



2550 Ventura Avenue
Santa Rosa, CA 95403

p: (707) 565-1900
f: (707) 565-1017

Tennis Wick
Director

Scott Orr
Assistant Director

Michelle Arellano
Deputy Director, Administration

Nathan Quarles
Deputy Director, Engineering and Construction

Emi Theriault
Deputy Director, Planning

Sonoma County Board of Zoning Adjustments Actions

Board of Supervisors Chambers
575 Administration Drive, Room 102A
Santa Rosa, CA 95403
PlanningAgency@sonoma-county.org

March 28, 2024
Meeting No.: 24-04

Roll Call

Commissioner Carr, District 1
Commissioner Gilardi, District 2
Absent, District 3
Commissioner Koenigshofer, District 5
Commissioner McCaffery, Chair, District 4

Staff Members

Emi Thériault, Deputy Director of Planning
Cecily Condon, Project Planner
Adam Sharron, Project Planner
Tasha Levitt, Administrative Assistant
Jennifer Klein, Chief Deputy County Counsel

Actions Prior to Regular Calendar

Action: **Commissioner Gilardi** motioned to continue item UPE19-0072, to a date uncertain. Seconded by **Commissioner Carr** and approved with a 4-0-1 vote.

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

Vote:

Commissioner Carr

Aye

Commissioner Gilardi	Aye
District 3	Absent
Commissioner Koenigshofer	Aye
Commissioner McCaffery	Aye

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

Board of Zoning Adjustments Regular Calendar

Item No.: 1

Time: 1:05 PM

File: UPE07-0112

Applicant: John Farrow, Farrow Ready Mix

Owner: CMS Properties LLC

Cont. from: October 26, 2024. No staff presentation and the public hearing was not open at this meeting.

Staff: Cecily Condon

Env. Doc: Categorically Exempt Sec. 15321, Enforcement Actions

Proposal: Permit Sonoma request for revocation for noncompliance of UPE07-0112, a Use Permit for a concrete manufacturing plant on a 6.78 ac parcel approved on April 21, 2008. The project includes a batch plant, 250 sq ft mobile office, and on-site truck storage for up to 8 trucks. Hours of operation are from 5 am until 5 pm with up to 5 employees and 45 estimated truck trips per day.

Recommended

Action: The Permit Resource and Management Department (Permit Sonoma) recommends that the Board of Zoning Adjustments hold a public hearing and adopt a resolution to revoke Permit UPE07-0112.

Location: 3660 Copperhill Lane, Santa Rosa

APN: 059-250-004

District: Four

Zoning: Heavy Industrial, (M2 40000 SQ FT AVG), Valley Oak Habitat (VOH)

Action 1: **Commissioner Carr** motioned to approve the staff recommendation for revocation with an additional finding related to the ongoing violations is a public nuisance based on non-compliance with the county code. The motion was seconded by **Commissioner Gilardi** and did not pass on a 2-2-1 vote.

Appeal Deadline: N/A

Resolution No.: N/A

Vote:

Commissioner Carr	Aye
Commissioner Gilardi	Aye
District 3	Absent
Commissioner Koenigshofer	No
Commissioner McCaffery	No

Ayes: 2
Noes: 2
Absent: 1
Abstain: 0

Action 2: **Commissioner Koenigshofer** motioned to continue the hearing to July 11th, 2024, at 1:00 PM. The motion was seconded by **Chair McCaffery** and did not pass on a 2-2-1 vote.

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

Vote:

Commissioner Carr	No
Commissioner Gilardi	No
District 3	Absent
Commissioner Koenigshofer	Aye
Commissioner McCaffery	Aye

Ayes: 2
Noes: 2
Absent: 1
Abstain: 0

Commissioner Koenigshofer motioned to Approve the staff recommendation reflecting Commissioner Carr’s request for language including a finding of public nuisance based on non-compliance with the county code. The motion was seconded by **Commissioner Gilardi** and passed with a 3-1-1 vote.

Appeal Deadline: 10 days
Resolution No.: 24-03

Vote:

Commissioner Carr	Aye
Commissioner Gilardi	Aye

District 3	Absent
Commissioner Koenigshofer	Aye
Commissioner McCaffery	No

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

Item No.: 2
Time: 1:20 PM
File: UPE19-0072
Applicant: William Billeter, BC Engineering Group
Owner: Kamal Azari
Cont. from: N/A
Staff: Adam Sharron
Env. Doc: Initial Study / Mitigated Negative Declaration
Proposal: Request for a Use Permit to construct a new 2,809-square foot tasting room building on a 16.6-acre parcel. Restrooms are proposed in a separate 302-square foot building located approximately 8-feet from the proposed tasting room building. An approximate total of 4,973-square feet of patio/walkways are proposed and an approximately 2,000-square foot terrace for viewing. No more than 20 Wine tasting guests are allowed per day. Ten winery events (8 Agricultural Promotional Events and 2 Industry-Wide Events) per year are proposed at the tasting room with 200 guests per event and 3 employees, which include the 2 tasting room employees. A new parking lot is proposed adjacent to the new tasting room building and an overflow parking area is proposed to the east. Two new driveways are proposed to allow access to the proposed parking lot from Spring Hill Road.

Recommended

Action: Staff recommends that the Board of Zoning Adjustments adopt the Initial Study/Mitigated Negative Declaration and approve Azari Winery Use Permit UPE19-0072 as proposed and subject to Conditions of Approval.

Location: 1321 Spring Hill Road, Petaluma

APN: 020-050-026

District: Two

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

Action: N/A

Appeal Deadline: N/A

Resolution No.: N/A