



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 Mosiurchak Fire Marshal

John Mack Natural Resources

> Brian Keefer Ombudsperson

Sonoma County Board of Zoning Adjustments Actions

Permit Sonoma Hearing Room 2550 Ventura Ave. Santa Rosa, CA 95403 PlanningAgency@sonoma-county.org

July 31, 2025 Meeting No.: 25-02

Roll Call Item 1

Commissioner Kapolchok, District 1 Commissioner Reed, District 2 Commissioner Striplen, District 3 Commissioner Koenigshofer, District 5 Commissioner McCaffery, Chair, District 4

Roll Call Item 2

Commissioner Kapolchok, District 1 Commissioner Reed, District 2 Commissioner Striplen, District 3 Commissioner Marquez, District 5 Commissioner McCaffery, Chair, District 4

Staff Members

Cecily Condon, Permit Sonoma Division Manager Ross Markey, Permit Sonoma Division Manager Eric Gage, Project Planner Crystal Acker, Supervising Planner Tasha Levitt, Administrative Assistant Ethan Pawson, Deputy County Counsel III Jennifer Klein, Chief Deputy County Counsel

Board of Zoning Adjustments Regular Calendar





Item No.: 1

Time: 1:00 PM **File**: ZCE24-0009

Applicant: County of Sonoma

Owner: N/A

Cont. from: July 10, 2025 Staff: Eric Gage

Env. Doc: Permit Sonoma has determined that the proposed amendments to Chapter

26 to implement Housing Element program 15g are consistent with

development density analyzed in the 2020 General Plan EIR and exempt from further CEQA review per Section 15183 of the CEQA Guidelines. Proposed

amendments for Employee Housing Act compliance are considered

administrative updates to implement and remain consistent with provisions

of state law that will not result in direct or indirect changes in the

environment, and are therefore not a project subject to CEQA pursuant to

Section 15378 of the CEQA Guidelines.

Proposal: The Sonoma County Planning Commission will conduct a public hearing to

consider a recommendation to the Board of Supervisors on a proposed ordinance amending Sonoma County Code Chapters 26 (Zoning Regulations), 30, 40A, and 40D relating to agricultural employee housing allowances to comply with the state Employee Housing Act (Cal. Health & Safety Code, Div. 13, Pt. 1). Additional amendments are proposed to implement Program 15g of the 2023-2031 Housing Element to reduce criteria thresholds for agricultural

employee dwelling units under Zoning Code Section 26-24-040.

Recommended

Action: Staff recommends that the Planning Commission adopt a resolution

recommending that the Board of Supervisors amend the text of the Sonoma County Municipal Code for consistency with the California Employee Housing

Act and the adopted 2023-2031 Housing Element.

Location: County of Sonoma

APN: Various District: All

Zoning: Countywide (unincorporated areas)

Action: Commissioner Striplen motioned to approve the project as recommended by

staff. Seconded by **Commissioner Reed** and approved with a 3-1-0-1 vote.

Appeal Deadline: N/A Resolution No.: 25-05

Vote:

Commissioner Kapolchok Nay
Commissioner Reed Aye





Commissioner Striplen Aye
Commissioner Koenigshofer Abstain
Commissioner McCaffery Aye

Ayes: 3 Noes: 1 Absent: 0 Abstain: 1

Item No.: 2

Time: 1:05 PM
File: UPE19-0072
Applicant: Kamal Azari
Owner: Kamal Azari
Cont. from: March 28, 2024

Staff: Derik Michaelson and Crystal Acker

Env. Doc: N/A

Proposal: A Use Permit to construct a new 2,809-square-foot tasting room on a 16.6-

acre parcel. A total of 4,973 square feet of patio/walkways and a 2,000-square-foot viewing terrace are also proposed. Tasting room hours of operation would be 11:00am to 5:00pm, Thursday-Sunday; no more than 20 wine tasting guests allowed per day. Seven winery events per year are proposed for a total of seven event days, all on Saturdays from 11:00am to 5:00pm, with a maximum of 125 guests per event. A new 30-space parking lot is proposed adjacent to the new tasting room and an overflow parking area is proposed to the east. Two new driveways onto Spring Hill Road are proposed. No final action will be taken at the hearing; instead, new information will be presented related to potential project revisions to allow the BZA to provide direction regarding continued processing of the use permit application.

Recommended

Action:

Staff recommends that the Board of Zoning Adjustments re-open the public hearing to accept new information related to potential project revisions and provide direction to staff regarding continued processing of the use permit application. Final action on the use permit will be considered at a later hearing, which will be noticed in advance.

Location: 1321 Spring Hill Road, Petaluma,

APN: 020-050-026

District: Second

Zoning: LEA (Land Extensive Agriculture) B6 100, RC50/50 (Riparian Corridor

Combining District)

Action: **Commissioner Striplen** motioned to continue the item to a date uncertain.

Seconded by **Commissioner Reed** and approved with a 5-0-0-0 vote.





Appeal Deadline: N/A Resolution No.: N/A

Vote:

Commissioner KapolchokAyeCommissioner ReedAyeCommissioner StriplenAyeCommissioner MarquezAyeCommissioner McCafferyAye

Ayes: 5
Noes: 0
Absent: 0
Abstain: 0



