limitation and adopt a resolution approving the Use Permit Modification with attached Conditions as directed by the BZA.

Location: 60 and 75 Shaw Ave., Kenwood

APN: 050-275-028 and -052

District: One

Zoning: C1 (Neighborhood Commercial), SR (Scenic Resource)

Action: **Commissioner Carr** motioned approval of the use permit as amended by staff and as discussed by Commissioners. Seconded by **Commissioner Reed** and approved with a 4-0-1 vote.

Appeal Deadline: 11 days

Resolution No.: 22-11

Vote:

Commissioner Carr	Aye
Commissioner Reed	Aye
Commissioner Deas	Aye
District 5	Absent
Chair Ocaña	Aye

Ayes: 4
Noes: 0
Absent: 1
Abstain: 0