



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

January 26, 2023
Meeting No.: 23-02

Roll Call – Item #1

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

Staff Members

Scott Orr, Deputy Director
Blake Hillegas, Project Planner
Georgia McDaniel, Project Planner
Hannah Spencer, Supervising Planner
Cecily Condon, Division Manager
Liz Goebel, Secretary
Christa Shaw, Deputy County Counsel

Planning Commission / Board of Zoning Adjustments Regular Calendar

Item No.: 1 – Planning Commission
Time: 1:05 PM
File: DRH22-0008
Applicant: Steve Petcavich
Owner: West County Transportation Agency
Cont. from: December 1, 2022
Staff: Blake Hillegas
Env. Doc: Mitigated Negative Declaration (Previously Adopted)
Proposal: The project is an appeal of the Design Review Committee's approval of Final Design Review for phase II of the West County Transportation Agency's bus storage and employee (bus driver) parking lot. The site improvements under appeal include the DRC's conditional approval of the site plan, parking design, landscaping/irrigation, lighting, and fencing on the 5.27-acre phase II site.

Recommended Action: The Permit Resource and Management Department recommends that the Planning Commission Deny the appeal and uphold the Design Review Committee's Final Design Review Approval of Phase II of the West County Transportation Agency's bus storage yard as conditioned.

Location: 3300 Juniper Ave., Santa Rosa
APN: 134-074-022
District: Three
Zoning: Public Facilities District, Valley Oak Habitat

Action:Commissioner Carr motioned to deny the appeal and uphold the Design Review Committee’s Final Design Review Approval of Phase II of the West County Transportation Agency’s bus storage yard as recommended with modified conditions. Seconded by **Commissioner Deas** and approved with a 5-0-0 vote.

Appeal Deadline: 11 calendar days

Resolution No.: 23-03

Vote:

Commissioner Reed	Aye
Commissioner Cornwall	Aye
Commissioner Wiig	Aye
Commissioner Koenigshofer	Aye
Chair Carr	Aye

Ayes: 5

Noes: 0

Absent: 0

Abstain: 0

Roll Call – Item #2

Pat Gilardi, District 2

Evan Wiig, District 3

Absent, District 4

Eric Koenigshofer, District 5

Caitlin Cornwall, Chair, District 1

Item No.: 2 – Board of Zoning Adjustments

Time: At or after 1:20 PM

File: UPE21-0001; Bricoleur Winery

Applicant: Demae Rubins, Summit Engineering, Inc.

Owner: Starr Holding LLC

Cont. from: Not Applicable

Staff: Georgia McDaniel

Env. Doc: Categorically Exempt

Proposal: Use Permit modification to previously approved winery use permit (File No. UPE17-0053) to increase the total number of permitted annual event days from 16 to 25, and to expand the food and wine pairing capacity from 15 to 45 people and expand the tasting room hours of operation from five days a week, 10 a.m. – 5 p.m. to seven days a week, 10 a.m. – 5 p.m., on an 18.93-acre parcel. No new structures or changes to the number of employees are proposed.

Location: 7493 Starr Rd., Windsor

APN: 066-220-019

District: Four

Zoning: Diverse Agriculture (allowed density 40 acres per dwelling) and combining zones for Floodway, Floodplain, Riparian Corridor 50/25, Riparian Corridor 100/50, Scenic Resources, Valley Oak Habitat

Action: **Commissioner Koenigshofer** motioned to continue the item to a time certain of February 23, 2023. Seconded by **Commissioner Gilardi** and approved with a 4-0-1 vote.

Appeal Deadline: Not Applicable

Resolution No.: Not Applicable

Vote:

Commissioner Gilardi	Aye
Commissioner Wiig	Aye

Sonoma County Planning Commission & Board of Zoning Adjustments Actions

January 26, 2023

Page 3

District Four

Commissioner Koenigshofer

Chair Cornwall

Absent

Aye

Aye

Ayes: 4

Noes: 0

Absent: 1

Abstain: 0