



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
Commissioner Reed

Nay
Aye

Commissioner Striplen
Commissioner Koenigshofer
Commissioner McCaffery

Aye
Abstain
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 Kapolchok	Aye
Commissioner Reed	Aye
Commissioner Striplen	Aye
Commissioner Marquez	Aye
Commissioner McCaffery	Aye

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